

RECOMMENDATIONS

REVISIONS TO THE HISTORIC RESOURCES INVENTORY

The Historic Resources Inventory of Ennis contains a complete listing of identified historic resources in the community. Because this information has been encoded into a computer database program, revisions are easily made and the following changes have been made to reflect the current status of the identified historic resources:

Additions to the Inventory

- 405 W. Decatur (Site No. 1289) as a MEDIUM priority property
- 206 S. Gaines (Site No. 1290) as a MEDIUM priority property
- 906 S. Kaufman (Site No. 1291) as a LOW priority property
- 901 Park (Site No. 1292) as a MEDIUM priority property
- 400 N. Preston (Site No. 1294) as a MEDIUM priority property
- 1008 N. Preston (Site No. 1293) as a MEDIUM priority property

Maintain HIGH Priority Status

- 210 W. Baylor
- 400 W. Belknap
- 601 W. Crockett
- 501 S. Dallas
- 506 W. Denton
- 708 N. Gaines
- 1601 N. Gaines
- 601 S. Paris
- 1300 N. Shawnee

Upgrade from MEDIUM Priority to HIGH Priority Status

- 406 W. Baylor
- 507 W. Brown
- 607 W. Brown

NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



601 S. Main W (Site No. 1065) c. 1890
Farrar House

This dwelling is the finest local example of an I-house, which are found in limited numbers in Texas. The configuration of a centered decorated gable flanked by dormers and second-story balcony defies local building traditions, though is similar to forms found elsewhere in the region. It was the home T.B. Farrar, a prominent farmer and cattleman who came to Ellis County in 1880. The Farrars owned the property into the 1930s. The Ennis Heritage Society is currently restoring the dwelling, which will be operated as a working stagecoach stop museum. Listed in the NRHP on September 25, 1986.

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



501 N. McKinney (Site No. 905) c. 1893
Ransom House

This modified L-plan dwelling is a good local example of an elaboration of simpler vernacular forms. It is a less common 2-story version of numerous, mostly 1-story houses similarly designed and conservatively embellished with Victorian-era and classical details. Mrs. Cora Ransom owned the house in the 1910s into the the 1930s. Listed in the NRHP on September 25, 1986.

- 405 E. Creechville Road
- 600 W. Denton
- 702 N. Gaines
- 201 N. Gaines
- 708 W. Knox
- 806 W. Knox
- 808 W. Knox
- 505 S. Paris
- 308 N. Preston

Upgrade from LOW Priority to HIGH Priority Status

- 605 W. Brown
- 608 W. Knox
- 1200 W. Knox

Maintain MEDIUM Priority Status

- 500 S. Dallas
- 400 W. Decatur
- 607 N. Gaines
- 501 S. Main West
- 501 S. Paris
- 1001 S. Paris
- 803 S. McKinney

Upgrade from LOW Priority to MEDIUM Priority Status

- 308 W. Belknap
- 610 E. Creechville Road
- 503 W. Knox
- 705 W. Knox
- 210 N. McKinney
- 1102 N. Preston
- 106 W. Tyler

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

Maintain LOW Priority Status

- 408 W. Decatur
- 108 W. Milam

LOCAL HISTORIC DISTRICTS

Northwest Residential Historic District

The residential neighborhood in the city's near northwest quadrant contains a high concentration of historic dwellings, and an area bounded by N. McKinney, W. Gilmer, N. Clay, and W. Ennis Avenue was considered for designation as a historic district. The neighborhood boasts some of the city's most opulent houses, several of which are listed in the NRHP on an individual basis. Although lacking sufficient integrity for NRHP status, the neighborhood should be designated as a local historic district. The boundaries, however, should be expanded to include the 800 block of W. Knox .

St. John Catholic Church Historic District

As the focal point of Ennis' sizeable Czech community, the complex around St. John Catholic Church is a prominent local landmark. The centerpiece of this grouping of building is St. John Catholic Church, which stands at the southwest corner of S. Paris and E. Lampasas streets. Although further documentation is required before a final determination can be made, the complex should be considered for NRHP designation as a historic district.

IMPLEMENTATION OF SURVEY RESULTS

The historic resources survey is the foundation for local preservation-related activities and represents the on-going effort to identify, document and preserve historic properties in Ennis. In support of the City's proven commitment to historic preservation, the following items are proffered as specific and attainable goals for future action:

- Create a file folder for every identified historic property in the historic resources survey and keep on file at City Hall. The database could be used to generate labels to include the address, site number, and preservation priority ranking. Copies of survey forms, research materials, and other support documentation could be placed in appropriate file folders. This system would facilitate the integration of additional information obtained in the future. The City's Historic Preservation Officer should oversee and maintain the filing system.

NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



1007 N. McKinney (Site No. 889) c. 1895
Morton House

An unusual U-plan dwelling, perhaps the only local example of this plan type. Originally an L-plan, changed to U-plan between 1909 & 1915. It was the home of C.S. Morton, who was a yard engineer for the H. & T.C. Railroad in the 1920s. Listed in the NRHP on September 25, 1986.

NATIONAL REGISTER PROPERTIES
IN ENNIS, TEXAS



209 N. Preston (Site No. 808) 1902
Telfair House

A successful synthesis of a foursquare plan with Classical Revival details, designed by prolific local architect Hix McCannless. This outstanding house, an example of a locally rare plan type, has been owned by two generations of the Telfair family, beginning with road man John Spier Telfair. Listed in the IP on September 25, 1986.

- Create a duplicate version of the file folder system at the Ennis Public Library. This step would allow greater public access to the information and could spur local property owners to undertake their own research and share their work with the city and library.
- Supplement the Ennis Multiple-Resource nomination with individual properties that have been identified as potentially eligible for the NRHP.
- Develop and implement a preservation plan that would be integrated into the city's comprehensive master plan. Funding for such an undertaking is possible by applying for a matching grant-in-aid from the Certified Local Government Program of the Texas Historical Commission. Because it already is a participant in this program, the City of Ennis is eligible to apply for such a grant.
- Require City staff to review the historic resources survey inventory before issuing a demolition permit. Special consideration should be given to properties categorized in the HIGH and possibly MEDIUM priority categories. The city could delay issuing the permit by 30 days encouraging alternate plans to avoid demolition of the historic building. If no alternative is possible, the City could request that the owner submit additional documentation on the property. The City could request that the owner take black-and-white photographic prints of each elevation and/or record information about former occupants from old city directories. These materials could be integrated into the file folder system also proposed in this report.
- Designate the residential area northwest of downtown as a local historic district. Suggested boundaries for the district are delineated in this survey report. This designation could instill still greater pride among the property owners about the unique qualities of their neighborhood, and could be used by the City to provide conditional tax abatements and other financial incentives for properties to maintain and restore their historic properties. The Ennis Historic Landmark Commission should oversee the program and provide recommendations to the City Council.
- Establish design guidelines to assist local property owners and the Ennis Historic Landmark Commission on the kinds of issues and topics often encountered while restoring or rehabilitating a property. The design guidelines should be based on standards already adopted and advocated by the Texas Historical Commission, the National Park Service, and the Secretary of the

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

Interior. A grant from the Certified Local Government Program of the Texas Historical Commission could fund such a project.

- Update the survey every 10 years. A committee from the Ennis Historic Landmark Commission could compile the list and provide to a qualified professional to consider any changes to the inventory.
- Work with history teachers at local schools to encourage students to learn about Ennis' history and architecture. Groups, such as the junior historians, could undertake research on selected properties and their work could be integrated into the city's file folder system.

NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



403 N. Preston (Site No. 806) c. 1909
Fain House

Craftsman-inspired details of exposed beams, decorative rafter ends and broad, low porches and porte-cochere are fused with a foursquare, plan-type dwelling to create a successful large-scale Craftsman bungalow composition. This is one of the city's best examples of the melding of a foursquare house with Craftsman-inspired detailing. Listed in the NRHP on September 25, 1986.

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

REFERENCES

GENERAL REFERENCES

- Alexander, Drury Blakely and Webb, Todd. *Texas Homes of the Nineteenth Century*. Austin: University of Texas Press, 1966.
- Blumenson, John. *Identifying American Architecture: A Pictorial Guide to the Styles and Terms, 1600- 1945*. Nashville: American Association for State and Local History, 1977.
- Bryant, Mavis. *Zoning for Community Preservation: A Manual for Texans*. Austin: Texas Historical Foundation, 1976.
- Fitch, James Marston. *American Building: The Historical Forces that Shaped It*. New York: Schocken Books, 1966.
- Harris, Cyril, ed. *Dictionary of Architecture and Construction*. New York: McGraw-Hill, Inc., 1975.
- Harris, Cyril, ed. *Historic Architecture Sourcebook*. New York: McGraw-Hill, Inc., 1977.
- Poppeliers, John, et al. *What Style Is It?* Washington, D.C.: Preservation Press, 1977.
- Robinson, Willard B. and Webb, Todd. *Texas Public Buildings of the Nineteenth Century*. Austin: University of Texas Press, 1974.
- Texas Almanac, 1982-1983*. Dallas: Dallas Morning News, 1982.
- Webb, Walter Prescott. *The Great Frontier*. Austin: University of Texas Press, 1951.
- Webb, Walter Prescott, ed. *The Handbook of Texas*, Vols I. and II. Fort Worth: Marvin D. Evans, Co., 1952.
- Whiffen, Marcus. *American Architecture Since 1780: A Guide to Styles*. Cambridge, Ma.: M.I.T. Press, 1969.

SPECIFIC REFERENCES

- Bennett, Frank; Burke, R.T. Avon; and Lounsbury, Clarence. *Soil Survey of Ellis County, Texas*. Washington: Government Printing Office, 1911.

NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS

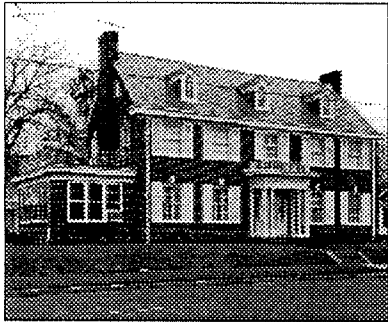


501 N. Preston (Site No. 805) c. 1910
Weatherford House

While the Classical Revival style found wide expression in Texas, few examples were constructed, as this house, in brick. This is also one of the few load-bearing masonry residences in town. Home of Will Weatherford in the 1920s and 1930s. Listed in the NRHP on September 25, 1986.

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



605 N. Preston (Site No. 804) c. 1925
E.K. Atwood House

This is the best local example of a Georgian Revival dwelling. Only a few similarly-styled houses were erected in Ennis. Built for E. K. Atwood and his wife Stella. Listed in the NRHP on September 25, 1986.

- Boehm, Richard G. *Exporting Cotton in Texas*. Austin: Bureau of Business Research, Graduate School of Business, University of Texas, 1975.
- Carleton, S.M., ed. *Ellis County Illustrated Annual and "Saturday Review" Yearbook for 1881*. Ennis: 1880.
- Coward Directory Company. *Ennis, Texas City Directory, 1925-1926*. Marshall, Texas.
- Ellis County Genealogical Society, ed. *Ellis County, Texas Naturalization Records*. Waxahachie, Texas: 1980.
- Ellis County History Workshop. *History of Ellis County, Texas*. Ennis Chamber of Commerce: 1972.
- Ellis County, Texas, Department of Education. *Education Directory*. 1925.
- Ellis, Louise Tuffly. *The Cotton Compress Industry: A History*. Dallas: Southwestern Compress and Warehouse Association, 1962.
- Ennis Daily News*, 13 July 1936.
- Glaspy, Sugar. Texas Historical Commission Registered Texas Historic Landmark application for Ennis City Hall, 1984.
- Hardy•Heck•Moore. *Historic Resources Survey of Ennis, Texas*. Austin: Hardy•Heck•Moore, 1985.
- Library Friends. *Art Souvenir, Ennis, Texas, 1907*. Ennis: 1984.
- Lorentz, Upton. "Early Railroading in Texas." *Frontier Times*, October 1935, pp. 81-84.
- Lowman, Berta. "Cotton Industry in Texas During the Reconstruction Period." Master's thesis. University of Texas at Austin, 1927.
- Mechanic's Liens. Ellis County Courthouse, Waxahachie, Texas.
- Memorial and Biographical History of Ellis County, Texas*. Chicago: Lewis Publishing Company, 1982; rpt., Fort Worth: Historical Publishers, 1972.
- "Past and Present of Texas." *Bohemian* vol.3, no.4. (1901): 94-102.
- Reed, S.G. *A History of the Texas Railroads*. Houston: St. Clair Publishing Company, 1941; rpt., New York: Arno Press, 1981.

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

Sanborn Fire Insurance Maps. 1884, 1885, 1890, 1986, 1901, 1920, 1927.

Southwestern Bell Telephone Company. *1931 Ennis Directory*.

Southwestern Telegraph and Telephone Company. *1908 Ennis Directory*.

Stasney, Mollie Emma. "The Czechs in Texas." Master's thesis, University of Texas at Austin, 1938.

Tax Records. Ellis County Courthouse, Waxahachie, Texas.

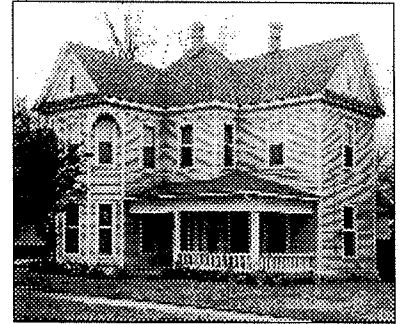
"Texas Midland Railroad." *Bohemian*, World's Fair Edition (1907): 139-141.

Texas Telephone Company. *1921 Ennis Directory*.

United States Bureau of the Census. Census Records, 1880, 1890, 1900, 1910, 1920.

Valek, Wesley. "Czech-Moravian Pioneers of Ellis County, Texas: 1873-1917." *Panhandle-Plains Historical Review* (1983): 49-63.

NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



704 N. Preston (Site No. 830) c. 1901
Neal House

This is a well-executed and intact example of a modified L-plan dwelling, the most common regional plan type. An austere appearance marks the near end for the use of ornate Queen Anne embellishment after 1900. This building was the home of Fred W. Neal, who was a conductor for the H. & T.C. Railroad and remained in the family until 1975. Listed in the NRHP on September 25, 1986.

GLOSSARY

Advisory Council on Historic Preservation: an independent federal agency created by the *National Historic Preservation Act*. The Council advises the President and Congress on issues concerning historic preservation.

Certified Local Government: a local government which has met prescribed standards outlined in the amended *National Historic Preservation Act*. A Certified Local Government is eligible for grants-in-aid and assistance from the *State Preservation Office* (in Texas, the *Texas Historical Commission*) in carrying out preservation-related projects.

Contributing: a building, site, structure or object within a *Historic District* which adds to the values or qualities of that District because it was present during the *Period of Significance* and possesses historic integrity, or it independently meets the *National Register* criteria.

Historic District: a concentrated and cohesive grouping of *Historic Resources* that retain a significant amount of their historic character.

Historic Resources Survey: a comprehensive inventory of an area's extant *Historic Resources*.

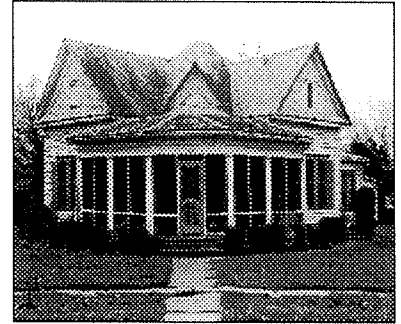
Integrity: a condition or description of a property that is physically unaltered or one that retains enough of its historic character, appearance or ambiance to be recognizable to the period when the property achieved significance.

Historic Context: a body of information about historic properties organized by theme, place and time. A historic context describes one or more important aspects of the development of an area, relating to history, architecture, archaeology, engineering, and culture.

Historic Resource: a building, structure, object or site that is at least 50 years old and that 1) is associated with events or persons of significance, or 2) embodies the characteristics of an important architectural style, method of construction or plan type, or 3) may potentially yield cultural and archaeological information.

Historic Preservation Fund: created by the National Historic Preservation Act which provides federal monies to State Historic Preserva-

NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



807 N. Preston (Site No. 797) c. 1905
This house illustrates an unusual local variation of a modified L-plan house, the region's most prevalent plan type. Placed on a bias of 45 degree angle to the street, the primary entry at the intersection of two equally massed ells is marked by a decorative gable and five-bay curved porch. This was the home of Dr. W.E. Campbell, a physician and surgeon, who maintained his office at the Moore Building on N. Main Street. Listed in the NRHP on September 25, 1986. .

NATIONAL REGISTER PROPERTIES
IN ENNIS, TEXAS



810 N. Preston (Site No. 827) c. 1920
This is one of the most finely crafted and executed local examples of a Craftsman bungalow. The mixture of cladding, triangular braces, multiple-roof planes, cantilevered window bays and porch urns are composed in a prototypical bungalow fashion. Listed in the NRHP on September 25, 1986.

tion Officers for the purpose of carrying out preservation-related projects.

Historic American Buildings Survey: a program which began in 1933 as a Works Project Administration undertaking. The program documents and catalogs measured drawings, photographs and data of historic American buildings.

Level of Significance: a property is determined to have significance at the national, state or local level for the *National Register*. For example, the Alamo has significance at the national level; the Governor's Mansion is significant on the state level; and the house of a civic leader has local significance.

Mitigation: a process to minimize adverse effects to a significant historic resource; usually involves supplemental documentation.

Multiple-Property Nomination: a document that nominates a number of properties to the *National Register* which are linked by a *Historic Context* and are representative of defined *Property Types*. The nomination presents a perspective for evaluating historic properties by describing and assessing the overall significance of each property type. The Multiple-Property Nomination replaced the *Multiple-Resource Nomination*.

Multiple-Resource Nomination: created by the *National Park Service* to expedite the nomination of individual properties and historic district to the *National Register*. The document includes a discussion of the history of a the project area (usually a city or large urban neighborhood) and associated *historic resources*. This information provides a contextual view of the project area and thus reduces the amount of documentation otherwise needed to justify significance and the listing a property in the *National Register*.

National Trust for Historic Preservation: created by an act of Congress to encourage public participation in historic preservation, to receive and manage significant sites, and to manage financial donations for the advancement of preservation programs.

National Park Service: the agency within the U.S. Department of the Interior responsible for administering all National Historic Sites and national parks.

National Register: see *National Register of Historic Places*.

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

National Historic Preservation Act: the legislative act that calls for the preservation of cultural properties of local, state, and national significance. Authorizes the Secretary of the Interior to establish the *National Register* as a list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology and culture.

National Register of Historic Places: the official list of the nation's cultural resources worthy of preservation, as established by the *National Historic Preservation Act*. Listing in the *National Register*, as it is commonly called, provides limited protection by requiring comment from the *Advisory Council on Historic Preservation* on the effect of federally assisted projects on these resources.

Noncontributing: a building, site, structure or object within a *Historic District* which does not add to the values or qualities of that district because it was not present during the *Period of Significance*, or it no longer possesses historic *integrity* due to alterations, or it does not independently meet *National Register* criteria.

Period of Significance: the period in which a *Historic Resource* attained its significance. If the property is important for its architectural merits, the period of significance is the date of construction. If the property is important for its association with an individual, the Period of Significance typically includes the time span in which that individual was associated with the property.

Preservation Ordinance: a document which outlines a local government's zoning codes which may affect or pertain to historic properties.

Preservation: the act or process of applying measures to sustain the existing form, integrity or material of a building or structure.

Property Type: a grouping of individual properties based on a set of shared physical or associative characteristics. Physical characteristics may relate to structural forms, architectural styles, building materials, or site type. Associative characteristics may relate to the nature of associated events or activities, to associations with a specific individual or group, or to the category of information about which a property may yield information.

Recorded Texas Historic Landmark: a designation awarded to a historic structure in consideration of architecture, association with a significant person or event, and age (fifty years or older). Landmark

NATIONAL REGISTER PROPERTIES IN ENNIS, TEXAS



307 N. Sherman (Site No. 854) c. 1908
Matthews-Atwood House

Locally prominent architect Hix McCannless designed this Classical Revival house, which illustrates a convincing familiarity with the style. This is a good local example of the style. Pearl C. Matthews, co-owner of the Matthews Brothers Department Store in McKinney, Texas, built this dwelling soon after he and his brother opened a branch store in Ennis. He sold the house to Harry Atwood whose son Felix was a prominent attorney in Dallas. His widow Martha Templeton Atwood now resides in the house. Listed in the NRHP on September 25, 1986.

NATIONAL REGISTER PROPERTIES
IN ENNIS, TEXAS



402 W. Tyler (Site No. 117) c. 1910
McCanless-Williams House
Well-known local architect, Hix McCanless, built this house for himself in 1910 with then-popular Classical Revival design elements in mind. Among his many extant buildings are the Knights of Pythias Building (Site No. 953), City Hall (Site No. 420), '905 John Rowe Building (Site No. 351) the Telfair House (Site No. 953). McCanless also was a surveyor and was the city engineer for many years. By 1918 the house was owned by M.B. Williams who maintained ownership through the 1930s. Listed in the NRHP on September 25, 1986.

structures must not be subject to appreciable changes in their exterior appearance without first giving a sixty-day notice to the *Texas Historical Commission*, which may require an additional thirty-day waiting period.

Registered Historic District: a district listed in the *National Register*, or one that has been designated under state or local statutes which have met preservation criteria.

Rehabilitation: the act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient, contemporary use while preserving those portions or features of the property that are significant to its historical, architectural or cultural values.

Restoration: the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular time by means of the removal of later work or by the replacement of missing earlier work.

Stabilization: the act or process of re-establishing a weather-resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

State Historic Preservation Officer (SHPO): the supervisor of the *National Register* program in the state. In Texas, this position is held by the Executive Director of the *Texas Historical Commission*.

State Board of Review: a group of preservation-related professionals that meet quarterly to review National Register Nominations and evaluate these properties on the basis of National Register Criteria.

State Archaeological Landmark Designation (SAL): places a *historic resource* in a statewide inventory of significant properties, which allows for long-range protection planning for the cultural heritage of Texas. Sites with this designation are protected under the *Texas Antiquities Code*, and listing in the *National Register* is a prerequisite for SAL designation of a site.

Subject Marker: a program administered by the Texas Historical Marker Department of the *Texas Historical Commission*. Subject markers are solely educational and they place no restrictions on the use of the site. Topics for subject markers include individuals, events, cemeteries, and other topics of interest on the national, state, or local

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

level. Subjects must date back at least seventy-five years to be considered for use on a subject marker.

Tax Reform Law of 1986: permits owners and some lessees of *historic resources* to take a 20% income tax credit on the cost of rehabilitating those building for industrial, commercial or rental residential purposes. The building must be a *certified historic structure* which is subject to depreciation. The rehabilitation of the structure must meet standards prescribed by the *National Park Service*.

Texas Historical Commission (THC): the state agency responsible for historic preservation activities, state medallion and marker programs, museum services, archaeological programs, and cultural resources management. Departments within the THC include the National Register Department, Main Street Program, Archaeology, Museum and Field Services, Resource Conservation, Antiquities Committee, Publications, Local History Programs, and Architectural Services.

Texas Antiquities Code: state legislation intended to protect or encourage the preservation of archaeological sites and/or historic structures that are on property that is owned by the state or municipal government.

Texas Main Street Program: administered by the *Texas Historical Commission* to encourage revitalization of historic downtown areas in communities throughout the state. A select number of cities are chosen each year to receive technical assistance to boost the economic viability of their respective downtown areas.

Texas Historical Marker Program: administered by the Local History Programs of the *Texas Historical Commission*. Includes both *Subject Markers* and *Recorded Texas Historic Landmarks*. Independent of and completely separate from the *National Register* program.

U.S. Department of the Interior: the principle federal preservation agency. Administers national parks, national historic sites and other public lands and major federal preservation programs.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (NRHP) is a federal program administered largely by state historic preservation offices. It is the nation's official record of significant historical and cultural properties. Included in the NRHP are individual examples of and concentrations of:

- *Buildings*, such as grand houses, institutional and commercial properties, as well as modest, vernacular dwellings.
- *Sites*, such as landscape features and archaeological sites.
- *Structures*, such as engineering structures, recreational structures, and industrial structures.
- *Objects*, such as public art, transportation vehicles, and infrastructural features

National Register Criteria

To be eligible for listing in the NRHP, a property or historic district must be at least 50 years old, retain its integrity, and meet one of the four following criteria.

- A. Associated with events that have made a significant contribution to the broad patterns of our history.
- B. Associated with the lives of persons significant in our past.
- C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Yielded, or may be likely to yield, information important in pre-history or history.

Criteria Considerations (Exceptions):

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years *shall not be considered eligible* for the NRHP. However, such properties *will qualify* if they are integral parts of districts or conform to the following criteria:

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

- A. A religious property deriving primary significance from architectural or artistic importance.
- B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
- C. The birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life.
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from distinctive design features, or from association with historic events.
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.
- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance.
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

Properties in the NRHP can be listed at a national, state or local level of significance and can be honored individually or as part of a historic district. The vast majority of properties included in the NRHP are listed at a local level of significance. In addition, most are honored for their architectural merits (National Register Criterion C), although others are considered noteworthy for their historical associations (National Register Criteria A and B), or for their potential to enhance our understanding of the past (National Register Criterion D).

For an individual property or a historic district to be listed in the NRHP, a nomination form must be prepared and submitted to the THC where staff members will make a recommendation as to the potential or likelihood for listing in the NRHP. Staff members typically request additional information or documentation, especially if the property or historic district appears to be a strong candidate for such designation. When the form meets their standards and complies with federal requirements, the nomination is placed on the agenda for the State Board of Review and a copy of the submission is presented to each of its members. The State Board of Review, which meets three or four times a year and whose members are scholars or professionals in fields related to historic preservation, will decide if the property meets

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

NRHP criteria. If approved, the nomination form is finalized by the staff of the THC and then it is submitted to the National Park Service in Washington, D.C. for final approval.

Because the documentation required for nominating individual properties and historic districts is a complex task, the National Park Service devised a method that allows a large number of properties and/or districts to be nominated to the NRHP as a single document. The "Multiple-Property Nomination" includes three main components: the Historic Context narrative, Property Types narratives, and NRHP forms for each property and historic district. Typically, a Multiple-Property Nomination is prepared for a city and describes the important historical developments and themes (Historic Contexts) for that community. The nomination also identifies and discusses the major Property Types, such as Domestic Buildings or Commercial Buildings, found in the community and notes unique characteristics of each. Both the Historic Context and the Property Types sections provide a framework by which individual properties and historic districts can be compared and evaluated. Separate NRHP forms are then prepared for individual properties and historic districts that appear to meet NRHP Criteria. Documentation for these submissions is significantly less than if they were prepared independently of the Multiple-Property Nomination because the Historic Context and Property Type discussions enable the THC, the State Board of Review and the National Park Service to better understand the relative significance of the properties. The Multiple-Property Nomination is submitted to the THC staff for evaluation and then to the State Board of Review for approval. The National Park Service then reviews the document for listing in the NRHP.

An important provision of the Multiple-Property Nomination is that it lays the groundwork for expeditious nomination of additional properties within the area defined by the original nomination. Properties may become eligible through restoration, newly discovered historical data, or when the property becomes 50 years old. For a property to be added, a NRHP form still must be completed, reviewed and approved by the THC, the State Board of Review and the National Park Service.

GUIDELINES FOR REHABILITATION

The City of Ennis should take an active role in encouraging the sensitive restoration and rehabilitation of the city's historic properties. Copies of *Secretary of the Interior's Standards for Rehabilitation*, which can be obtained from the THC, should be available for public use at City Hall and the Ennis Public Library. These standards provide general guidelines for preservationists in the restoration of historic properties. The following lists outlines the basic philosophy of the Secretary of the Interior's standards and should be considered by anyone who is initiating rehabilitation work.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

7. The surface of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

ENNIS MULTIPLE-RESOURCE NOMINATION

The Ennis Multiple-Resource nomination was prepared as a secondary component of the 1985 historic resources survey. The nomination has been approved by the National Park Service and includes documentation on the Ennis Commercial Historic District and 39 individual properties in the city. The Southern Pacific Shop Building at 1311 N. Main West was listed in the NRHP but was removed on September 28, 1987. In addition, the National Park Service returned the nominations forms for the Ennis Cotton Oil Company complex on S. Kaufman, the Gillespie House at 908 S. Mulberry, and the house at 801 S. Main West. The statements of significance for the properties listed individually in the NRHP appear in the margins of this report. The following are sections that were extracted from the multiple-resource nomination and include the physical descriptions and statement of significance of the cover document and the Ennis Commercial Historic District.

PHYSICAL DESCRIPTION - ENNIS MULTIPLE-RESOURCE NOMINATION

Ennis is positioned 35 miles southeast of Dallas in east Ellis County's rich Blackland Prairie region. Although the city has maintained its position as a regional agricultural center since its incorporation in 1873, it is the city's important ties to the railroad industry that produced its physical appearance and periods of greatest prosperity and growth. The rigid grid of streets extended north and south, producing an elongated plan that flanks the wide rail right-of-way, a developmental pattern altered only since the mid 1950s. Ennis' primary business center took shape on the narrow lots and long blocks closest to the tracks in the town's center. Residential neighborhoods spread in a symmetrical fashion, but especially to the north. Although much of the city's historic fabric has been obscured by a combination of fires, demolition, and unsympathetic alterations, a concentration of commercial and public buildings constructed in the western half of the business district remains intact. This area has been identified as the Ennis Commercial Historic District. Domestic structures built between 1890 and 1920 comprise the majority of nominated properties and they are found in greatest number in the northwest section of the city. The work of Hix McCanless, noted local designer, is well represented in the nominated properties. This multiple resource nomination identifies and describes the remaining historic resources and provides a physical and historical context for the extant structures. Two types of sites are distinguished in the nomination text. Those sites identified as "N. R.

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

Sites” denote properties included in this nomination. Sites identified as “Survey Sites” were documented, but because of alterations, or lack of architectural or historical importance, were not eligible for inclusion in the nomination.

Ennis is located on the Blackland Prairie, an area known for its rich agricultural lands. Once a vast tract of native grassland, the fertile soil surrounding the city has long produced cash crops important to the local economy. As in the pre-Anglo settlement periods, creeks and draws contain stands of oaks, elm, pecan, bois d’arc and ash trees along; they experience a seasonal water flow. Only minor tributaries are located in the Ennis vicinity and drain into named creeks. Waxahachie Creek is dammed two miles southwest of the city, forming Bardwell Lake. Old Lake and Lake Clark are found in the northwest part of the city, both built by the railroad. Runoff in east Ennis flows toward the various branches of Village Creek, to the east, until it eventually reaches the Trinity River south of Ellis County.

Founded 21 years after the organization of Ellis County, Ennis is located 15 miles southeast of Waxahachie, the county seat. Incorporated in 1873, a few years after the railhead reached the area, the city is in many respects a creation of the Houston & Texas Central Railroad. Railroad trustees purchased land for the townsite in 1872, and in that same year hired the civil engineer Theo Kosse to plot the townsite. Kosse provided a grid plan that abutted the linear arrangement of the tracks. Long and narrow lots, intended for commercial use, were established in the center of town on either side of the tracks. The commercial center was surrounded by blocks on which residential development was to occur. These blocks were divided into ten 50-ft. by 115-ft. lots or larger 2½-acre tracts. Within a few years businesses drawn by the arrival of the railroad were concentrated in an area east of the lines and north of Ennis Avenue. Early commercial buildings were likely of frame construction, although evidence of their material and form was lost in an 1875 fire that destroyed much of the original town site. Subsequent major commercial development centered in the area west of the rail lines. Construction of domestic buildings ran parallel to the tracks, both on the east and west.

Few dwellings remain to document the city’s initial appearance. Settlers brought well-formed architectural traditions, which because of the availability of materials and economy of construction, were realized in frame structures. Typically the first domestic structures were either single- or two-room plans, some likely built with an integral ell. The two-room dwelling at 722 W. Madison Street (N. R. Site No. 649) and the Farrar House, an I house at 601 S. Main West Street (N. R. Site No. 1065), exemplify early building forms. Substantial numbers of Czech immigrants settled in the area in the decade following the Civil

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

War, but any traditional dwellings that they may have constructed no longer stand.

For the two decades after its founding Ennis grew at a moderate and steady pace, its growth largely linked to the rail industry. By the early 1880s travelers to the city were accommodated in one of several hotels, none of them extant, that were built east of the tracks. The *Ellis County Yearbook* for 1881 recorded that some 75 businesses, six private schools, two flour mills, and three cotton gins were operating throughout the city. Private banking houses provided financial services before Joseph Baldrige established the Ennis National Bank in 1883, and the two-story brick building (N. R. Site No. 324) still stands at 110 W. Ennis Avenue. The building has been altered through at least two remodeling campaigns, in 1896 and 1905, and has functioned as a clothing store, legal office, restaurant, and retail space since the bank removed its facilities to another building in 1917.

The decision by the Houston & Texas Central to move its divisional headquarters and roundhouse to Ennis in 1891 provided real impetus for development, and most remaining architectural fabric dates from the 31-year period that followed. The division yard and a large brick shop building (N. R. Site No. 1019) remain in use. Approximately 10 years ago, the roundhouse was demolished, but its machinery is intact and functioning. In order to attract the facilities to Ennis, and furnish water to both the city and rail facilities, the City agreed to construct a lake, just north of the townsite, eventually known as Old City Lake (Survey Site No. 785) to distinguish it from the 1896 New City Lake (Survey Site No. 1285). James A. Mulkey was among those who profited from the expanding economy and population increase when he opened Mulkey's Highland Addition on the town's southeast side in 1897 and Mulkey's Westside Addition in 1900. The Aldridge Addition (1875) and the W. A. Mulkey Addition (1876) preceded Mulkey's interests by more than 20 years. Land brokers reacted quickly to the railroad's announced move, creating the Edwards Addition (1891) and the Tharp Addition (1894) to the west of the complex. S. M. Smith platted his 37-block subdivision to the east of the rail tracks in 1881. Other early development centered on the city's east side included the Anderson Addition (1894) and the A. H. Rowe Addition (1898).

Fires in 1875 and 1907 and unsympathetic remodelings have weakened the architectural integrity of the commercial district, but the original grid plan, a number of surviving late 19th- and early 20th-century buildings, and the strong orientation to the train tracks remain to document the city's features during its most significant period of growth. By the turn of the 20th century, the city's business community thrived, with some 65 to 70 concerns in operation. Period photographs

captured the sight of an attractive city with a densely built, largely brick commercial district.

The several railroad officials who took residence in the city were joined by increasing numbers of the professional class who prospered in the wake of city development. The numbers and types of services multiplied as businessmen opened furniture, jewelry and feed stores, banks, and groceries in the railroad community. They were joined by restaurateurs, physicians, insurance salesmen, and undertakers who advertised in the city paper and opened their businesses along the city's main thoroughfares. Shoppers traveled from outlying communities on the interurban lines. The Matthew brothers, Pearl and Will, expanded their McKinney, Texas, business interest when Pearl opened the Ennis branch of the Matthew Brothers Department Store in the first years of the 20th century. Pearl originally operated from 105 W. Ennis Avenue, but in 1905, he moved to a recently completed two-story brick building (N. R. Site No. 351) built for John Rowe and designed by Hix McCanless.

Early worshipers met in private homes and commercial space proffered by merchants, but major denominations soon took advantage of the land donated by the railroad or purchased parcels on which to construct their churches. The Methodist Episcopal Church south, First Baptist Church, St. John's Catholic Church, Tabernacle Baptist Church, and Christian church all exhibited a Gothic influence, with spires capping the entry tower or paired towers that flanked the main elevation. None of these structures survive.

The Ennis school system was organized in 1882 and erected frame public schools in each of the city's four wards. Known as the College, the Third Ward School was the largest of the facilities. This two-story school was covered by a hipped roof, while a bell tower indicated the entry bay. The Ennis Junior High School Building (N. R. Site No. 758) in the 500 block of N. Gaines now occupies the site of the Third Ward School; none of the city's 19th-century educational buildings stand. Young black students attended class in the Fourth Ward School, which had been replaced on an adjacent site by 1927 with the Ennis Colored School (Survey Site No. 1283). This structure now is occupied by the offices of the Ennis Independent School District. Originally constructed as the city's high school in 1916, the junior high school is a brick, two-story structure raised on a high basement, handsomely rendered in the Jacobethan Revival style by the regionally prominent firm of Sanguinet and Staats.

The railroad continued to demonstrate its commitment to the city by financing the construction of a hospital (razed) between 1901 and 1907, and by funding a joint venture with the city to open the Y.M.C.A. Building (razed) in 1901. Housing a library/reading room, bowling

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

alleys, game rooms, and an auditorium—and known as the Railroad Y.M.C.A.—it was for many years the social and cultural center of Ennis. The structure later provided office space for the Southern Pacific Railroad, which absorbed the Houston & Texas Central.

Concurrent to the expansion of rail services, local cotton production was increasing, placing Ennis at the center of a large cotton-growing area. By the turn of the 20th century, at least two cotton compresses were in operation, nearby gins processed the thousands of locally produced bales, and city grocers augmented their incomes by acting as cotton brokers. The 1885 Ennis Cotton Compress (N. R. Site No. 622) still stands in the 100 block of E. Lampasas Street, as does the large brick and metal Ennis Cotton Oil Company (N. R. Site No. 1166) complex, which was in operation by 1896.

The L-plan in its one- and two-story versions and modified forms is the state's most common late 19th- and early 20th-century vernacular plan type, and the form found extensive expression in Ennis. Well and intact L-plan houses are located at 806 S. Dallas (N. R. Site No. 1013), 106 E. Denton (N. R. Site No. 164), and 510 W. Brown (N. R. Site No. 373). The house (N. R. Site No. 412) at 509 W. Brown St. is a later example that illustrates the integration of the modified L-plan form and bungalow details.

In the late 19th century, domestic architecture was subject to changing stylistic preferences, spacial needs and, social organization. The effects on vernacular structures are evident as L-plan houses permeated into modified L-plans, U- and T-plan dwellings, then were embellished with an array of Victorian jigsawed and turned trim. The house (N. R. Site No. 889) at 1007 N. McKinney is an exceptionally fine example of the U-plan type, and local selection of the T-plan is evident in the dwellings (N. R. Site Nos. 394 and 1106) at 708 E. Brown and 500 N. Main East.

The I-house, the most common house type of the Upland South for almost two centuries, was built with less frequency in the Lowland South and Southwest. The dwellings (N. R. Site Nos. 151 and 774) at 616 W. Denton and 708 N. Gaines are local expressions of this form.

Local architect Hix McCanless provided designs for many of the city's notable domestic, institutional, and commercial structures. Several of his most important buildings, including the imposing, crenelated first Knights of Pythias building, no longer stand. Significant extant structures include his 1910 Knights of Pythias building (N. R. Site No. 953), the house (N. R. Site No. 117) McCanless built for himself at 402 W. Tyler, and the 1902 Telfair House (N. R. Site No. 808) at 209 N. Preston. Like many architects of his time McCanless acted as something of an artist, recombining architectural elements from various styles and periods. City plat records reveal that he was

also involved in surveying and platting several additions between 1913 and 1925, as both a civil engineer and later as the city engineer.

By the late 19th century the city had several lumberyards contracting for construction, including the J. D. Burr Company which operated until 1976, and was therefore no longer dependent on earlier links to East Texas and western Louisiana timber supplies. Successful businesses financed the construction of fine dwellings built in the areas west and south of the business district. Original city lots were generous and the parcel surrounding the dwelling was usually of sufficient size to accommodate a few livestock, a chicken house, or perhaps a garden or orchards. Historic photographs reveal that large, graceful, late Victorian and Neoclassical Revival dwellings, many surrounded by cast-iron or picket fences, filled the city at the turn of the century, although the majority of these structures have burned or disappeared during local renewal projects. Many of these striking dwellings are large traditional buildings, usually L-plan structures embellished by commonly employed stylistic details that were easily obtained from local lumberyards. Victorian versions, such as the house (N. R. Site No. 373) at 510 W. Brown, were marked by turned porch supports, balusters and spindles, and jigsawed bargeboards. The house (N. R. Site No. 797) at 807 N. Preston is an example of their Neoclassical Revival counterpart, easily identified by one-story classically influenced columns, or in some instances, two-story columns and dominant porticos. H. P. Barkley, yardmaster and conductor for the Houston & Texas Central, hired builder B. F. Sargeant in 1892 to construct his two-story frame dwelling (N. R. Site No. 947) at 709 N. Dallas Street. Physician J. C. Loggins contracted with the J. D. Burr Lumber Company to build his 1898 dwelling (Survey Site No. 1266) at 110 N. Elm St., perhaps incorporating an 1872 house into the new structure. John S. Telfair, a conductor for the Houston & Texas Central, hired the most important architect in town, Hix McCanless, to design his residence in 1902. Pearl Matthews hired building contractor A. Babb to erect his house (N. R. Site No. 854) in 1908 at 307 N. Sherman St. Only a few Georgian Revival dwellings were built in Ennis, and the house (N. R. Site No. 804) at 605 N. Preston is the best remaining example.

Bungalows are the 20th-century building form that remain in greatest numbers. Between 1900 and 1920 the local population increased by 2000, and the bungalow—popularized in trade publications, women's magazines and periodicals concerned specifically with the building type—was recommended for its economy of scale and construction, picturesque appearance, and harmony with the surrounding landscape. The houses (N. R. Site Nos. 761 and 806) at 201 N. Gaines and 403 N. Preston illustrate the variety of details available to bungalow builders who rendered the form in one- and two-story ver-

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

sions. Simple builder's bungalows dominate, although the Novy House (N. R. Site No. 723) at 401 N. Clay, and the dwellings (N. R. Site Nos. 258 and 829) at 607 W. Baylor and 701 N. Preston, are examples of the more elaborate versions of this popular form that are found locally in significant numbers. Marked by exposed rafter ends, horizontal massing, and multiple rooflines, most bungalows were built by local lumber yards. Hix McCanless built at least two bungalows (N. R. Site Nos. 153 and 969) at 606 Denton and 501 S. Dallas. The later is an especially interesting synthesis of bungalow form and Neoclassical detail.

From 1930 to 1960 the city's population increased by less than 1000, and little building took place. Architectural change during the last 50 years has taken the form of remodeling or demolition. This trend has been reversed within the last five years, largely due to the efforts of the City of Ennis, the Main Street Project, and the Ennis Historical Society. Selected structures in both the commercial and residential areas have been sympathetically rehabilitated, and new construction is occurring, largely in outlying areas. The 1980 population of Ennis was 12,110.

STATEMENT OF SIGNIFICANCE - ENNIS MULTIPLE-RESOURCE NOMINATION

The town of Ennis is situated in the Blackland Prairie region of north-central Texas, approximately ten miles west of the Trinity River. Founded by the Houston and Texas Central Railroad in 1872, the city's early appearance, physical growth, and economic well-being were inextricably linked to the railroad. Ennis thrived by the turn of the century, serving the region as a commercial center, much of it agriculturally related because of the city's central location in an area of large-scale cotton production. The city also became an important trade and social center for a sizable number of Czechs who took up cotton farming in eastern Ellis County in the 1870s and 1880s. Because of a strong and diversified economy, the town experienced its period of greatest physical expansion and population growth between 1890 and 1920. Almost all of the structures encompassed by this nomination document the physical appearance and historical events associated with this 30-year interval. Largely due to fires and renewal projects, Ennis has lost a significant percentage of its original architectural and historical fabric. This nomination represents only a small portion of the rich resources once contained within the city's boundaries. A total of 40 individual sites and one historic district are being nominated.

Early History

Ellis County was formed in 1849 from parts of Navarro and Robertson counties during a period of rapid population expansion fol-

lowing the state's admission to the Union. Early settlers were involved in grain production and scattered in small communities throughout the county, a pattern still in evidence. The formation of towns all over the state was hastened by the arrival of rail lines, and such was the case in Ellis County. The building corps of the Houston and Texas Central Railroad reached the future site of Ennis in 1871, and the town was incorporated two years later under the Town and Village Act. W. G. Veale, a right-of-way agent for the railroad, contracted to survey the land. The original townsite was comprised of the David Rose survey of 300 acres and the Bundy survey of 347 acres. Theo Kosse, a civil engineer, surveyed and mapped the grid-plan townsite in August 1872. Paris and Clay streets formed the nominal east and west boundaries of the original townsite, while Madison and Moore streets enclosed the north and south ends.

The town was named for an official of the H. & T. C. Railroad, Col. Cornelius Ennis. Originally from Bellevue, New Jersey, Ennis came to Texas in 1838, making his reputation as a successful businessman involved in cotton exporting and merchandising, and as mayor of Houston from 1856 to 1857. He was one of the founders of the Great Northern Railroad, and during his tenure with the Houston and Texas Central Ennis served as general superintendent, comptroller, and financial agent.

Railroads, Agriculture, and Commerce

The Houston and Texas Central, which had begun building railroads in Texas by 1856, was one of six railroad companies operating in Texas before 1878 (Lorentz, 1935: 81). The line on which Ennis was founded ran from Houston to Red River City, five miles north of Denison, by way of Corsicana and Dallas. At Denison it connected to the Missouri, Kansas and Texas, completing the first through line from Texas to St. Louis. When the Houston & Texas Central was planning the line, Waxahachie, county seat of Ellis County, was the largest town in that part of North Texas along the intended route. Waxahachie was invited to offer the railroad a "bonus" for serving the town, but declined and was bypassed.

The line's competitive position was hurt by a change in the gauge of its rails at Corsicana, from a five-foot six-inch gauge south of Corsicana to a four-foot eight-inch gauge to the north. The narrower gauge matched that of northern railroads, but necessitated that all freight and passengers change cars in Corsicana until the gauge was standardized in 1878. Though it bought and extended several smaller rail lines, the Houston & Texas Central was often beset by legal and financial difficulties, and in 1885 it was forced into a receivership. In 1889 its holdings became a part of the Houston and Texas Railroad, which was

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

owned by Southern Pacific, though it continued to be known as the Houston and Texas Central.

City business and political leaders, including Joseph Baldrige, Mark Latimer, Pete Freeman and Leon Cerf, were diligent in their efforts to convince railroad officials to relocate the company's northern divisional headquarters, round house, and machine shops to Ennis. A local committee was successful in securing the \$25,000 and ninety acres of land requested by the Houston and Texas Central as a bonus, and in 1891 Ennis was made divisional headquarters for the line. At that time the roundhouse and machine shops were moved from Corsicana and rebuilt on a site north of town. One large brick shop and the roundhouse machinery (N. R. Site No. 1019) remain in use. The company placed its original freight and passenger depots on either side of the tracks just north of Ennis Avenue, with the passenger depot to the east. Two buildings (N. R. Site Nos. 305 and 1074) originally used by the railroad and the Wells Fargo building (N. R. Site No. 1075) still stand on the site. All are within the Ennis Commercial Historic District.

In addition to providing employment for many and a stable financial underpinning for Ennis, the Houston & Texas Central created something of a company town by its involvement with many of the city's religious and public institutions. The company donated land to any group who wanted to build a church, and the offer was accepted by several denominations. The railroad contributed sixty percent of the \$7000 cost of erecting a Y.M.C.A. building, with the remainder financed by the citizens. Located on the north side of Baylor at Main, the Y.M.C.A. opened in 1901 and served as an important community facility. The company also provided for the construction of a hospital (razed), located at Kaufman and Gilmer, which served the town until a municipal hospital (razed) designed by local architect Hix McCanless was erected in 1924 at Lampasas and Chatfield.

Other rail companies contributed to the city's economic well-being and demographic expansion. The Texas Midland Railroad began as a 52-mile line between Garrett and Roberts, which was built in 1894 as the Northwest Division of the Texas Central. That same year it was extended from Garrett to Ennis and from Roberts to Greenville, and by 1896 it was completed to Paris. The railroad company offered sleeping-car service and a cafe car, with connections for through sleeping-car service to St. Louis. By 1901 the Houston and Texas Central and Texas Midland shared the Union Passenger Depot on E. Knox, while Texas Midland's freight depot was at E. Ennis and Breckinridge, next to the company's siding on Breckinridge. Southern Pacific bought the line in 1928, and the company continued to be an important major

employer in Ennis. In 1935 the local payroll included nearly 500 persons.

In 1914 the Southern Traction Company completed a line of the interurban railway system which passed through Ennis en route from Dallas to Waco. The interurban railway network provided passenger service between urban centers in Texas from 1900 until the 1940s. The most extensive service was provided in Central and North Texas, with fewer lines connecting towns in South and West Texas. Most lines were electric railways, with a few operating gasoline motor cars. Ennis lay between Corsicana and Dallas on the Southern Traction Company's electric railway. Sanborn Insurance maps reveal that by 1915 the interurban station (razed) was on the west side of N. Dallas between Knox and Baylor, but a new station (N. R. Site No. 999) was built on the southeast corner of N. Dallas and N. Baylor in 1923. Service was discontinued by mid-century.

During the period of incipient rail development Ennis, was also involved in the cattle industry and the city was linked by cattle trails to East Texas and Louisiana. Those same trails—over which thousands of longhorn cattle were driven east to meet northern trails to the Kansas and Missouri markets—also connected the city to Jefferson, Texas and Shreveport, Louisiana, early suppliers of timber and milled lumber. Local trader James Mulkey became a wealthy man through his involvement with the cattle business, and he later made another fortune dealing in real estate. Mulkey thus provides an example of the changing nature of regional commerce as the cattle industry diminished in significance to be replaced by speculative capitalistic ventures, largely fueled by the prosperity and opportunity generated by the railroad.

The history of the railroads is closely tied to the growth of the cotton industry, and for nearly sixty years the two factors operated in tandem to provide for the town's economic well-being. Transportation of cotton was the major source of revenue for the railroads, and large-scale cultivation of cotton was profitable only if it reached distant markets. During the 1870s the development of rail connections to St. Louis made that city an important shipping point for cotton from North and East Texas en route to the East and to Europe. The amount of cotton received in St. Louis increased from 36,421 bales in 1872 to 324,284 in 1880, most of it grown in North and East Texas (Boehm, 1975: 14).

Between 1866 and 1878, cotton production in Texas quadrupled, from 245,000 to 1,105,000 bales. In post-Civil War Texas, the area of greatest production shifted from southeast Texas to the Blackland Prairie region, a strip of land running roughly north-south from the Red River to central Texas. The arrival of rail service made it physically possible and economically viable to invest in substantial cotton production. Within a few decades the Blackland area dominated the

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

state in cotton production (Boehm, 1975: 21). By this time Ellis County was producing over 50,000 bales annually, with the Ennis market handling 15,000 to 20,000 bales in a good crop year.

In 1885 the large Ennis Cotton Compress (N. R. Site No. 622) began operation with a capacity of 700 bales per day. The rail tracks were ringed by a number of cotton gins and warehouses, cotton yards and platforms, and flour and grist mills. By 1896 the Ennis Cotton Oil Company (N. R. Site No. 1166) complex had opened.

A. H. Rowe moved to Ennis in 1875 and opened a cotton gin and planing mill. The cotton gin, on N. McKinney between Knox and Baylor, was the first of four he would own by 1890. He sold the planing mill but was involved in contracting and building in the business district.

Ennis provided facilities for the processing, storage and transport of cotton and grains to markets in Dallas and Houston, as well as more distant destinations such as St. Louis and New Orleans. The number of gins and warehouses increased slowly through the first quarter of the 20th century as additional facilities for storing and processing cotton, cottonseed, and cotton by-products appeared. Between 1909 and 1915 the City Mills opened a frame mill (razed) for processing flour, wheat, and corn. The operation expanded in 1917 when concrete grain elevators (Survey Site No. 357) were constructed.

Because of the capital it generated, and the population expansion and need for services created in its wake, the Houston & Texas Central was instrumental in the growth of the local mercantile community. A promotional brochure of 1881 identifies numerous grocery, dry goods, and clothing and drug stores. Hardware and farm implement stores, blacksmiths and wagon shops, lumberyards, mills and gins, harness and saddle shops, and brick yards all were advertised. Four carpenters and builders and two painters are listed, and the services of shoemakers, a barber, a photographer, a milliner, and a dressmaker were also available. Nine physicians and five lawyers had opened offices in Ennis, as had three real estate agents.

Banking services had been available in the city for nearly a decade when Joseph Baldrige built the Ennis National Bank (N. R. Site No. 324) at 110 W. Ennis. Baldrige, a prominent businessman, was directly involved in attracting the railroad shops and roundhouse to Ennis, and became the owner of the Ennis Cotton Compress in 1896. A second bank, the Peoples' National Bank, opened in 1886.

By the late 19th century a number of lumberyards had opened in Ennis, a situation repeated in towns throughout the state as rail service provided a cheap and dependable source of lumber and growing populations provided the demand for supplies. Accordingly, Ennis was no

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

longer dependent on lumber supplies from East Texas and western Louisiana.

The S. Q. Carey Lumberyard at Knox Street, and the M. T. Jones Lumberyard at Crockett Street, are shown on the 1884 Sanborn map, both located adjacent to the railroad tracks. The M. T. Jones concern had a large mill in Houston that in 1901 advertised a capacity of 300,000 board feet per day and seven yards around the state. By 1896 the Ennis Lumber Company had taken over the former site of M. T. Jones, while A. Gilmer had the Carey yard. Three more yards had opened by 1896, including the J. D. Burr Lumber Company, which operated until 1976. None of these businesses have survived.

Two planing mills were in operation at different times prior to 1890, but did not remain for long. In 1885 W. B. Davenport was operating a planing mill, sash and door factory on McKinney between W. Knox and W. Ennis. The abundance of lumberyards and the dearth of planing mills indicates that milled lumber was readily available. The proximity of the railroad suggests that house kits were also available, and they may have been a common source of vernacular dwellings for the town.

Lumberyards were responsible for the majority of area construction, but when professional design services were necessary many city residents called upon the well-known local architect Hix McCanless. McCanless was born in Tennessee in 1868, and as a young boy moved to Ennis just as the rail lines arrived. He received his professional training at Texas A&M College and returned to Ennis at the turn of the century, advertising his practice in the local newspaper. City plat records reveal that McCanless was also involved in surveying and platting several additions between 1913 and 1925, as both a civil engineer and later as the city engineer. In his capacity as city engineer McCanless was responsible for the brick paved streets in the business district.

Extant residences designed by McCanless include the Dr. Clark House at 510 N. Preston (Site No. 834), the Telfair Residence at 209 N. Preston (N. R. Site No. 953), the Thomas House at 506 W. Denton (Site No. 156), the Matthews-Templeton House at 606 W. Denton (N. R. Site No. 153), and the McCanless House at 402 W. Tyler (N. R. Site No. 117). His commercial structures include the 1904 John Rowe Building at 101-105 S. Dallas (N. R. Site No. 351), the Moore Building at 101 N. Main W. (N. R. Site No. 1047), the Knights of Pythias Building at 215 N. Dallas (N. R. Site No. 953), the Alexander Building at 200 W. Ennis (N. R. Site No. 321), and the Allen Building at 204-206 W. Ennis (N. R. Site No. 320). He also designed the Masonic Lodge (N. R. Site No. 955), City Hall Building (N. R. Site No. 420), the Alamo School (razed), the rectory of the old Catholic church on Preston (razed), and the Ennis National Bank (N. R. Site No. 322).

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

occupied from 1917-1922 on the corner of W. Ennis Avenue and N. Dallas.

Demographics

Prior to the arrival of the rail line the area was scarcely populated, with only 24 settlers, most of them farmers, documented. Providing evidence of the impact of the rail line, the population of Ellis County nearly tripled in the decade between 1870 and 1880, from 7514 to 21,294. Settlers migrated from the Upper South (especially Tennessee), the Lower South, other parts of Texas, and Europe. The 1880 census listed a population of 1351, with merchant and farmer cited as the most common occupation. After the Houston and Texas Central selected Ennis as its Divisional Headquarters in 1891, the city's population more than doubled in the next nine years following 1890.

Beginning in the third quarter of the 19th century, a small number of German and Hungarian immigrants and a significant number of Czechs settled in Ellis County. Most Czech immigrants were involved in the cultivation of cotton and choose to settle in eastern Ellis County in the sandy-loam area, which did not require clearing. The land was more expensive but could be put into production faster than the more fertile Blackland prairie which was heavily timbered. Other Czechs settled in Ennis opening grocery stores, a saddle and harness shop, a saloon, a bottling works, the Henry Maresh Photography Studio, and the Hanus Cotton Gin (Valek, 1983: 50-53).

The Czech culture in Ennis remains most visible and distinct in their religious institutions. The Czech Moravian Church was organized in 1901, and the church built in 1910. A Bohemian Catholic Mission Church appears on the 1915 Sanborn Map, along with three other Catholic churches. Also in 1901, the Czech members of St. Joseph's R. C. Church split off and started St. John Nepomucene. In 1938 St. John's erected a new sanctuary (Survey Site No. 1200) on S. Paris that is distinguished by its ornate stencilling and interior painting.

Ennis has had a sizeable black community, comprising over a quarter of the town's population in the Federal Census for 1910 and for 1920. In the 1910 Census, the vast majority of blacks listed Texas as their place of birth, and most were employed as laborers or servants. Blacks established themselves in neighborhoods in the northeaster and western sections of town and early 20th-century Sanborn maps reveal that black businessmen were operating a drugstore and restaurant in the city's commercial district.

The city also had a small Jewish community. Merchants such as Pete Freeman and the Cerf brothers were active in the successful efforts to attract the division headquarters, machine shops and round-house to Ennis, as well as in local government and civic affairs.

William Jolesch settled in Ennis in 1875 and operated a dry goods store (N. R. Site No. 1048) for many years. His son Ike was a well-known businessman and banker whose house at 504 W. Knox (N. R. Site No. 274) still stands. Edmond Raphael served as President of the First National Bank of Ennis and built the finely executed Neoclassical Revival style house (N. R. Site No. 316) at 500 W. Ennis.

Social Life

Public social life was centered in the town's saloons, restaurants, the opera house, and hotels. But the activities sponsored by fraternal and literary organizations, women's clubs, churches, and the Y.M.C.A. involved far wider participation. By 1915 citizens could spend the evening in one of the city's two "moving picture" theaters. The Masons organized early in the town's history and a Masonic Lodge is shown on every set of Sanborn maps. Their present, severely altered facility (N. R. Site No. 955) was designed by Hix McCanless. Area Czechs also formed a number of fraternal and social organizations, some of which continue to meet, such as the S.P.J.S.T. (Czech Benevolent Society of Texas) and the SOKOL, an organization which emphasizes physical fitness and the preservation of Czech culture.

Public Services

Ennis built its first public school building in 1884, but by 1881 had at least one private school, the West Hill Academy. By 1907 Ennis had four ward schools, including a high school and a black school. The First Ward school was on the southwest corner of Paris and Lampasas, the Second Ward at 800 W. Lampasas, the Third Ward school or high school in the 500 block of N. Gaines, and the Fourth Ward school was on Martin Luther King St. (formerly Gilmer Street) between Ripley and Paris. None of the buildings stand. The well-known Ft. Worth firm of Sanguinet and Staats designed the city's high school (N. R. Site No. 758), now used as a junior high facility, in 1916. In the late 19th century, Sanguinet had supervised construction of the Ellis County Courthouse (listed in the National Register, 1975) in Waxahachie, and the firm was later known for their handsome high-rise office buildings constructed in the state's urban centers during the first decades of the 20th century.

Electricity and water were originally provided by the Ennis Water and Light Company, a syndicate financed by interests in Ennis, Dallas, and St. Louis. For nearly two decades after its founding Ennis had only wells for its water supply, as indicated on the 1885 Sanborn map which shows from one to four wells on each block. The three cotton gins and grist mills had their own reservoirs. In 1891 the first of two large, public reservoirs was built, a 43-acre lake now called Old Lake (N. R. Site

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

No. 785) at what was then the north end of town. It was connected to two hydrants in the residential part of Ennis and one in the commercial district. The lake was constructed to fulfill a condition of the contract between the city and the Houston and Texas Central, in which the rail company agreed to relocate its divisional headquarters, roundhouse, and machine shops to Ennis in 1891. The city built the lake to furnish a water supply to rail facilities.

By 1896 a second lake, New Lake (Survey Site No. 1285), had been constructed, as well as a water system consisting of a 100-foot standpipe for pressure to 34 hydrants. By 1909 a water tank with a capacity of 84,000 gallons was added to the system.

Post-1920 Development

Ennis settled into a period of stability from 1920 to 1950, as the population remained between 7000 and 8000. Agriculture continued as the major local industry, while the influence of the railroads diminished when Southern Pacific closed its division yard. By mid century many previously prominent industries, such as the cotton oil mill, had phased out their services and had been replaced by new, specialized industries. Because of the small population growth and slow pace of the economy, the city changed little physically until the 1950s, when an influx of new commuter residents arrived. The completion of Interstate Highway 45 just east of Ennis made the commute to downtown Dallas an easy 30-minute drive. The small-town ambience, the reduced cost of living, and the affordable stock of old houses attracted newcomers to Ennis. Recognizing the economic and aesthetic potential of the city's remaining historic structures, citizens organized the Ennis Heritage Society in 1981. The City supported local preservation efforts by participating in the Main Street Program and initiating the city-wide survey of historic resources in 1984-85.

While not as diversified as in its peak years, the Ennis Commercial Historic District has experienced a renewal largely due to efforts of the Main Street Program. The commercial district has remained intact as the dominant local shopping and business center, since competing suburban centers have yet to develop in Ennis.

ENNIS COMMERCIAL HISTORIC DISTRICT

Physical Description

In surveying and plotting the new town site of Ennis, Houston, Texas Central Railroad civil engineer Theo Kosse provided a grid plan that was bisected by the tracks. Long, narrow lots of corresponding size on either side of the rail lines were set aside for commercial development. Kosse's original plan remains largely intact, and the town still

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

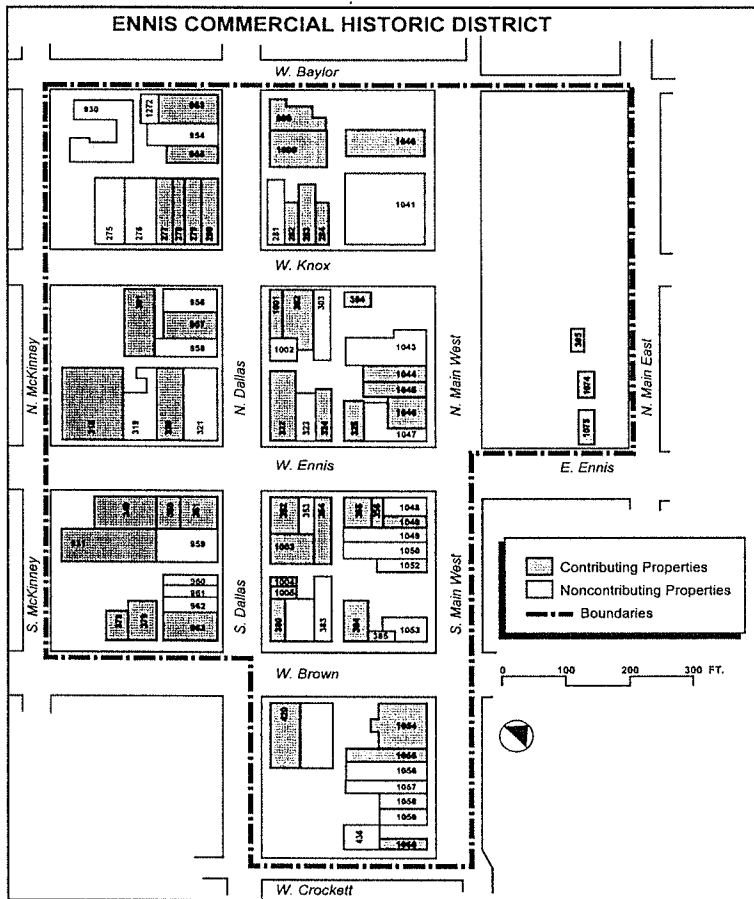
is strongly oriented toward the rail tracks. Prior to 1875, mercantile activities were concentrated on the east side of the tracks, but following a fire in that year, the commercial district was rebuilt and remained on the west side. Subsequent building was almost entirely in brick, and the survival of brick streets further unifies the district.

The Ennis Commercial Historic District, encompassing most of current downtown Ennis, includes seven commercially developed city blocks and an area equivalent to two blocks that includes three railroad

buildings along the Southern Pacific railroad tracks. Bounded on all sides by dissimilar types of structures, new buildings, or severely altered historic buildings, the district includes one- to three-story brick commercial and public buildings which (with the exception of the railroad buildings) form fairly continuous street walls along West Know, West Ennis, Dallas, and Main streets and the railroad tracks. New sidewalk surfacing of reddish brick pavers, similar in color to most district buildings, and recently installed late 19th-century-style street lighting complement the district's historic character.

Because of structural failure several buildings have been shorn of their upper story or corner tower and turrets, such as the Moore Building (N. R. Site No. 1047) and the Allen-Kendall Building (N.R. Site No. 320). Several others have been remodeled or covered by new metal or precast concrete panel facades.

But the greatest number of late 19th- and early 20th-century structures, including the 1896 Rowe Building (N.R. Site No. 963) and the one-story structure at 113-115 W. Knox (N.R. Site No. 302), have survived with little alteration. Few exhibit stylistic influence, but instead are simply rendered with stepped parapets, corbeled brick cornices, and metal canopies suspended over first-floor openings. Others, especially the work associated with best-known local designer Hix McCanless', such as the Knights of Pythias Building (N.R. Site No. 953) and the Rowe Building (N.R. Site No. 351), are more stylistically conscious.



HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

McCanless' commercial work is illustrated by nine structures (N.R. Site Nos. 320, 321, 322, 324, 351, 420, 953, 955, and 1047) in the district.

This nomination description is accompanied by an inventory of properties located within the Ennis Commercial Historic District. Site numbers were assigned during the survey and correspond to the survey base map and attached district map.

Statement of Significance

The Ennis Commercial Historic District contains a high concentration of commercial structure, most of which were built in the early 20th century. These buildings document the city's physical appearance during a time when the area flourished in the wake of rail activity and increased cotton cultivation. Of the 82 structures within the district's boundary, 53 are classified as contributing, reflecting the historic character of the area. A total of 29 are presently categorized as noncontributing structures.

During the 1860s and 1870s, the Houston & Texas Central Railroad founded a number of cities, including Ennis, from Houston north to Denison where the line linked to other railroad connecting the state to Midwestern and eastern destinations. For more than seventy years the railroad and cotton industries acted as catalysts for demographic growth and economic prosperity in Ennis. The city was established as a rail station in 1871, but it was the relocation of the Houston & Texas Central northern division headquarters to Ennis in 1891 that brought about an era of prosperity and growth that has not been repeated. By the late 19th century large-scale cotton production also strengthened the local economy, and the city became a regional agricultural and commercial center. Attracted by the burgeoning market, entrepreneurs opened businesses to service the local market. Joseph Baldrige founded the city's first baking house, the Ennis National Bank (N.R. Site No. 324), in 1883. The Matthews brothers from McKinney expanded their business interest to include an Ennis branch of their department store that operated from the 1905 Rowe Building (N.R. Site No. 351). Fraternal organizations hired local architect Hix McCanless to design the Knights of Pythias Building (N.R. Site No. 953) and the Masonic Lodge (N.R. Site No. 955). A dense concentration of handsome brick structures is clearly evident in turn-of-the-century photographs. This district remains the primary commercial center, as no competing concentrations of businesses or malls have been constructed.

The eastern boundary was drawn to include three rail-related structures (N.R. Site Nos. 305, 1074 and 1075). The remaining boundaries define the city's historic business center. Modern commercial

development has been confined largely to the area west of the historic district. The areas north and south of the district are residential. Light industry, commercial development, and less significant historic structures are found beyond the eastern boundary.

Definition of Categories

Contributing: Contributing Properties are those which add to the historic character of the district. These structures are at least 50 years old and retain most of their original architectural integrity and fabric. The majority of the structures in this category were constructed between 1890 and the late 1920s. Some of the city's commercial buildings have lost upper stories and architectural detail because of structural failure, but as in the case of the Moore Building (N.R. Site No. 1047), the original form and details are discernable and the structure was judged compatible. Commercial structures whose first floor opening patterns had been changed, but which retained the original bay rhythm, and basic organization, were also judged contributing.

Noncontributing: Noncontributing structures are those which detract from the historic character of the district and are regarded as intrusive, or incompatible with the scale, materials, and architectural styles that characterize the district. Some of the properties in this category are not 50 years old and have no architectural or historical significance. Others were constructed prior to 1935, but like the Jolesch Building (Site No. 1048), have been so severely altered that little original form or fabric remain. The structure at 107-109 W. Knox (Site No. 304) has been hidden behind a modern metal facade, although its original cornice is still in view.

INDIVIDUAL NRHP PROPERTIES

607 W. Baylor	G. G. Dunkerly House
206 W. Belknap	Barrington House
708 E. Brown	House
509 W. Brown	House
510 W. Brown	Jesse and Mary Story House
401 N. Clay	Joe Novy House
404 E. Crockett	House
508 N. Dallas	House
601 N. Dallas	I. R. Allen House
709 N. Dallas	Barkley-Floyd House
806 S. Dallas	House
106 E. Denton	House
400 W. Denton	Moore House
510 W. Denton	John M. Weekly House
606 W. Denton	Matthews-Templeton House

HISTORIC AND ARCHITECTURAL INVESTIGATIONS OF ENNIS, TEXAS

616 W. Denton	E. T. Boren House
121 E. Ennis	Old City Mills
802 E. Ennis	House
500 W. Ennis	Raphael House
201 N. Gaines	James S. Sanderson House
208 N. Gaines	Sharp House
501 N. Gaines	Old Ennis High School
701 N. Gaines	Meredith-McDowal House
504 W. Knox	Jolesch House
111 E. Lampasas	Ennis Cotton Compress
500 N. Main E	House
601 S. Main W	Farrar House
501 N. McKinney	Ransom House
1007 N. McKinney	Morton House
722 Madison	House
209 N. Preston	Telfair House
403 N. Preston	Fain House
501 N. Preston	Weatherford House
605 N. Preston	E. K. Atwood House
704 N. Preston	Neal House
807 N. Preston	House
810 N. Preston	House
307 N. Sherman	Matthews-Atwood House
402 W. Tyler	McCanless-Williams House

