

INTRODUCTION

As a demonstration of its continuing support for historic preservation, the City of Ennis applied for and received a matching-grant-in-aid from the Texas Historical Commission to update the historic resources survey of 1985. The City solicited bids from private consultants and ultimately hired Hardy•Heck•Moore and Associates, Inc. (HHM) of Austin, Texas, to undertake the project. The firm had previously completed the 1985 survey effort. A contract between the City and HHM was signed in October 1996 and field investigations were undertaken in February 1997.

The primary focus of the project has been to update the 1985 historic resources survey which required that a property be at least 50 years old to be included in the inventory. With the passage of time, additional properties fulfilled the age threshold recommended for inclusion in the inventory, and the City sought to add these properties. In addition, some property owners had renovated their buildings, which deserved reevaluation of the preservation priority ranking. The Ennis Historic Landmark Commission provided a list of potential properties to be examined.

David Moore, a principal of the firm, served as Project Director and evaluated all properties and is the primary author of the report. Other staff members who contributed to the project include Sara Kirtland, Associate Historian; Tamara Scott, Associate Architectural Historian; and Gretchen Bostedt, Research Assistant.

In the current phase, HHM documented 47 individual properties scattered throughout the city and closely examined a residential neighborhood in the city's near northwest quadrant. This study has

- added 5 MEDIUM priority properties to the historic resources inventory
- added 1 LOW priority property to the historic resources inventory
- upgraded 13 MEDIUM priority properties to HIGH priority status
- upgraded 3 LOW priority properties to HIGH priority status
- upgraded 3 LOW priority priorities to MEDIUM priority status
- reaffirmed HIGH priority status to 9 properties
- reaffirmed MEDIUM priority status to 7 properties
- reaffirmed LOW priority status to 2 properties

NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



G.G. Dunkerly House (Site No. 258) 1920
607 W. Baylor

Massing, extensive use of stick brackets, jig-sawn extended rafter ends and wood shingle sheathing retaining the original stained finish contribute to this most successful local example of a "Swiss Chalet" bungalow. This was the home of G.G. Dunkerly in the 1920s and 1930s. He was president and manager of Ennis Tag and Printing.

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206 W. Belknap (Site No. 227) c. 1915
Barrington House

The most notable early 20th-century house form in Ennis was the large 2-story bungalow which this house successfully exemplifies. The usual bungalow details of low-pitched, multiple gable roof, exposed rafters and grouped windows contrast with setback 2-story sleeping area, classically fluted corner pilasters (associated with local architect Hix McCanless's work) and atypical stout Doric columns on piers as porch supports. This house was built for Thad and Kate Barrington. Listed in the NRHP on September 25, 1986.

The revised total of historic resources in Ennis is 1,292, a figure that combines the 1,286 properties identified in the 1985 historic resources and the six additional properties documented in 1997. Of that amount, 156 properties are classified as HIGH priority properties and are considered as the most noteworthy in the city. A total of 313 historic resources are ranked as MEDIUM priority properties and are considered to be significant but have been slightly modified. The remaining 823 historic resources have been altered and are classified in the LOW priority ranking.

Although the results as reported in this document and support materials provide the foundation for preservation planning efforts, this study has a strong architectural bias and does not fully address or explore the social and cultural issues associated with the development of the neighborhoods in the combined project areas. The houses, churches, schools, and stores inventoried reveal much of the development of the neighborhood and the lives of its inhabitants; however, these buildings represent only a fraction of the area's rich past. Much more remains to be researched, documented and learned. HHM & Associates sincerely hopes that this report will further stimulate local interest in the people, buildings and institutions that have contributed to the history and development of Ennis.

Local properties that have been listed in the National Register of Historic Places are highlighted in the margins of this report. The images are the same as those used in the 1985 Multiple-Resource nomination and do not necessarily depict the properties in their present condition. However, the photographs and the statements of significance below shed light on Ennis' unique history and architectural character.

SURVEY TECHNIQUES

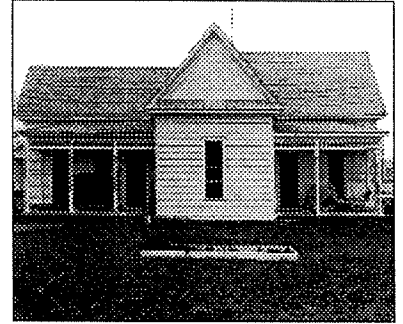
PREVIOUS INVESTIGATIONS

The Historic Resources Survey of 1985

In 1984 the City of Ennis, in an effort to realize effective preservation planning and to augment the City's participation in the Main Street Project, sought a record of the community's historic built environment. After receiving a matching grant-in-aid from the Texas Historical Commission (THC), the City contracted with Hardy•Heck•Moore, Inc. (HHM) of Austin, Texas, to provide this documentation through a comprehensive survey that determined the type, quality, and location of historic resources. The survey was conducted from December 1984 to July 1985 and identified 1,286 historic resources through architectural and historical research. Identification and evaluation of potentially eligible properties in this nomination were made by Daniel Hardy (architecture graduate), Marlene Elizabeth Heck (architectural historian), and David Moore (historian). Information generated from this project is on file at the National Register Department of the THC in Austin and at the City of Ennis.

Investigation of every street in the city identified all pre-1935 properties and recent buildings of interest for initial inclusion in the survey. Surveyors also noted all buildings, regardless of age or condition, in areas with high concentrations of historic resources that might qualify as National Register historic districts. Integrity of the site, uniqueness, common themes, concentrations of historic resources, and patterns of development were considered as general guidelines for the preliminary overview. Each resource's type, address, and map location were recorded and augmented with photographic documentation and written evaluations of its physical condition, context, and relative significance. Primary sources for historical research proved readily accessible. Census data, tax rolls, city directories, and mechanic's liens yielded important dates and valuable information about individuals responsible for much of the city's architectural development. Bird's-eye maps and Sanborn fire insurance maps documented the city's early physical form, and the presence, shape, and location of significant properties no longer standing. This data was supplemented and the documentation of individual properties was effected through research at the local history collections of the Ennis Public Library, the Dallas Public Library, the Local History Program and the National Register Department of the THC, Austin, the Center for American History (formerly the Barker Texas History Center) at the University of Texas at

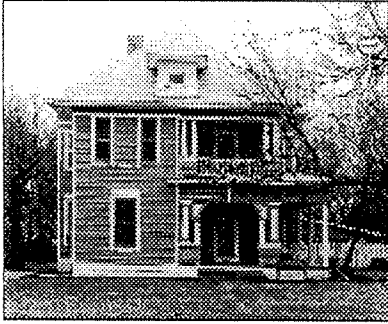
NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



708 E. Brown (Site No. 394) c. 1900
This atypical T-plan dwelling demonstrates the elaboration of a simple vernacular house into more complex form, in this case the expansion of an L-plan to a T-plan by the addition of a lateral wing, probably soon after construction. It survives as the most substantial example of this plan type of the limited number constructed locally. Listed in the NRHP on September 25, 1986.

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509 W. Brown (Site No. 412) c. 1905
With an asymmetrically-massed composition, more typical of Victorian-era dwellings, this house is adorned with Classical Revival and Craftsman details to create an unusual local variation of early 20th-century eclecticism. Listed in the NRHP on September 25, 1986.

Austin, and the Ellis County Courthouse, Ellis County Museum and the Sims Library, all in Waxahachie. Documents on file at the Main Street Project office and at the Ennis Historical Society contributed information not accessible elsewhere. In addition to these sources, historical photographs and supplementary documentation were solicited from current property owners of the more significant sites.

Using established criteria, the sites were evaluated and assigned priorities. HIGH priority sites contribute significantly to local history or broader historical patterns. They may also be outstanding or unique examples of architecture, engineering or crafted design. In addition, they retain a significant portion of their original fabric and contextual integrity. The diminution of a site's integrity through alterations placed a site in the MEDIUM priority category. Outstanding examples of traditional local building forms were also placed in this category. The LOW priority category included examples of common local building forms with no identified historical associations and severely altered resources with irreversible modifications.

In the final phase of the project, the collected historical data and evaluations were reviewed in order to assess the suitability of resources for inclusion in the Multiple-Resource nomination. A careful analysis of Ennis' architectural development was made, with particular attention paid to those resources that were of a HIGH priority or contributed to a historic district. This allowed for the delineation of the common and unusual styles, architectural forms and plan-types found in Ennis. In this phase, the contributions of resources with historical associations to local agricultural, industrial, religious, and other socioeconomic institutions, as well as stylistically representative resources, were carefully evaluated and considered for nomination to the National Register of Historic Places (NRHP).

National Register Multiple-Resource Nomination

A secondary goal of the 1985 historic resources survey was the preparation of a Multiple-Resource nomination that enabled individual properties and historic districts to be listed in the NRHP. The National Park Service (NPS), within the U.S. Department of the Interior, maintains the NRHP, and it serves as the official list of the nation's most significant historical and cultural properties. The NRHP program is a federal undertaking that is administered in all states and territories of the United States. The THC oversees the NRHP program in Texas, and the NRHP program is separate from, and independent of, the Texas State Marker Program. The NRHP includes buildings, sites, structures or objects at least 50 years old that possess integrity of location, design, setting, materials, feeling, craftsmanship AND are important for at least one of the following: associations with significant events or trends; association with significant individuals; architectural, artistic or

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design merits; or historic or pre-historic archaeology (more detailed information about the NRHP program and how it is administered in Texas begins on page 47 of the report).

The NPS created the Multiple-Resource nomination to expedite the listing of individual properties and historic districts in the NRHP, and the Ennis nomination was among the first of its kind in Texas. The nomination included a cover document that analyzed Ennis' historic built environment and also described how extant buildings are related to broad trends in local history. The nomination also included forms for the 40 individual properties and commercial historic district considered for NRHP designation.

The entire nomination packet was presented to the THC and the State Board of Review for consideration. THC staff reviewed the nomination on its technical merits, but the State Board of Review determined whether or not a property fulfilled NRHP criteria and qualified for inclusion in the final documentation submitted to the NPS. At a meeting on April 25, 1986, the State Board of Review considered the Ennis Multiple-Resource nomination. The State Board of Review approved the entire nomination as submitted but requested the following changes:

- reclassify the Site Nos. 321, 1047, 281, and 323 in the Ennis Commercial Historic District as Noncontributing properties because of physical changes to the buildings.
- reject the house at 708 N. Gaines because of the addition of the railing onto the second floor and the hand rails on the first floor porch.
- reject the house at 805 N. Preston because of the house's unusual style and alterations to the second-floor balcony.

With assistance from the Texas Historical Commission, HHM made revisions to the nomination, and the Texas Historical Commission submitted the document to the National Park Service in Washington, D.C., on August 8, 1986. On September 25, 1986, the National Park Service approved the Ennis Multiple-Resource nomination and officially listed the Ennis Commercial Historic District and 39 individual properties in the National Register of Historic Places.

CURRENT INVESTIGATIONS

Heeding recommendations presented in the survey report of 1985, the City of Ennis sought to update its inventory of historic resources. The City received a grant from the THC to complete such

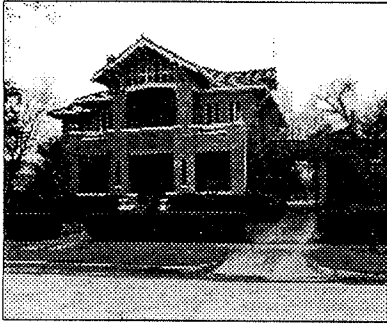
NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



510 W. Brown (Site No. 373) c. 1885
Jesse and Mary Story House

The most intact and one of the earliest 2-story L-plan dwellings remaining in the city, this house best represents a common regional plan type. Restrained architectural embellishment distinguishes the gable ends and porch. This was the home of J.W. Story, a successful realtor in Ennis during the late 19th and early 20th centuries. While a resident of the house, he served as a city councilman for many years. He sold the property in 1911. By 1922 John Lockart, a conductor with the H. & T.C. Railroad, purchased the dwelling. Listed in the NRHP on September 25, 1986.

NATIONAL REGISTER PROPERTIES
IN ENNIS, TEXAS



401 N. Clay (Site No. 723) c. 1915
Joe Novy House

This impressive composition of Craftsman detailing suggests the Prairie School influence on north Texas architecture and is, in fact, the outstanding example of the Prairie form in Ennis. Horizontal lines visually shorten the boxlike massing, typical of regional Prairie-influenced designs. It was the residence of Joe Novy, a grocer in Ennis, and Novy's descendants retain ownership. Listed in the NRHP on September 25, 1986.

an endeavor and hired HHM to undertake the work. At the outset of the project, the Project Director for HHM met with representatives of the City of Ennis and the THC to discuss project goals and anticipated work products. The City provided a list of 47 buildings that the Ennis Historic Landmark Commission believed should either be considered for higher reclassification or added to the inventory. The latter group included properties that have met the 50-year NRHP age threshold since the completion of the 1985 survey. All parties agreed that the primary focus of the current survey effort was to evaluate all properties identified by the Ennis Historic Landmark Commission. Of equal importance was the examination and evaluation of the residential neighborhood in the city's near-northwest quadrant that had been identified in the 1985 survey as an area with potential for historic district designation. The third project goal was the preparation of a survey report and related work products that incorporated previous survey results with the 1997 survey effort.

Prior to instigating any fieldwork, an associate historian with HHM obtained copies of Sanborn maps of the residential area in the city's near-northwest quadrant. These copies are on file at the Center for American History (formerly the Barker Texas History Center) at the University of Texas at Austin. This repository contained both full-sized maps and microfilm copies. Although the most recent full-sized maps were published in 1927, the microfilm version included a 1927 set revised and updated to 1960. The associate historian made copies of both the original 1927 and updated versions which were used in subsequent field investigations.

In February 1997, the Project Director returned to Ennis and instigated the field investigation phase. Using the list of properties provided by the City, The Project Director photographed and evaluated all of the 47 properties. The list included 41 properties identified in the 1985 survey and six previously undocumented historic resources. The majority of those in the latter category were properties that had reached the 50-year age threshold since completion of the 1985 survey. The Project Director took a single black-and-white photograph and two color slides of each property. The THC will receive one set of color slides, and the City of Ennis will be provided the duplicate set. The Project Director also recorded the salient physical features of the properties and noted their potential for NRHP designation and the preservation priority ranking (HIGH, MEDIUM, and LOW—see Preservation Priority Evaluation on pages 27 and 28 of this report).

After completing an examination of the individual properties, the Project Director began a thorough examination of the residential neighborhood in the city's near-northwest quadrant. The Project Director used a composite copy of the 1960 Sanborn maps to record any

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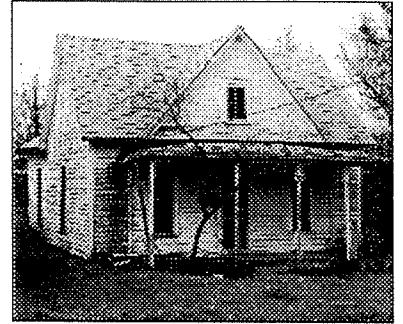
physical changes that had taken place since the base map's preparation. The Project Director also noted historic outbuildings (garages, sheds, etc.) within the study and took streetscape views of most sections of the neighborhood. This information proved very useful in determining whether or not the area contains sufficient integrity to be designated a historic district for the NRHP or at the local level.

While in Ennis, the Project Director undertook research at the public library. The local history collection contained a limited amount of information on some of the properties examined during the fieldwork. Copies of relevant materials were made. In addition, the Project Director made copies of older city directories on file at the library. This information was used for determining if an extant property was constructed within the recommended 50-year age threshold for NRHP designation.

An associate historian gathered additional information in Austin on properties ranked in the HIGH priority category. The primary repositories of information were the Center for American History at the University of Texas at Austin and the Texas State Archives, both of which have old city directories. The Center for American History also contains vertical files and Sanborn maps. These materials shed light on historical events, trends and individuals associated with the HIGH priority properties.

HHM staff completed Texas Historic Site Inventory forms for all of the HIGH priority properties examined for the project following the conclusion of field and research investigations. An associate architectural historian completed physical descriptions of the HIGH priority properties, and a research assistant encoded this information into HHM's computer database program. With supervision from the Project Director, an associate historian and associate architectural historian composed succinct statements that summarized the architectural merits and important historical associations of the HIGH priority properties. The statements were entered into the database program and appear in the "Significance" section of the Texas Historic Sites Inventory form.

NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



404 E. Crockett (Site No. 445) c. 1900
The best surviving 2-room, or hall-parlor, plan dwelling in Ennis. This single-door version is less typical than the 2-entry traditional form, but most of its original fabric remains in place. Listed in the NRHP on September 25, 1986.

