

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Ennis Commercial Historic District (amendment to extend period of significance)
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: Roughly bounded by Baylor, Maine, Main, Crockett and McKinney streets. (Same boundary as listed in 1986)
City or town: Ennis State: Texas County: Ellis
Not for publication: [ ] Vicinity: [ ]

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ] does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
[ ] national [ ] statewide [x] local

Applicable National Register Criteria: [x] A [ ] B [x] C [ ] D

Signature of certifying official / Title State Historic Preservation Officer Date
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.
Signature of commenting or other official Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:
[ ] entered in the National Register
[ ] determined eligible for the National Register
[ ] determined not eligible for the National Register.
[ ] removed from the National Register
[ ] other, explain: \_\_\_\_\_

Signature of the Keeper Date of Action

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## 5. Classification

**Ownership of Property:** Private; Public-Local

**Category of Property:** District

**Number of Resources within Property** (based on 2016 survey)

Contributing	Noncontributing	
59	23	buildings
0	1	sites
0	0	structures
0	0	objects
59	24	total

Number of contributing resources previously listed in the National Register: 53

## 6. Function or Use

**Historic Functions:** (unchanged from previous nomination)

**Current Functions:** Commerce: business, restaurant; specialty store  
Government: city hall  
Social: meeting hall  
Recreation and Culture: Museum  
Vacant/Not in Use

## 7. Description

**Architectural Classification:**

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Classical Revival  
Late 19<sup>th</sup> and 20<sup>th</sup> Century American Movements: Commercial Style  
Other: 1-part Commercial Block; 2-part Commercial Block  
NO STYLE

**Principal Exterior Materials:** Brick, Stucco

**Narrative Description** (see continuation sheets 7 through 31)

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## 8. Statement of Significance

### Applicable National Register Criteria

X	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	<b>B</b>	Property is associated with the lives of persons significant in our past.
X	<b>C</b>	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	<b>D</b>	Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations:** NA

**Areas of Significance:** Architecture, Commerce (unchanged from previous nomination)

**Period of Significance:** 1883-1966

**Significant Dates:** 1883, 1891

**Significant Person** (only if criterion b is marked): NA

**Cultural Affiliation** (only if criterion d is marked): NA

**Architect/Builder:** Unknown

**Narrative Statement of Significance** (see continuation sheets 32-36)

## 9. Major Bibliographic References

**Bibliography** (see continuation sheet 37)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Primary location of additional data:**

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

**Historic Resources Survey Number** (if assigned): NA

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## 10. Geographical Data

**Acreage of Property:** (unchanged from previous nomination)

### Coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. 32.329691° -96.627605°
2. 32.328209° -96.626589°
3. 32.327843° -96.627344°
4. 32.326228° -96.626232°
5. 32.325830° -96.627013°
6. 32.326634° -96.627542°
7. 32.326179° -96.628464°
8. 32.328456° -96.630030°

**Verbal Boundary Description:** (unchanged from previous nomination)

**Boundary Justification:** (unchanged from previous nomination)

## 11. Form Prepared By

Name/title: Susan Allen Kline, Consultant (with National Register Coordinator Gregory Smith)  
Organization: NA  
Street & number: 2000 Park Place Avenue  
City or Town: Fort Worth State: Texas Zip Code: 76110  
Email: sskline@sbcglobal.net (consultant)  
Telephone: 817-921-0127  
Date: February 10, 2016

## Additional Documentation

**Maps** (see continuation sheets 44-45)

**Additional items** (see continuation sheets 38-43)

**Photographs** (see continuation sheets 5 and 6; thumbnails on inventory pages 9 through 31)

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**Photograph Log**

Ennis Commercial Historic District (amendment to extend period of significance)  
Ennis, Ellis County, Texas  
Photographed April 2016 by Susan Kline

Photo 1  
210 N. McKinney  
Camera facing NE

Photo 2  
Pierce Park  
Camera facing East

Photo 3  
113-15 N. Dallas St.  
Camera facing SW

Photo 4  
111 W. Knox St.  
Camera facing SE

Photo 5  
100 block SW. Main St.  
Camera facing NE

Photo 6  
106-08 W. Crocket St.  
Camera facing NW

Photo 7  
107 (109) S. Dallas St.  
Camera facing SW

Photo 8  
201 NW. Main St.  
Camera facing SW

Photo 9  
112 W. Ennis Ave  
Camera facing NW

Photo 10  
112 W. Knox St.  
Camera facing NW

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Photo 11  
205-09 W Baylor  
Camera facing SE

Photo 12  
104 W. Crockett St.  
Camera facing NW

Photo 13  
108 W. Ennis Ave  
Camera facing NW

Photo 14  
113 W. Ennis Ave  
Camera facing SE

Photo 15  
200 W. Ennis Ave  
Camera facing NW

Photo 16  
101 SW. Main St.  
Camera facing SW

Photo 17  
107 SW. Main St.  
Camera facing SW

Photo 18  
211 NW. Main St  
Camera facing SW

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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### **Ennis Commercial Historic District**

The purpose of this nomination amendment for the Ennis Commercial Historic District is to extend the period of significance to 1966 and reevaluate all properties within the original district boundaries. The original nomination lacked an annotated inventory, and identified an imprecise period significance (beginning at an unspecified year in the 19<sup>th</sup> century, and ending at 1935). In 2015, the documentation contained in this amendment was submitted to the NPS to support the contributing status of the building at 107 S. Dallas; Part 1 of the federal tax credit application for the building was approved November 1, 2015.

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The Ennis Commercial Historic District was listed on the National Register of Historic Places in 1986. The nomination was prepared in 1985 (photos taken in 1984). The district was listed under Criterion A (commerce) as the commercial core of Ennis, Texas, and Criterion C (architecture) for its collection of late 19<sup>th</sup>-early 20<sup>th</sup> century commercial architecture that reflected Ennis' development as a regional cotton center and a division headquarters of the Houston & Texas Central Railroad. The presumed end of the period of significance was 1935, based on the 50-year cutoff for National Register eligibility.

In 2015, a Part 1 application was submitted for 107 S. Dallas Street. This building was considered to be noncontributing in the 1985 nomination because of alterations to the façade that had removed its early 20<sup>th</sup>-century character-defining features, namely its brick façade with a shaped parapet and other brick detailing, and replaced it with a smooth stucco finish and large plate glass storefront windows. The Part 1 application stated that the alterations were illustrative of the continued development and evolution of the Ennis Commercial Historic District in the post-World War II era. By letter dated August 31, 2015, National Register staff requested that a new inventory be conducted of the district to assess the changes made to the district in the post-war era and to establish a firm end for an expanded period of significance.

That inventory was conducted from mid-September through mid-October 2015. Site visits were made to the district that included field recordation and photo-documentation of the physical characteristics of the district. Research included a review of the photos submitted with the 1985 NR nomination, Main Street files held at the Ennis Public Library, popular histories of Ennis and Ellis County, newspapers, city directories, Ennis High School yearbooks, Sanborn Fire Insurance Maps, records of the Ellis County Appraisal District online, and telephone and email inquiries made to residents. Inquiries made to the City of Ennis revealed that old building permits were not available for review. Contemporary sources that advocated for the "modernization of Main Street" in the 1930s and post-World War II eras were also examined. This information was used to create a historic context for the expansion of the period of significance.

The site visits and research revealed that from the 1940s through the 1960s, numerous buildings were modified by the application of stucco to the exterior, painting brick facades, alterations to storefronts, and/or the removal of upper floors. Several new buildings were also constructed during this period. The area encompassed within the historic district remained Ennis' primary commercial center during this post-war period and retains a high level of integrity. These factors justify the extension of the period of significance to 1966, the current 50-year cutoff for National Register eligibility. In addition, it was determined that the façade of 107 S. Dallas Street was altered c. 1944, likely at the time that a Ben Franklin Store was established in the building. Because the building retains its integrity from this period, it is therefore a contributing resource to the Ennis Commercial Historic District during this expanded period of significance.

Typically, a historic district derives its significance through the consideration of its components as a collection, not as independent resources. Characteristics such as a shared era of construction or development, size, scale, massing, design, materials, and the physical relationship of the components to each other are what give a district its

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cohesiveness. As such, alterations to individual resources within a historic district have a less deleterious effect on the collection as opposed to similar alterations on a single resource listed on, or eligible for listing on the National Register. Buildings within the Ennis Commercial Historic District were determined to be contributing if they retained strong character-defining features such as scale, massing, and materials that were present during the period of significance. Paint or stucco applied to brick was not considered to be a detrimental alteration as it is often done as a continuation of the “modernization” process. Infill or blockage of upper story windows and transoms, and alterations to storefronts were generally regarded as acceptable as these alterations are a common occurrence to the type of buildings found within the district and in many cases can be easily reversed. In some cases when it could not be determined if an alteration such as application of stucco or an aluminum skin had occurred within the period of significance, the building was counted as noncontributing. A notation was made in the inventory that if it was determined that the alteration had occurred within the period of significance, then it might be possible that the building could be counted as contributing.




The boundaries of the historic district that were delineated in 1985 have held together remarkably well. The compactness of the district has remained largely intact and it has suffered few intrusions. Although not counted as contributing resources, the brick streets within the district continue to physically tie the buildings together and are a very important character-defining feature. The Ennis Commercial Historic District retains a high degree of integrity and remains the best representation of Ennis’ commercial core from the late 19<sup>th</sup> century to 1966, the proposed ending of the period of significance for the historic district.

**Summary of findings**

- Identified resources in 1985 NR nomination: 53 Contributing 29 Noncontributing = 82 Total
- Identified resources in 2015 Inventory: 59 Contributing 24 Noncontributing = 83 Total
- 1985 resources that have been demolished = 7
- 1985 resources upgraded from noncontributing to contributing = 11
- 1985 resources downgraded from contributing to noncontributing = 2
- Resources constructed since 1985 = 5 (including 1 site)
- Other resources not counted in 1985 = 5






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Map ID <sup>1</sup>	Address	Date <sup>2</sup>	Description & Comments	1985 status	2015 Status	
1272  1	205-09 W Baylor  (Photo 11)	Date not given in ECAD  c. 1927-1960	2-story, Two-Part Commercial Block with one-story garage; brick painted white; 1/1 windows. Building not as tall as 2-story building to the east. Brick hipped roof garage attached to west end.  This was on NR map but not counted separately in inventory. Two-story building does not show up in c. 1920s photo but garage (209 W. Baylor) does. Similarly, 2-story building doesn't appear on 1927 Sanborn Map but does appear on 1960 map. Building was painted white in 1984 photo.	Not given in inventory	C	
385  2	104-06 W. Brown St.	1920 ECAD	One-part Commercial Block, two large storefront window openings; brick: Vertical aluminum siding above storefront windows, flat awning. This was on NR map but not counted separately in inventory  The southern half of the 100 block of South Main burned in 1948 so this building may date after that period. If it is determined that the vertical aluminum siding was applied during the period of significance, this building may be contributing.	NC	NC	
384  3	108-110 W. Brown St.	1930 (1920 ECAD)	W. L. Maroney Building, now occupied by Madelines One-part Commercial Block, painted brick; flat awning above storefront windows  The southern half of the 100 block of South Main burned in 1948 so this building may date after that period.	C	C	





<sup>1</sup> First number is from 1985 NR Map; second number from 2015 Map.

<sup>2</sup> First date listed reflects date given in original NR documentation. Dates followed by "ECAD" are derived from the online records of the Ellis County Appraisal District. Other dates determined as noted.




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383  4	112 W. Brown St.  114 W. Brown attached to it	1925	<p>Two-story, Two-part Commercial block, 2<sup>nd</sup> story windows metal casements. No entrance facing Brown. Building at 114 W. Brown internally connected to 112, is a One-Part Commercial Block which is divided into 2 storefronts 112 is a 1-story building on 1927 Sanborn Map but is 2 stories on 1960 Sanborn Map</p> <p>1985 Map counted these buildings together. If alteration to 112's storefront done within period of significance, both might be considered contributing.</p>	NC	NC	
420  5	115 W. Brown St.	1915	<p>Ennis City Hall. Two-story brick with recessed entrance. Gabled portico has dentils. First floor windows altered. 2nd story windows 9/1.</p> <p>Designed by local architect Hix McCannless                  To east is one-story, brick municipal building. It was constructed in 1967, Forrest &amp; Cotton, A&amp;E; H. R. Burden Construction Company.</p> <p>Designated a Recorded Texas Historic Landmark in 1985.</p>	C	C	
380  6	118 W. Brown St.	1925	<p>One-Part Commercial Block, brown brick, beveled corner &amp; entrance; brick corbelling at parapet. Building on far right in photo.                  Date might be earlier</p>	C	C	





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379 7	208-10 W. Brown St.	1930	One-part Commercial Block, divided into 3 storefronts, red brick with yellow brick used for accents	C	C	
378 8	212 W. Brown St.	1930	One-Part Commercial Block, polychrome red brick, two storefronts, flat awning above storefront windows	C	C	
Part of 436 9	104 W. Crockett St.  (Photo 12)	1920 (ECAD)	1927 and 1960 Sanborn Map show building with same footprint. One-part Commercial Block; brownish-red brick; transoms covered over  Shown as part of same footprint as 106-08 on NR map.	Not given	C	
436 10	106-08 W. Crockett St.  (Photo 6)	1950 (ECAD Gives date as 1920)	One-part Commercial Block; brownish-red brick. Buildings shown on 1927 and 1960 have similar footprint.  Even if constructed in 1950, would now be contributing.	NC	C	





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1002 11	112 N. Dallas St.	1900 (ECAD Gives date 1920)	One-part Commercial Block divided into two storefronts, walls around windows covered with ceramic tile. Large standing-seam shed awning hangs from top of parapet to above storefronts windows, projects far out over sidewalk.	NC	NC	
Labeled 958 should be 956 12	113-15 N. Dallas St. (Photo 3)	(ECAD Gives date as 1920). Rehab of 113 N. Dallas c. 1960-65 (or earlier); 115 N. Dallas rehabbed c. 1965-70	Former Ennis State Bank (now Ennis Public Theatre) Enframed Window Wall, orange Roman brick and stone façade—same brick treatment was given to 115 N. Dallas to the north—no windows or doors in this section 1927 Sanborn shows 113 N. Dallas as two stories; 1960 Sanborn shows it is one story and that a bank was located in the building. C. 1965 photograph shows storefront with similar configuration as present. The same photo shows that 115 N. Dallas (Roorbach Pharmacy) was still a One-part Commercial Block. Circa 1982 photo shows 115's façade altered to current appearance. Long-time Ennis resident Jim Templin said the façade was altered prior to 1970. Although the alteration to 115 N. Dallas occurred after the ending of the new period of significance, the district was listed in part for its historic significance as the commercial center of Ennis. In turn, the Ennis State Bank was an important financial institution in Ennis, and this alteration to the neighboring building reflects the bank's historic development/evolution.	NC	C	
1001 13	114-18 N. Dallas St.	1920	One-part Commercial Block divided into 4 storefronts, stepped parapet with rounded (Mission) shape over northernmost parapet. Multi-light transoms. Brick painted pink; brick and wood trim painted white.	C	C	





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957 14	115-17 (117?) N. Dallas St.	1910 (1900 on ECAD)	One-part Commercial Block, brick corbelling at parapet; cast iron pilasters at ends of storefront, right column imprinted with "D. C. Kershner/ Contractor and Builder"; brick painted red. Detail of storefront obscured by construction fence (undergoing rehab in October 2015)	C	C	
Labeled 956 should be 958	119 N. Dallas St.		Former location of Plaza and Tara Theatre. Demolished 1992 following storm damage	NC	demolished	
NEW 15	119 N. Dallas	1993 according to plaque in park	Minnie McDowal Park . Property donated to the City of Ennis in 1993 by Lee Roy Mitchell, CEO of Cinemark, USA, in honor of Minnie McDowal, long-time theatre employee and resident of Ennis.  Park has elevated platform will ramp. Dedication plaque, landscaping.		NC site	
1000 16	208 (208-10) N. Dallas St.	1915	Large One-part Commercial Block divided into two storefronts; brick headers create sign blocks on parapet. Brick painted green	C	C	
955 17	211 (209) N. Dallas St.	1905 (1910 ECAD)	Masonic Building. One story, tan brick. Cast balustrade (which is an original feature) is above entrance (center building in photo)  1927 & 1960 Sanborn say this was a 2-story building.  If the upper story was removed and façade altered within the period of significance, then this might be a contributing building.	C	C	





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999 18	212 N. Dallas St.	1925	One-part Commercial Block; brick corbelling at parapet; flat awning; 2/2 windows. Brick painted red. 1927 Sanborn Map identifies this was location of the Interurban Station (Southern Traction merged with Texas Traction in 1917. The Interurban was abandoned in 1941).	C	C	
954 19	213 N. Dallas St.	1915 Altered 1973	Ennis Daily News. One story; façade covered with aggregate panels; awning above entrance/window, has eyebrow arch above entrance (building on right in photo)  Telephone conversation with Jim Templin 10-21-2015 said tilt-wall panels added 1973.	NC	NC	
953 20	215 N. Dallas St.	1910	Knights of Pythias Hall; Classical Revival Two-part Commercial Block; pediment at center of parapet, bracketed cornice; quoins at corners; Ionic capitals on pilasters; urn-shaped finials. Flat awning above storefront windows. Front part of building of tan brick; rear is red brick. Outstanding building designed by Hix McCanless  Second floor converted to apartments in 1998.	C	C	
351 21	101-05 S. Dallas St.	1904	Rowe Building; Two-part Commercial Block; corner entrance; embellished parapet with turret at NE corner of building.  Building covered with stucco in 1940s covering brick embellishments. Turret roof was removed. Building was restored c. 1984, further rehabilitated in 2014-15. View looking south.	C	C	

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1003  22	106 S. Dallas St.	1910	One-part Commercial Block divided into 3 bays/storefronts; beige brick; vertical divided light transoms; two storefronts have recessed entrances.	C	C	
959  23	107 (109) S. Dallas St.  (Photo 7)	1905	Brick One-part Commercial Block with stuccoed façade, two recessed entrances, large storefront windows. Façade closely resembles the appearance of the Ben Franklin Store that was here in 1945.	NC	C	
1004  24	110 S. Dallas St.	1920	One-part Commercial Block; one bay/storefront; shaped parapet edged with cast or stone coping; transoms with flat awning; beige brick (first building to right of alley in photo)	C	C	
960  25	111 S. Dallas St.	1910 according to ECAD (date not given in 1985 NR nom)	One-part Commercial Block; shaped parapet; brick has been stuccoed and painted red; shed awning of corrugated aluminum (building on right in photo).  Have not been able to confirm when façade was stuccoed. If alteration occurred within the period of significance, then this would be a contributing building.	NC	NC	

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1005 26	112 S. Dallas St.	1920	One-part Commercial Block; red brick; brick corbelling at parapet; segmental arched entrance with divided light transom flanked by storefront windows on north half of façade; appears another segmental arched entrance on south half of façade has been bricked in—has fixed window in center of former opening. Flat awning connects to buildings to north and south	C	C	
961 27	113 S. Dallas St.	ECAD Gives date as 1910	One-part Commercial Block; very narrow facade; vertical divided light transom; burgundy tile covers bulkhead; façade stuccoed and painted cream color (second building from right) Back of building goes behind 111 S. Dallas  Have not been able to confirm when façade was stuccoed. If alteration occurred within the period of significance, then this would be a contributing building.	NC	NC	
962 28	115 S. Dallas St.	1910 according to ECAD	2-story, Two-part Commercial Block; upper story may have been rebuilt as there are short double-hung windows on second story; building has been stuccoed; glassblock transom; façade painted beige with panels near parapet painted green (second from left in photo; see also photo for 117-19 S. Dallas).  Have not been able to confirm when façade altered and stuccoed. If alterations occurred within the period of significance, then this would be a contributing building.	NC	NC	
963 29	117-19 S. Dallas St.	1895 1910 according to ECAD	2-story; Two-part Commercial Block; beveled entrance at corner of S. Dallas & W. Brown; twin stone and brick bartizans at beveled corner. Brick corbelling at parapet; awning at corner and along east side between storefront windows and transoms. Brick is painted red.	C	C	







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1075 30	100 E. Ennis Ave	1915 Date should possibly 1905-06	Wells Fargo/Railway Express Building; Small, One-part Commercial Block building; reddish-orange brick; shaped parapet edged with coping; shed roof awning of corrugated metal wraps around building Article in <i>Dallas Morning News</i> 8-15-1905 states brick contract awarded to Gilland & Compton. "Work on the new building will begin right away."	C	C	
356 31	105 W. Ennis Ave	1895	2-story, Two-part Commercial Block, very narrow; segmental arched double hung window on second story; storefront appears to retain original multi-light transom; exterior stuccoed. On left side of photo.	C	C	
355 32	107-09 W. Ennis Ave	1900	2-story, Two-part Commercial Block, stepped parapet with brick corbelling; second story divided into five bays, window openings have segmental arches (windows boarded over); awning between storefront and transom windows.	C	C	
325 33	108 W. Ennis Ave (Photo 13)	1910	One-part Commercial Block divided into 3 bays; red brick; multiple light clerestories; storefronts below.  1960 Sanborn reveals building still had 3-stories; If upper floors removed during period of significance, then building may be contributing.	C	NC	




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324  34	110 W. Ennis Ave	1883	<p>Ennis National Bank: 2-story Two-part Commercial Block has low-pitched hipped roof covered with red clay tile above square tower at SE corner of building. Finials on top of parapet; stone hood moldings on 2<sup>nd</sup> story; larger segmental arched window of east side of first floor; storefront arcaded behind cast iron columns. This building is a Recorded Texas Historic Landmark.</p> <p>Building on the right in photo.</p>	C	C	
354  35	111 W. Ennis Ave	1900	<p>2-story, Two-part Commercial Block; brick corbelling at parapet; segmental arched windows on second story boarded over; recessed entrance on first floor; transom concealed; brick painted white with green accents.</p> <p>Building on the left in photo.</p>	C	C	
323  36	112 W. Ennis Ave  (Photo 9)	1920	<p>One-part Commercial Block painted red; brick coping at parapet; transom boarded over.</p> <p>Building on the left in photo.</p>	NC	C	



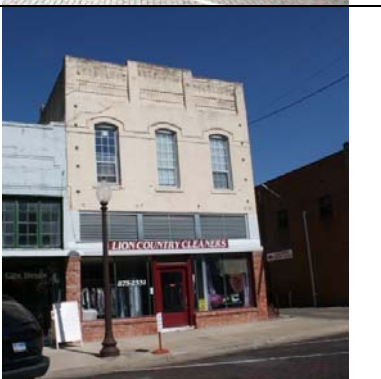
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353  37	113 W. Ennis Ave  (Photo 14)	Date not given in ECAD  Façade appears to date from 1920s-30s	One part Commercial Block; beige brick with dark brown brick used for accents; center entrance flanked by storefront windows; brick bulkhead may be original Building on the left in photo.	NC	C	
352  38	115-17 W. Ennis Ave	1915 Later?	One-part Commercial Block; two storefronts, tan brick, lighter colored brick used for decorative detail; one storefront entrance facing S. Dallas (102). 1927 Sanborn Map shows a 2-story building at this location; 1960 Sanborn shows 1-story	C	C	
322  39	116 W. Ennis Ave	1917	Brick 2-story Temple Front; Two cast columns flank entrance; which has a cast pediment with cartouche above it.	C	C	
NEW  40	200 W. Ennis Ave  (Photo 15)	2003	One-part Commercial Block; red brick, cast stone ornamentation		NC	
321	200 W. Ennis Ave	1913	Demolished—Burned 1996	NC	Demolished	
320	204-06 W. Ennis Ave	1912	Demolished—Burned 1996	C	Demolished	





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350  41	207 W. Ennis Ave	1900	Painted brick, 2-story, Two-part Commercial Block, centered entrance, large storefront windows divided by cast iron columns, 3 segmental arched window openings on second floor have 2/2 hung windows.	C	C 
319	210 W. Ennis Ave		Demolished—Burned 1996	NC	Demolished
349  43	213 W. Ennis Ave	1925	Red brick, One-part Commercial Block, asymmetrical façade, large storefront windows with garage bay on west end of façade. Parapet damaged from 2013 tornado, will be repaired as part of an ITC project (Part 1 approved).	C	C 
318	218 W. Ennis Ave	1920	Large- One-part Commercial Block; tan brick; divided in half by pilaster. Transoms infilled/covered over. Brick corbelling at parapet. Storefront facing McKinney at north end of building.	C	C 





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<p>Not number -ed  44</p>	<p>107 W. Knox</p>		<p>One-story building, parapet of brown brick; lower portion in filled painted red, entrance to building is on east elevation. This may be the rear of building that was located at 119 NW Main (demo'd) (Building on the left in the photograph)</p> <p>Not separated out in 1985 inventory.</p>		<p>NC</p>	
<p>304  45</p>	<p>109 W. Knox St.</p>	<p>1920 ECAD</p>	<p>One part Commercial Block. Transom Covered; flat awning between transom and storefront windows. Entrance is a couple of steps above grade. Brick painted white. Shown as contributing on NR map but doesn't appear in inventory. (Building on right in photo)</p>	<p>C</p>	<p>C</p>	
<p>284  46</p>	<p>110 W. Knox St.</p>	<p>1895</p>	<p>Two-part Commercial Block; stepped parapet with brick corbelling; second story divided into three bays, has three segmental arched window openings; awning between transom and storefront. Building appears painted in c. 1965 photograph.</p>	<p>C</p>	<p>C</p>	





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303  47	111 W. Knox St.  (Photo 4)	1895	Felcman's; 2-story; Two-part Commercial Block; appears to retain historic pressed tin cornice at parapet. 2 <sup>nd</sup> story completely covered over; Multi-light transom; flat awning between transom and storefront windows. Recessed entrance and angled storefronts A c. 1965 photograph reveals that the upper façade below the pressed-tin cornice had been stuccoed over by that date.	NC	C 
283  48	112 W. Knox St.  (Photo 10)	1910	One-part Commercial Block, stepped parapet; brick painted blue; large multiple-light transom windows above storefront windows (second from right in photo). Building appears painted in c. 1965 photograph.	C	C 
302  49	113-15 W. Knox St.	1910	One-part Commercial Block divided into 2 bays; stepped parapet, brown brick with polychrome soldier courses used for decorative detail. Multiple-light transoms; flat awning between transoms and storefronts. Both storefronts have recessed entrances.	C	C 
282  50	114 W. Knox St.	1900	Two-part Commercial Block; red brick; brick corbelling at parapet; inset panels; cast iron storefront with tripartite division; transoms above storefront windows; awning between storefront windows/entrance & transoms (second building from left).	C	C 

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281 51	116 W. Knox St.	1910 Local history says dates to c. 1895	Two-part Commercial Block; segmental arched windows on 2 <sup>nd</sup> floor of west elevation; all 2 <sup>nd</sup> story windows appear to be bricked in; building covered with stucco. Jack Poff Men's Wear. A c. 1965 photograph reveals that the brick had not been stuccoed over by that date. When documented in 1984, stucco had not been painted white. (Building on left in photo).	NC	NC	
280 52	200 W. Knox St.	1900	J. M. Calhoun Building. 2-story; Two-part Commercial Block; brick corbelling between 2 <sup>nd</sup> story windows and parapet. Rough-cut segmental hood moldings and flat arched lintels above 2 <sup>nd</sup> story windows. Beveled corner/inset entrance & cast iron columns on first floor. Queen Anne style transoms above storefront windows. Brick on first floor has been painted, likely to cover old advertising.  First official project of Ennis Main Street program in 1980s	C	C	
279 53	202 W. Knox St.	1900	One-part Commercial Block; transom covered over, flat awning between transom and storefront. Brick painted white (center building)	C	C	
278 54	204 W. Knox St.	1900	One part Commercial Block; inset brick panel; brick painted red, transom covered over; flat awning between transom and storefront; recessed centered entrance (red brick building on right)	C	C	

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277  55	206 W. Knox St.	1900	Very similar to 204 but narrow, brown brick is not painted; transom covered over, entrance not recessed (brown brick building on left)	C	C	
276  56	208-10 W. Knox St.	1905	One-part Commercial Block; wall above storefront windows has been stuccoed; two storefronts, storefront for 210 partially filled in around entrance, flat awning. A c. 1965 photograph reveals that the facade had been stuccoed over by that date.	NC	C	
301  57	211 W. Knox St.	1910	One-part Commercial Block; multiple light transom painted over; flat awning between transom and storefronts; two storefronts. Brick painted green	C	C	
275  58	212 W. Knox St.	1920	2-story, Two-part Commercial Block; with full height gallery/balcony across façade. Also a gallery along west elevation which does not appear on 1960 Sanborn map. Brick painted white. Renovation project c. 1982 converted upper story to apartments	NC	NC	







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1074 59	105 NE. Main St.	1915 (not dated in 1985 survey)	Houston & Texas Central Depot: 1-story brick depot, asphalt shingled hipped roof with wide-overhanging bracketed eaves. Hung windows with multiple-light upper sashes. Now houses Ennis Railroad and Cultural Museum. Was originally constructed as a restaurant for HTC employees and travelers. Became depot after 1892 depot destroyed by fire in early 1930s.	C	C	
305 60	100 blk NE. Main St.	Not dated in 1985 survey. c. 1892?, altered 1930s?	Railroad Office & Baggage House. One-story, rectangular massed, wood framed building with hipped roof covered with standing seam metal Was the baggage room for the 1892 depot. That depot was burned in early 1930s and torn down except for this section. Caboose stationed on east side of building	C	C	
1047 61	101 NW. Main St.	1910	One-part Commercial Block; brick with Stone Roman arch over entrances on Main Street and W. Ennis (appears to be replaced); multiple-light transom windows. Brick painted red.  Originally a 3-story building; 1960 Sanborn indicates that it was still 3-stories at that time but local informants say it was one-story prior to that. If upper stories removed during the period of significance then building will be contributing	NC	NC	
1046 62	103-05 NW. Main St.	1905	One-part Commercial Block; stepped parapet;; brick corbelling; upper façade divided into 5 bays (center has blind rounded arch); two storefronts; north storefront has recessed storefront windows; canvas awning over transom	C	C	





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1045 63	107 NW. Main St.	Not dated in 1985 NR nom. 1920 in ECAD	One-part Commercial Block; brick corbelling at parapet; multi-light transoms; flat awning; appears storefront windows have been altered. Brick is painted (located to the left of the 2-story building in photo)	C	C	
1044 64	109 NW. Main St.	Not dated in 1985 NR nom. 1920 in ECAD, possibly earlier	Two-part Commercial block; brown brick; Romanesque influence; brick corbelling; two large rounded arched window openings on 2 <sup>nd</sup> floor; original windows replaced with multi-light units; flat awning; original storefront replaced Ennis Chiropractic & Wellness Center	C	C	
1043 65	111-13 NW. Main St.	1985	Two-part Commercial Block; beveled corner; arcaded first floor on north side; polychrome red brick. Set back from corner with parking to the north of the building.	NC	NC	
NEW Not includ e in 1985 nomin a-tion 66	Pierce Park. Right side of NW Main Street near intersection of W. Knox Avenue  (Photo 2)	1947	Park created in 1947 with erection of marker honoring members of the Dallas Division of the Southern Pacific Lines who were killed in World War II. Named for Sgt. W. T. Pierce, Jr., the first of the division members to die in combat. Park includes concrete sidewalk and stairs that accessed the railroad tracks.		C	





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1041 67	201 NW. Main St.  (Photo 8)	1955	One-part Commercial Block; multiple-light transoms above storefront windows; flat awning between transoms and storefront windows; most of the storefront windows along Knox and one on N. Main have been covered over. Brick is painted. Original home to Kucerna's Dept/Variety Store. Now Pawn Shop (201) and Eye Center (203)	NC	C	
1040	211 NW. Main St.	1910 This bldg. Demo'd	Pollan Furniture. 1960 Sanborn Map shows that this area originally had four buildings here, NR map shows building with a smaller footprint.	NC	Demolished	
NEW 68	211 NW. Main St  (Photo 18).	1996 according to ECAD	Pollan Furniture One-Part Commercial Block. Red brick		NC	
1048 69	101 SW. Main St.  (Photo 16)	1920 ECAD	Small, One-Part Commercial Block; brick painted red; oval windows on side (north) elevation. Originally a 2-story building; the 2 <sup>nd</sup> -story had been removed by 1960 according to the Sanborn Map.  Finials added since NR listing, are removable, that's why counted contributing	NC	C	
1049 70	103 SW. Main St.	1920 ECAD	2- story, Two-Part Commercial Block; shaped parapet; three windows on 2 <sup>nd</sup> floor (fixed glass). Transoms above storefront windows.	C	C	





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1050 71	105 SW. Main St.  (Photo 5)	1920 ECAD	One-part Commercial Block; brick headers create sign block; brick painted white; transoms covered over; flat corrugated awning; nonoriginal storefront (building to the left of the 2-story building in photo)	NC	C	
1051 72	107 SW. Main St.  (Photo 5)	1920 ECAD	One-part Commercial Block; brick painted white; transom above storefront windows. (Second building from left)	NC	C	
1052	109 SW. Main St.	Date not given	Demolished or substantially altered	NC	Demolished or substantially altered	
NEW 73	109 SW. Main St.	1992 ECAD	One-part Commercial Block; exaggerated shaped parapet; red brick.		NC	
1053 74	117-19 SW. Main St.	1940 (this area burned in 1948 so this building likely after that)	One-part Commercial Block, orange-brown brick, mansard style roof of standing seam metal hangs from top of parapet to above storefront window  Awning applied since 1984 Survey	NC	NC	

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1054 75	201-05 SW. Main St.	1930  1936 ECAD	One part Commercial Block, divided into three bays. Polychrome red/brown brick.  Storage building behind not counted  Was Otasco Store at one time	C	C	
1055 76	207 SW. Main St.	Not given  Date not found in ECAD. Cast iron columns suggest early 1900s	One-part Commercial Block, red brick; original cast iron columns on storefront; transoms & storefront replaced.	C	C	
1056	209 SW. Main St.	Not given	Demolished	NC	Demolished	
1057	211 SW. Main St.	Not given	Demolished	NC	Demolished	
1058 77	213 SW. Main St.	1920 ECAD	One-part Commercial Block; standing seam covers parapet and shed awning. Wall surface around storefront is stuccoed (building to right in photo)	NC	NC	
1059 78	215 SW. Main St.	1920 ECAD	One-part Commercial Block; Polychrome red brick, stepped parapet, flat awning between transoms and storefront windows.  Building appears to have non-historic facade	NC	NC	

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<p>Not on 1985 NR map  79</p>	<p>217 SW. Main should be 219</p>	<p>1920 in ECAD</p>	<p>2-story, Two-part Commercial Block; both first and second floor recessed; double paneled wood doors with transoms and paneled sidelights 1960 San born Map shows it is 1 story</p>		<p>NC</p>	
<p>1060  80</p>	<p>219 SW. Main St.</p>	<p>1894 ECAD  Likely 1930s</p>	<p>One-part Commercial Block, double paneled wood doors with transoms and paneled sidelights Doesn't appear on 1927 Sanborn but does appear on 1960</p>	<p>C</p>	<p>C</p>	
<p>930  81</p>	<p>210 N. McKinney  (Photo 1)</p>	<p>1947 1957 1968</p>	<p>First Presbyterian Church; u-shape; North leg constructed 1947 (was an old army chapel hauled to site) is a front gabled church; East leg (Clarke Hall) added 1957; southern leg of U (Memorial Hall) added 1968. Brick painted white c. 2005.</p>	<p>NC</p>	<p>C</p>	
<p>931  82</p>	<p>106 S. McKinney St (also 219 W. Ennis Avenue)</p>	<p>1920 ECAD</p>	<p>One-part Commercial Block; red brick with whitewash; multiple-light windows. European Antiques; 1960 Sanborn indicates it was an auto repair shop and filling station. North end used for Mexican Restaurant facing W. Ennis (219)  Achieved current footprint between 1927 and 1960</p>	<p>C</p>	<p>C</p>	

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NEW  83	112 S. McKinney	2005	One-part Commercial Block; polychrome red brick. Double-faced cornerstone reads PMK Projects 2005, each has a horseshoe		NC	
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### Historic Context for the Expansion of the Period of Significance

The movement to “modernize” America’s downtowns began before the onslaught of post-World War II suburbanization. During the depths of the Great Depression, downtown businesses struggled to find ways to reinvigorate patronage of their establishments. As few building owners could afford to construct new structures, exterior modifications became a popular alternative, especially with small business owners. Such efforts could present a modern appearance without having to modify the interior, thus keeping costs down. In Fort Worth, sixty miles northeast of Ennis, numerous buildings in the downtown area and along neighborhood arterials received new stream-lined fronts that reflected the influence of the Moderne movement. As Judith Cohen noted in her book on Moderne architecture in Fort Worth, “new man-made industrial materials such as Bakelite plastics, metal alloys such as Monel and nickel chrome, as well as structural cast, pressed, etched, and blown glass such as Pyrex, Carrara, and Vitrolite, became popular visual elements in modern design. The low cost and high performance of synthetic products were vital to depression pockets, but just as important in the 1930s, they symbolized the hoped-for-utopian age of technology.” These treatments hid the type of ornamentation that was the hallmark of the eras in which the buildings were originally constructed, and instead provided them with a clean and uncluttered appearance.<sup>3</sup>

Merchants in small towns also had their reasons for modernizing their downtowns. R. C. Morrison, a Fort Worth landscape architect and advocate for city planning, made the observation in the late 1930s that industries were finding it profitable to set up shop in small towns to escape the frustrations that came with urbanized areas. In small towns, it could be possible for workers to own their home and work in the garden. The seasonal unemployment related to agricultural work could be beneficial for the factory owner by providing another source of laborers. In an April 1938 article for *Holland’s: The Magazine of the South* (published in Dallas), Morrison noted that the South Texas town of Weslaco had undertaken a program of downtown beautification in order to attract industry and new residents, as well as to keep young people from moving away from their hometown. Architect R. Newell Waters was employed through public subscription to create a plan for the transformation of an entire block. Drawing on the area’s Hispanic heritage, the plan called for the application of “white stucco veneer, belfries, and colorful tile roofs on the fronts of the stores, but also for stucco walls to screen vacant lots and service areas.” The actions of two building owners to makeover the fronts of their buildings soon encouraged others to do the same, resulting in at least one whole block face being transformed. This caused Morrison to note that “What seemed to be an impossible task has become a reality that is bearing splendid returns on investment.” Although the Spanish Colonial theme might not be appropriate for every community, the example presented in Weslaco could be, and more important, was being employed across the South, resulting in a campaign of “Face Lifting on Main Street.”<sup>4</sup> Fourteen months later, another article that Morrison wrote for *Holland’s* included before and after photos of the building housing the Chamber of Commerce of the North Texas town of Gainesville. The late 19<sup>th</sup>-early-20<sup>th</sup>-century brick two-story, Two-part Commercial Block had received a Moderne-inspired, \$5,000 transformation that included what appeared to be stucco and brick vertical panels on the upper wall, signage with a jazzy font, and glass block surrounding a modern glass and aluminum door.<sup>5</sup> As Morrison saw it, Main Street makeovers could occur anywhere a community had the heart to undertake them.

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<sup>3</sup> Judith Singer Cohen, *Cowtown Moderne: Art Deco Architecture of Fort Worth, Texas* (College Station, Texas: Texas A&M University Press, 1988), 97-99.

<sup>4</sup> R. C. Morrison, “Face Lifting on Main Street: Weslaco, Texas Takes a Downtown Beauty Treatment,” *Holland’s, The Magazine of the South* 57:4 (April 1938): 22, 54.

<sup>5</sup> R. C. Morrison, “Coöperation in Gainesville and Muenster, Texas,” *Holland’s, The Magazine of the South* 58:8 (August 1939): 8.



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It wasn't just city planners and Chambers of Commerce who were pushing for building modernization. The suppliers of the products used in such projects published promotional literature that depicted examples of building transformations across the country. The Pittsburg Plate Glass was one such company. In 1939, it published "How to Get More Business," noting on the cover that "store owners everywhere are remodeling for greater profits."<sup>6</sup> The company's promotional efforts continued after World War II with the publication of brochures such as "How to Give Your Store the Look That Sells" from 1951. Like their counterparts from the Great Depression, Main Street merchants of the post-war era needed to find ways to bring customers back to their stores, too. However, the post-war merchants were fighting a different type of economic battle as they faced stiff competition from suburban stores. The literature of this era preached that one of the best ways to get the customer's attention was with a modern storefront that would reveal what was inside with just a glance. This could be accomplished with an "open-vision front, distinguished by large areas of Plate Glass and transparent Herculite doors." Other examples showcased display windows that fronted the sidewalk and receded back behind the wall plane of the façade to a recessed entrance, essentially pulling the window-shopper into the store. To dramatize the possibilities that could be achieved, the brochures included before and after photographs. Much as Morrison noted in 1938, Pittsburg Plate Glass Company encouraged neighboring stores to renovate their storefronts at the same time for a uniform and, hopefully, a more powerful effect.<sup>7</sup>

### Ennis After 1935

Ennis was not a stagnant place after 1935, the presumed end of the period of significance for the original National Register documentation for the Ennis Commercial Historic District. The city had a steady growth in population. In 1945, the number of residents was estimated to be 7,087. By c. 1955, the number had increased to 7,815. By 1960, that number had grown substantially to 9,347 and was estimated to be 10,335 in 1962. In the 1964-65 Texas Almanac, it was noted that Ellis County was becoming increasingly industrialized at the same time that many of its residents were commuting to Dallas and Fort Worth for employment.<sup>8</sup>

Many Ennis businesses survived the Great Depression, and one in particular thrived. The Ennis Tag & Salesbook Company was founded in 1909 with approximately six employees operating in a few hundred square feet of space. It had its beginnings as an offshoot of the printing shop that published the weekly *Ennis News*. The shop began making small shipping tags which cotton growers could attach to their bales of cotton. The product was so popular among area cotton growers that company salesmen were soon peddling them wherever cotton was grown. This resulted in the business breaking away from the newspaper and the formation of a separate company. Tags were made for a variety of products. Once the company began the production of sales books, this soon led to the manufacture of school and office supplies. In 1940, the American Carbon Paper Manufacturing Company was spun out as a separate entity. Both businesses occupied a five acre site east of the Houston & Texas Central railroad tracks. Warehouses were established in Birmingham, Alabama, Houston, New Orleans, and Albuquerque, New Mexico. By 1949, Ennis Tag employed more than 300 people, making it the second largest employer in Ennis with the Southern Pacific, the successor to the Houston & Texas Central, being the largest employer. Ennis Tag established plants in Chatham, Virginia and Paso Robles, California but chose to keep its headquarters in Ennis. During the 1950s, its sales grew nearly \$1,000,000 each year and in 1960, sales reached \$11,800,000. In 1959, the

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<sup>6</sup> Pittsburg Plate Glass Company "How to Get More Business," (1939).

<sup>7</sup> Pittsburg Plate Glass Company "How to Give Your Store the Look that Sells," (1951).

<sup>8</sup> *Texas Almanac* for the years 1945-1946 (p. 413), 1954-1955 (p. 547), and 1964-65 (p. 216). Information accessed September 30, 2015, University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting Texas State Historical Association, Denton, Texas.

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company's stock went public and the name was changed to Ennis Business Forms. Ennis Tag/Ennis Business Forms could have relocated its headquarters to a larger city in Texas or elsewhere, but chose to remain in Ennis.<sup>9</sup>

Another industry came to Ennis in 1946. The Leggett and Platt Bedspring Company headquartered in Carthage, Missouri, established a large plant at Southeast Main Street and Lampasas Street (southeast of the historic district). It operated there until 1996 when it moved to a new facility along Highway 75.<sup>10</sup>

As the city's population grew, businesses and city infrastructure continued to expand and modernize in the 1950s. In early 1950, the Cosmopolitan Life Insurance Company and Trinity Life Insurance Company constructed a 3-story brick building.<sup>11</sup> It was also in 1950 that a new gymnasium was constructed for Ennis High School and David Crockett School received an addition. A new gymnasium and auditorium was constructed for George Washington Carver School for the city's black youth. In 1953-54 a privately-sponsored community center and swimming pool opened. The latter was reported to be the first swimming pool in Ennis.<sup>12</sup>

In late 1953, three steam locomotives pulled out of the Southern Pacific roundhouse, marking the end of an era for a town whose formation was due to the railroad industry. The steam locomotive had been replaced by diesel-powered ones. Although some lamented the passing of an era, others looked on it as the continuum of progress. Six passenger trains arrived daily and twenty freight trains either originated or terminated in the Southern Pacific yards north of downtown every day.<sup>13</sup>

However, this technological change had an economic impact on Ennis as the switch from steam to diesel resulted in a ninety percent loss of work force in the rail yards. City leaders made a concerted effort to attract industry to the area. The city limits were extended ten miles east to the Trinity River in a hope to take advantage of a proposed barge canal port, which never came to fruition. Industries that did establish plants in Ennis included Flintkote Co. (manufacturer of roofing materials), West Coast Doors (residential doors), Standard Metal Fabricating Co., Inc., (pipes, duct fittings, and rain gutters), and Ennis Furniture Manufacturing Co. (makers of early American-style furniture).<sup>14</sup>

Many of these products were used in the construction of Ennis' new suburban neighborhoods and other building activity in the city. In September 1962, construction permits totaled \$1,102,230, far exceeding past records for a single month. During the first nine months of the year, building permits totaled \$2,500,000, more than the value of all permits in 1961, which was a record year for Ennis. Permits for two new elementary schools accounted for \$800,835 of that amount.<sup>15</sup>

Throughout the remainder of the twentieth century, Ennis continued to grow. To manage that growth, a comprehensive master plan and a zoning ordinance were adopted. Bardwell Lake, located seven miles west of the city, became a popular recreation destination and also functioned as a source of water for the city. A new hospital was constructed in 1964. The Ennis Municipal Airport, Ellis County's only airport, was completed in 1968. That

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<sup>9</sup> "Ennis Enterprise Grows: Tag and Salesbook Company to Cut 40<sup>th</sup> Birthday Cake," *Dallas Morning News*, November 6, 1949.

<sup>10</sup> Laurie J. Wilson, Peggy Holland Rankin, Ellis County Czech Heritage Society, and Ennis Heritage Society, *Ennis* (Charleston, South Carolina: Arcadia Publishing Company, 2009), 59.

<sup>11</sup> "3-story Building Planned at Ennis," *Dallas Morning News*, June 6, 1949.

<sup>12</sup> "Ennis School Buildings Will Cost \$175,000," *Dallas Morning News*, June 6, 1949; "Industry Horizons Widened at Ennis," *Dallas Morning News*, November 15, 1953; "Optimists Hold Pool Dedication," *Dallas Morning News*, May 17, 1954.

<sup>13</sup> "Industry Horizons Widened at Ennis." *Dallas Morning News*, November 15, 1953.

<sup>14</sup> Eddie Hughes, "Ennis—Highballing Again: New Industries Replace Locomotives," *Dallas Morning News*, August 26, 1962.

<sup>15</sup> "Building Permits at Ennis Top Millions in September," *Dallas Morning News*, October 14, 1962.

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same year, the city's public schools were integrated. By 1970, Ennis had a population of 11,550 and 250 businesses. Industries remained an important part of the city's economy. Cattle raising became more prevalent than cotton production in the agricultural sector of the economy. By 2000, Ennis had a population of 16,045.<sup>16</sup>

### **The Ennis Commercial Historic District, 1935-1966**

Reflecting the advice given by planners such as R. C. Morrison and material suppliers such as the Pittsburg Plate Glass Company to "modernize" Main Street, the building exteriors of the Rowe Building at 101-05 S. Dallas and the neighboring 107 S. Dallas were "de-Victorianized" and given clean and uncluttered exteriors by 1945. For the Rowe Building, this meant removing its turreted roof and obscuring or removing the corbelling and other decorative brick detailing and covering the façade with white stucco. The tower at the corner of the building became a vertical advertising block bearing the name "Federated." These alterations expressed a Moderne influence. The Federated Department Store opened in Ennis in 1944 and it is very likely that the alterations to the façade occurred at that time. The building at 107 S. Dallas had its brick face removed and the wall covered with stucco, which also presented an uncluttered appearance. Nearly full-length plate glass storefront windows were installed as were two sets of paired aluminum framed doors. The Ben Franklin Store opened at this location c. 1944 so it is very likely that 101-05 S. Dallas and 107 S. Dallas received façade makeovers around the same time. It is known that by 1945, the two building faces created a uniform appearance on this part of the block face (see Figure 6).

The presence of the Ben Franklin Store and the Federated Department Store further attest to the continued evolution of the Ennis Commercial Historic District as regional and national chain stores opened within the district. The Ben Franklin Store continued to operate at 107 S. Dallas into the 1960s. The C. R. Anthony Store, a department store based in Oklahoma City, later operated in the building formerly occupied by the Federated Department Store during the period of significance. Other chain stores operating within the historic district during the expanded period of significance included Western Auto (100 block W. Ennis Avenue) and Otasco (Oklahoma Tire and Supply Company, 201 SW Main Street). Such chain stores brought corporate branding into the district which could translate into modifications to storefronts and interiors.

Businesses that had long been established in the commercial district also modernized existing buildings or constructed new ones. Kucera's started as a general store in the commercial area in 1909. Around 1955, it moved into a large, one-story brick building at the northwest corner of Northwest Main Street and West Knox Street from which it operated a department store (see #67 on map). By 1960, the Ennis State Bank had moved to 113 N. Dallas Street. At one time this building had two stories with a lodge hall on the second floor. However, the 1960 Sanborn Fire Insurance Map indicates the building had just one story at that time. Throughout the post-war years, banks had been encouraged to modernize their physical plants to create a less formal and more inviting appearance. A 1965 photograph reveals that the Ennis State Bank had a façade of orange Roman brick and stone as it tried to project a more modern image (see Figure 7). By 1970, the bank had expanded into the building to the north (115 N. Dallas). That building's historic storefront was removed and replaced with a solid wall of orange Roman brick to tie it to the façade of 113 N. Dallas (Figure 8).<sup>17</sup>

As previously mentioned, Ennis was experience a building boom in 1962, the same year that the *Dallas Morning News* noted that downtown business owners expressed their "hometown pride" through modernization of

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<sup>16</sup> Lisa C. Maxwell, "Ennis, TX," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/hje11>), accessed October 23, 2015. Uploaded on June 12, 2010. Published by the Texas State Historical Association; Lyke Thompson, "Ennis' Cado Coleman: Black Chief has Plenty of Friends," *Dallas Morning News*, January 6, 1974.

<sup>17</sup> *The Cicerone* (Ennis High School Yearbook, 1965).

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storefronts and interiors as “a civic-minded move to bring on the business.” Business owners took advantage of the recently completed Interstate 45, located on the eastern edge of the city, to erect a sign advising motorists that “Gas—Food—Lodging” could be found in Ennis, a marketing ploy that apparently met with success.<sup>18</sup>

As throughout its history, the Ennis Commercial Historic District was shaped by fire and natural disasters in the post-World War II era. On January 30, 1948, a large fire swept through the southern half of the 100 block of Southwest Main Street resulting in damages estimated at \$200,000. Firemen from three towns fought the blaze. Buildings and businesses that were completely destroyed included White’s Auto Store, McKee Supply Company, Senva’s Shoe Repairing, Neicy’s Café, Boston Store, Curry’s Photo Studio, Novys Grocery, Kelsey’s Drug Store, Everybody’s Store, Ennis Watch Shop, and several smaller offices and businesses. Before the fire, this portion of the block had been filled with buildings. After the fire, a gap was left between those buildings not destroyed and new buildings constructed at the south end of the block. That gap still exists.<sup>19</sup>

The First Presbyterian Church, located at the northwest corner of the historic district, also experienced a devastating fire. Its wood-framed Gothic Revival style building which had served as its home since the late 1880s and nearly all of its contents were destroyed by fire on Christmas Day, 1945. Instead of rebuilding from the ground up, the congregation purchased a chapel building located at Camp Barkley in Abilene, Texas. The building was dismantled and moved to its present location in 1947. Work on the building was nearly complete when it was realized that a cornerstone had not been installed. It became necessary to cut into the building to install one. The cornerstone’s dedication was held on July 27, 1947 and the dedication for the building was held a few weeks later. In 1957, Clarke Hall was added to the rear of the church. An education wing known as Memorial Hall was completed in 1968, giving the building its current U-configuration (see #81 on map). It was also around this time that new stained glass windows were installed in the sanctuary. The building’s brown brick was painted white prior to 2005.<sup>20</sup>

The year 1947 also marked the creation of a downtown park near the railroad tracks. Known as Pierce Park (#66 on map), the park was located on the east side of Northwest Main Street near the intersection of West Knox Street. It was at this site that the Dallas Division of the Southern Pacific had a large stone marker erected in memory of division members who were killed during World War II. The park was named for Sgt. W. T. Pierce, Jr., the first member of the division to die in combat. The names of those killed are engraved on the marker. The marker was dedicated on May 30, 1947. Near the marker is a concrete sidewalk leading to concrete stairs that access the railroad tracks.

The Ennis Commercial Historic District remains the commercial heart of Ennis, Texas. The community participates in the Texas Main Street program which continues to advocate for the revitalization of the district’s buildings and for the patronage of the businesses within the district. Classifying 107 S. Dallas Street as a contributing resource to the Ennis Commercial Historic District will facilitate its rehabilitation and further contribute to the district’s revitalization.

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<sup>18</sup> Hughes, “Ennis—Highballing Again.”

<sup>19</sup> *Breckenridge (Texas) American*, January 30, 1948 and *Mexia (Texas) Weekly Herald*, February 5, 1948. Fire and natural disasters have shaped the historic district in more recent times. In 1996, half of the north side of the 200 block of West Ennis Avenue was destroyed by fire. A new building was constructed on the site in 2003 where three historic buildings previously stood. A tornado that came through Ennis in 2013 did significant damage to buildings on the south side of the 200 block of West Ennis Avenue.

<sup>20</sup> [Patsy Erwin], “Remembering Our Heritage: History of First Presbyterian Church of Ennis, 1875-2005,” *First Presbyterian Church, Ennis, Texas, 2005* (Olin Mills Church Directories, 2005); “Church Oversight Due for Correction,” *Dallas Morning News*, July 27, 1947; Patsy Erwin, interview with Susan Allen Kline, October 4, 2015.

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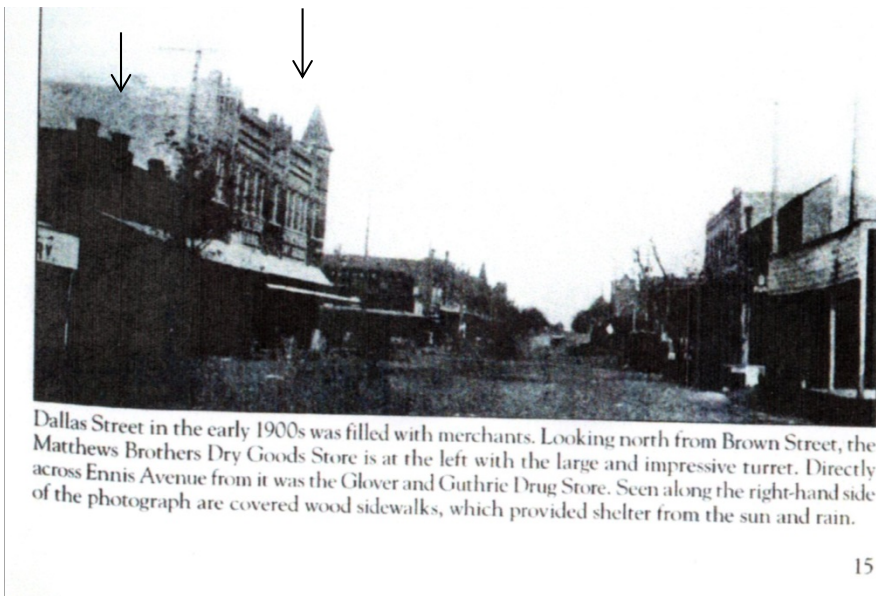
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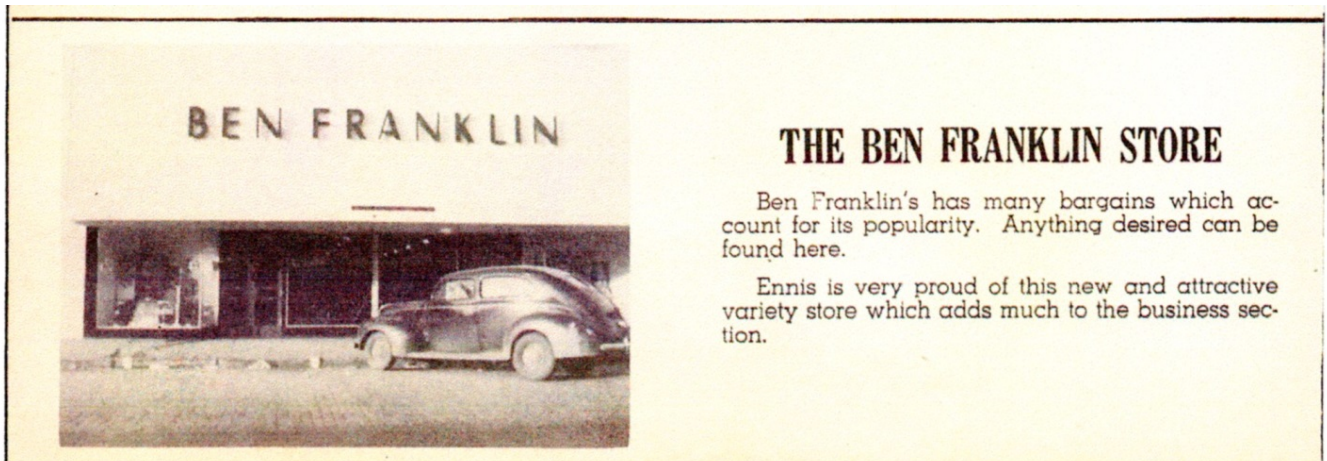
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**Figure 1:** Early 1900s view of the 100 Block of South Dallas Street. The buildings at 101-05 and 107 S. Dallas Street are located on the left side of the photo. From *Ennis* by Laurie J. Wilson, Peggy Holland Rankin, Ellis County Czech Heritage Society, and Ennis Heritage Society, (Charleston, South Carolina: Arcadia Publishing Company, 2009), 15.

107 S. Dallas St. 101-05 S. Dallas St.



**Figure 2:** Ben Franklin Store, 107 S. Dallas Street, Ennis, Texas, c. 1945. Note that the advertisement references that the store is a recent addition to Ennis. *The Cicerone* (Ennis High School Yearbook, 1945).



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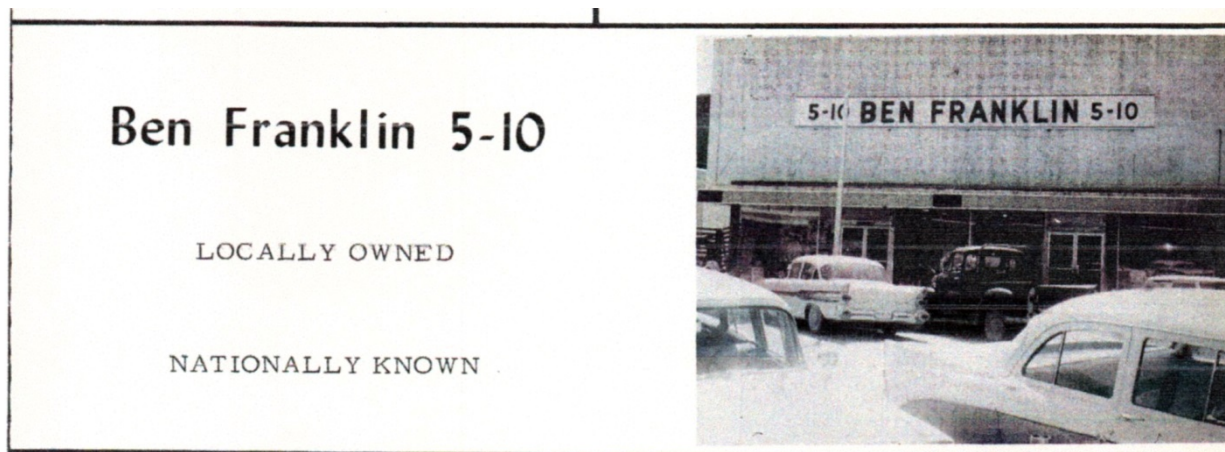
**Figure 3:** Ben Franklin Store, interior, 107 S. Dallas Street, Ennis, Texas, c. 1947. *The Cicerone* (Ennis High School Yearbook, 1947).



## BEN FRANKLIN VARIETY STORE

Stella Farris and Joan Clair Ledbetter are selecting some notions at Ben Franklin's, the modern variety store of Ennis. Here the customer may purchase a wide line of merchandise at reasonable prices.

**Figure 4:** Ben Franklin Store, 107 S. Dallas Street, Ennis, Texas, c. 1965. The awning shown in this photo appears slightly different from the awning shown in Figure 2. *The Cicerone* (Ennis High School Yearbook, 1965).



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**Figure 5:** Ben Franklin Store Building, 107 S. Dallas Street, Ennis, Texas, 2015. Building appears to have the same storefront as shown in Figures 2 and 4. The awning was removed a number of years ago after it had deteriorated.



**Figure 6:** Federated Department Store, 101 S. Dallas Street (center) and Ben Franklin Store, 107 S. Dallas Street (left), Ennis, Texas, c. 1945. This photograph reveals both buildings had received a stucco finish by this date. *The Cicerone* (Ennis High School Yearbook, 1945).



**FEDERATED STORE**

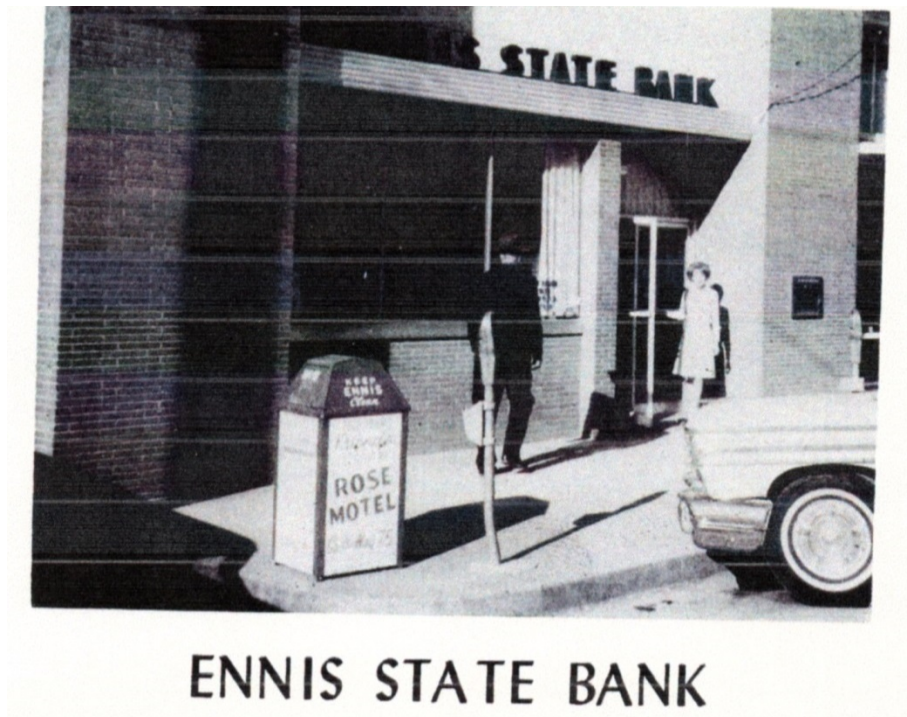
Ennis is very proud of its newest department store which was established in 1944 with Mr. Curry as manager. Here one may buy dry goods, ladies' ready-to-wear, men's wear, and shoes for the entire family.



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**Figure 7:** Ennis State Bank, 113 N. Dallas, Ennis Texas, c. 1965. *The Cicerone* (Ennis High School Yearbook, 1965).

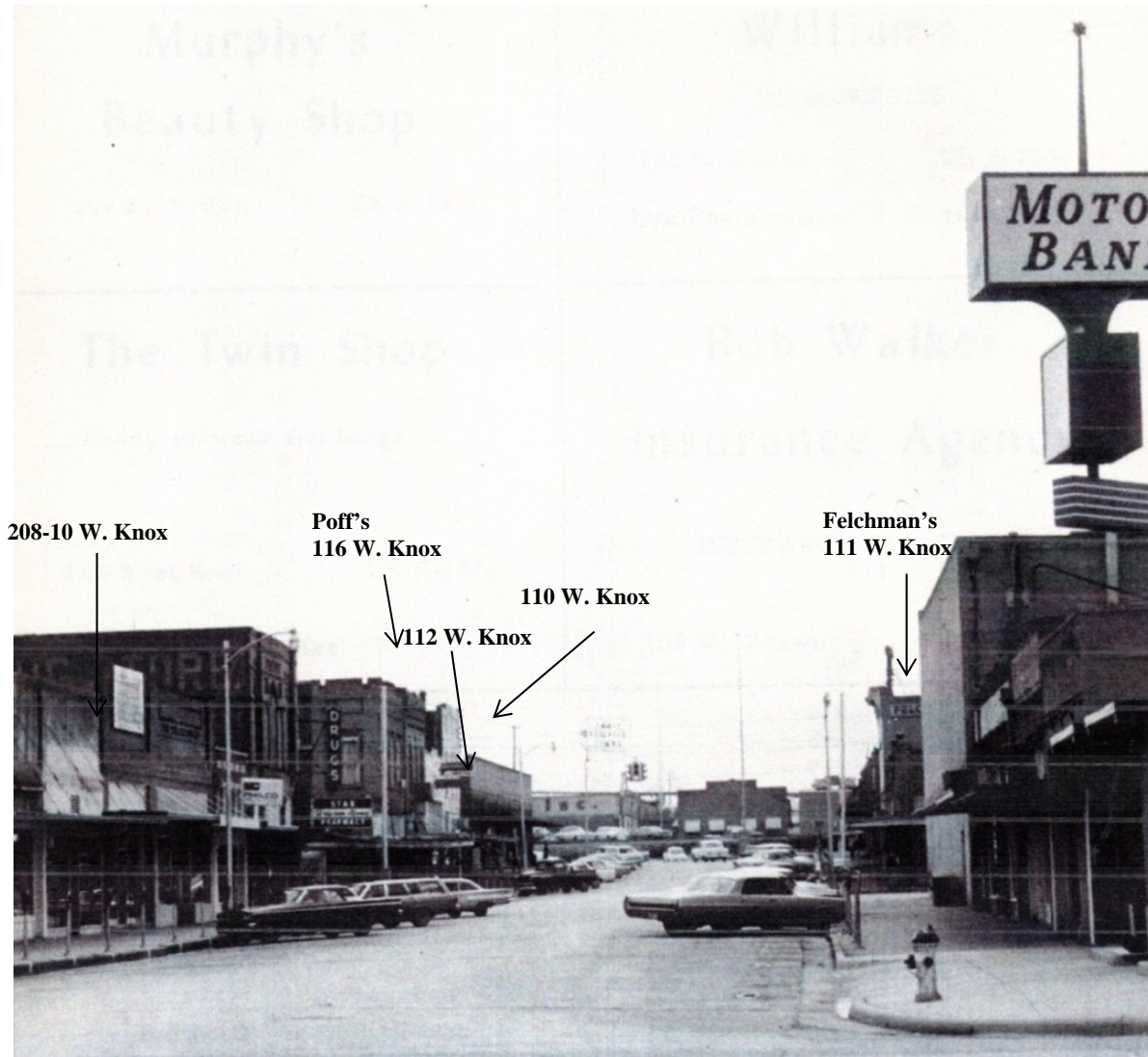


**Figure 8:** Former Ennis State Bank Building, 113-15 N. Dallas Avenue, 2015. The storefront at 115 N. Dallas Avenue received the new façade prior to 1970.



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**Figure 9:** 200 block (foreground) and 100 block W. Knox Street, c. 1965. Note that 208-10 W. Knox, 112 W. Knox, 111 W. Knox, and 110 W. Knox have been stuccoed or painted. Felchman's at 111 W Knox has had a skin placed over the upper wall of the facade. Poff's (116 W. Knox) has not been stuccoed/painted. View looking northeast. *The Cicerone* (Ennis High School Yearbook, 1965).



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Figure 9: 200 block (foreground) and 100 block W. Knox Street, 2015.



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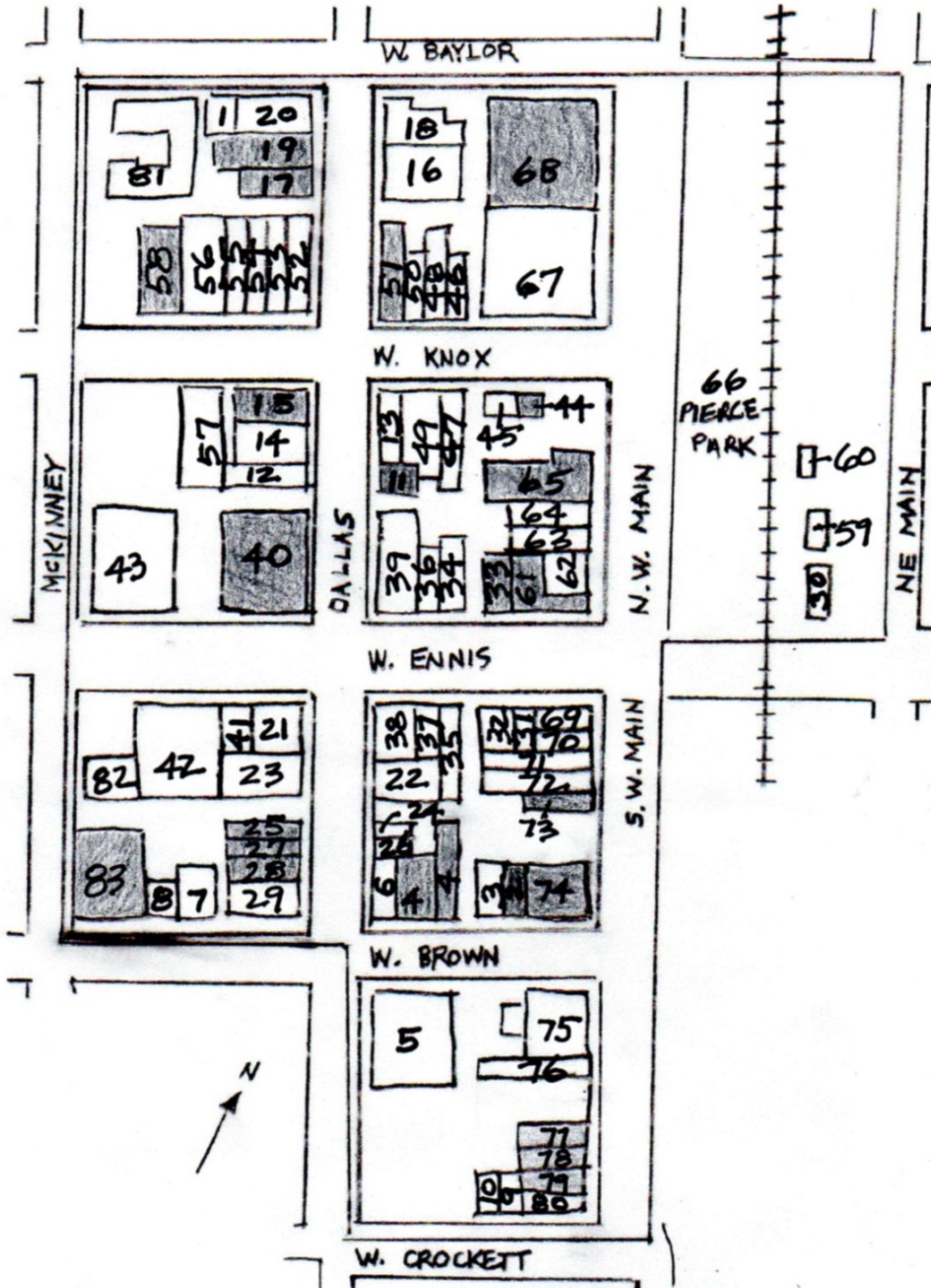
**Ennis Commercial Historic District**

Contributing resources

Noncontributing resources

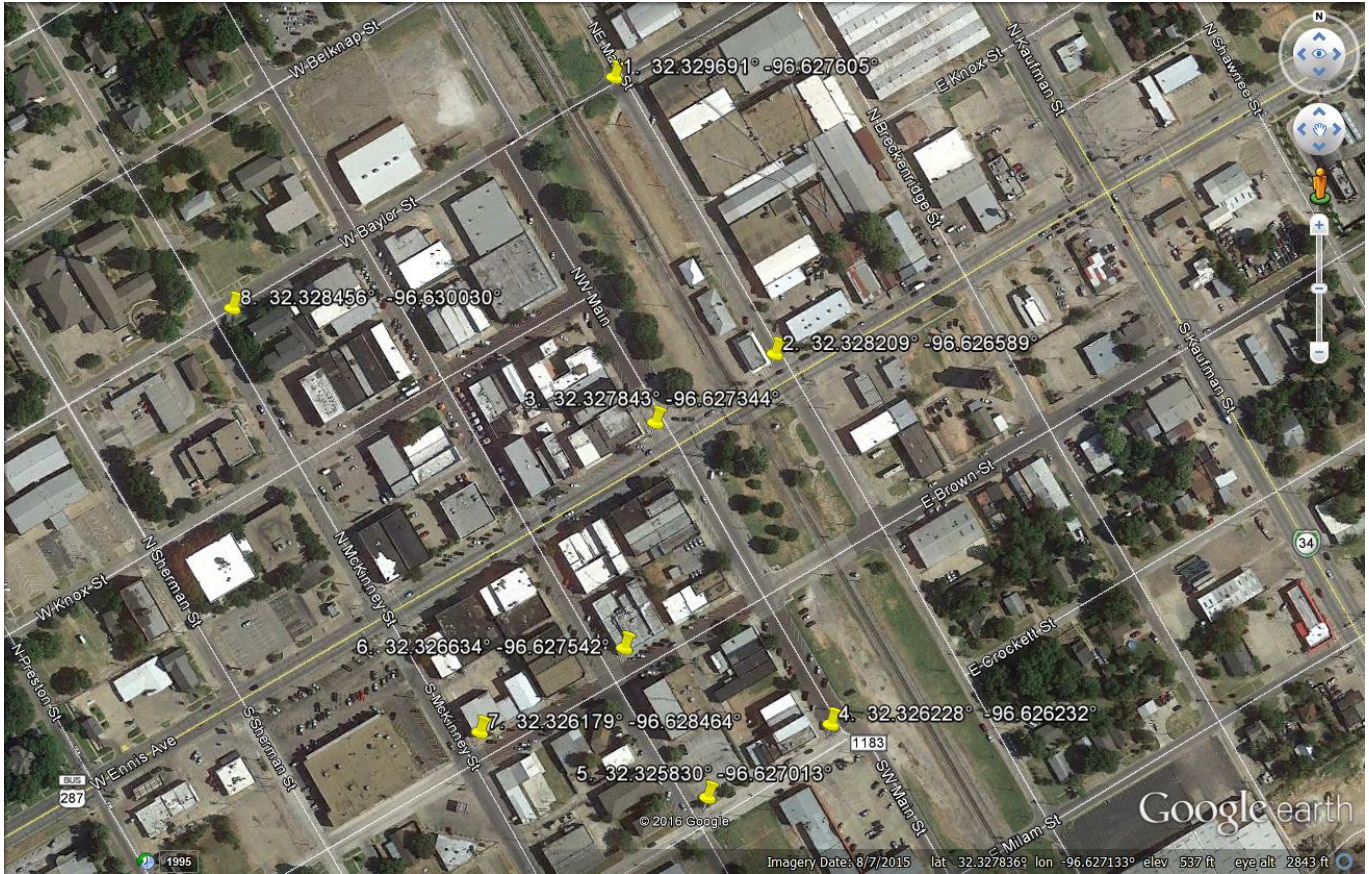
Map not to scale

See inventory for description of buildings and sites



Ennis Commercial Historic District (amendment to extend period of significance), Ennis, Ellis County, Texas

Source: Google Earth, accessed April 11, 2016



	<u>Latitude</u>	<u>Longitude</u>
1.	32.329691°	-96.627605°
2.	32.328209°	-96.626589°
3.	32.327843°	-96.627344°
4.	32.326228°	-96.626232°
5.	32.325830°	-96.627013°
6.	32.326634°	-96.627542°
7.	32.326179°	-96.628464°
8.	32.328456°	-96.630030°

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