

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

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Historic Name: Ellis House

Other Name/Site Number: THC Survey File: Phase IV-South Dallas DAL/DA 1302

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2. Location

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Street & Number: 2426 Pine

City/Town: Dallas

Not for Publication: N/A

State: TX County: Dallas Code: 113 Zip Code: 75215

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3. Classification

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Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing
2	buildings sites structures objects
2	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:

Historic & Architectural Resources of East and South Dallas

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. See continuation sheet.

Signature of Certifying Official

Date

State of Federal Agency or Bureau

In my opinion, the property meets does not meet the National Register Criteria. See continuation sheet.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. National Park Service Certification

I, hereby certify that this property is

entered in the National Register

see continuation sheet.

determined eligible for the

National Register

see continuation sheet.

determined not eligible for the

National Register

removed from the National Register

other (explain):

Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic

Sub: Single Dwelling

Current: Domestic

Sub: Single Dwelling

7. Description

Architectural Classification

Other: Vernacular

Late 19th & 20th Century Revivals

Other Description

T-Plan

Classical Revival

Materials: foundation brick

walls wood

roof asphalt

other

Describe present and historic physical appearance.

x See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

[] nationally [] statewide [X] locally

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

Criteria Considerations (Exceptions): []A []B []C []D []E []F []G

Areas of Significance: Architecture

Period(s) of Significance: ca. 1905

Significant Dates: ca. 1905

Significance Person: N/A

Cultural Affiliation: N/A

Architect/Builder: unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

x See continuation sheet.

9. Major Bibliographical References

See Historic Context List of References

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:

- X State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other -- Specify Repository:

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone/Easting/Northing Zone/Easting/Northing

A	B
C	D

Verbal Boundary Description

Addition: Humfield Acres Block: 1746 Lot: 1

Boundary Justification

Property includes area historically associated with structure.

11. Form Prepared By

Name/Title: Daniel Hardy, Project Director
Terri Myers, Historian

Organization: Daniel Hardy,
Preservation Consultant

Street & Number: 2112 Rio Grande St.
City or Town: Austin

Date: July, 1991
Telephone: 512-478-8014
State: TX Zip: 78705

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

James H. Ellis House

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The James H. Ellis House at 2426 Pine is a 1-story vernacular domestic building with a modified T-shaped plan. The house, which displays some Classical Revival detailing, is a frame structure with wood drop siding on the walls and wood shingles on gable ends. The steeply pitched hipped roof with gabled extensions has asphalt shingles. The focus of the facade is the classically detailed, 1-story porch that extends around the front projecting wing. The Ellis House is in the Exline Park neighborhood, a predominantly middle-class residential area that is comprised mostly of early 20th-century houses. The Ellis House fronts northwest onto Pine Street. A small frame garage is near the southern corner of the lot. The Ellis House is in a relatively good state of repair and is virtually unaltered, at least, since 1922.

The Ellis House occupies a large, relatively flat lot at the eastern corner of Pine and Crozier streets. The yard has few noteworthy landscaping features other than many large trees that provide ample shade for the property, and the chain link fence that encloses the yard. Sanborn maps of 1922 reveal that the house had a building footprint virtually identical to that of today, which can be described as modified T-plan. The front projecting wing is the stem of the "T". The square-shaped rear wing and the extension on the southwest side deviate from the traditional T-shaped plan. The house rests on a pier-and-beam foundation, although the materials are obscured from view by a skirt wall along the base. In all likelihood, however, the piers are of brick and the beams are of wood. The house has wood-frame construction with wood drop siding. The roof is complex with a steeply-pitched hipped section that covers the main body of the house and gabled extensions on the northwest, southwest, and southeast elevations.

The front faces northwest onto Pine Street, and has a 1-story porch with a wood floor and Ionic columns. A small pediment marks the front entrance, which has a single door and multi-light transom and sidelights. The front gable end has a wood-shingle siding and a fixed-light window opening into the attic. The southwest side is distinguished by a 1-story extension with a slightly bell-cast hipped roof. This wing has a series of double-hung wood-sash windows with transoms that provide a substantial amount of light to the

interior. A small 1-story frame garage is southeast of the Ellis House, and it has drop siding similar to that used on the main structure. Gable ends on this garage feature fishscale shingle siding and an elaborately detailed bargeboard.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

James H. Ellis House

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The James H. Ellis House, a ca. 1905 frame dwelling built on the Ellis family farm, is an outstanding example of the vernacular variations on Classical Revival architectural forms and detailing. The elaborate 1-story house, with its wrap-around porch, bay windows, and complex roof form, displays elements of both late-Victorian-era and Classical Revival design, and is the only example of its type in South Dallas, south of Grand Avenue between Central Expressway on the west and the Trunk line on the east. It also reflects the transition of far South Dallas from a turn-of-the-century, truck-farming and fruit-growing community to a suburban commuter neighborhood of craftsmen and businessmen. The Ellis House is nominated under Criterion C as an outstanding and significant local example of residential architecture, and under Criterion A because it is representative of the transition of South Dallas from a semi-rural to suburban area.

The earliest known occupant of the Ellis House was James H. Ellis, one of the first residents listed on Pine Street in the 1911 Dallas city directory. The house probably pre-dates 1911, appearing to be ca. 1905, but Pine Street (previously known as Spencer) was far outside the Dallas city limits before 1911 and was not adequately represented in earlier directories. James H. Ellis was a descendant of pioneer, James Henry Ellis, who moved to Dallas County with his parents as a child in 1846. In 1872, he settled on a 289-acre farm that included the Ellis House property. James H. Ellis and his wife, Molly, were the first known occupants of the house, and Mrs. Ellis continued to live in the house after James' death, about 1926. About that time the street name changed from Spencer to Pine. Mrs. Ellis was joined in the house by her daughter Mary E. and son-in-law James B. Mann from about 1930 through the early 1940s. Mrs. Ellis was listed in city directories as the owner from 1930 through 1940, although Bracey's plat maps show Mann as owner in 1937. Mann was a clerk with the Pittsburgh Plate Glass company whose family had lived on a nearby farm as early as 1907 (city directories, 1911-1940; Memorial and Biographical History of Dallas).

During the years that James and Mollie Ellis resided in their Pine Street house they not only witnessed, but participated in the development of the surrounding acreage from farmland to suburban additions to the city of

Dallas. James H. Ellis was a real estate agent who shared an office with A. S. Exline, Caven Realty, and Middleton Realty in 1911. All were involved in the subdivision and development of real estate along the Ervay streetcar line in lower Colonial Hill and adjacent areas of far South Dallas at that time between about 1910 and 1920. In 1910, a number of new additions had been platted near the Ellis House, including the Reinle Addition, immediately to the east. As suburban farmland became more valuable for residential development than for agricultural use, real estate developers like Ellis purchased the farmland and platted new additions to the city of Dallas. While the Ellis House was located in the midst of this suburban development, it was eventually surrounded by, but never part of, a platted addition.

The Ellis House more accurately represents a vestige of the rural farmlife that preceded the new subdivisions. It is the only known residence in South Dallas that survives from the pre-suburban development era when most far South Dallas residents were small farmers and orchardists (ca. 1870-1907). The spacious frame farm houses of Pietro Sabatoni, Ellen Eason, William Peyton and James Greer, whose Sanborn map images appear very similar to the Ellis House, were still standing as late as 1922 but were demolished soon after for subsequent intensive residential development (Sanborn maps, 1922; city directories, deed records and abstracts).

The Ellis House is also significant as a noteworthy example of vernacular domestic architecture with some Classical Revival detailing. During the early 20th century, the Classical Revival style attained widespread popularity in Dallas, especially among the city's wealthiest residents. The style also appealed to less-affluent individuals, many of whom merely applied Classical Revival-styled detailing onto more traditional house forms. The Ellis House, with its T-shaped plan, is an illustration of the latter trend. It also is one of the oldest and best-preserved historic dwellings in South Dallas.

