

CUNNINGHAM-HIGHT TENANT FARMSTEAD, MAIN HOUSE HABS No. TX-3379-A
75' northwest of Curry Road
Waxahachie Vicinity
Ellis County
Texas

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

FIELD RECORDS

HISTORIC AMERICAN BUILDING SURVEY
Southwest System Support Office
National Park Service
P.O. Box 728
Santa Fe, New Mexico 87504

HISTORIC AMERICAN BUILDINGS SURVEY

CUNNINGHAM-HIGHT TENANT FARMSTEAD, MAIN HOUSE

HABS NO. TX-3379-A

Location: 75' Northwest of Curry Road
Waxahachie vicinity, Ellis County Texas

Present Owner: Texas National Research Laboratory Commission
(TNRLC)
1801 N. Hampton Road, Suite 400
DeSoto, Texas 75115

Present Occupant: None

Present Use: Vacant

Statement of

Significance: The Main House is a component of the Cunningham-Hight Tenant Farmstead significant since it was associated with early to mid twentieth-century tenant farming in western Ellis County, Texas.

PART I. HISTORICAL INFORMATION

A. General Statement:

1. **History:** The main house was built ca. 1925 and altered ca. 1940 with an enclosed porch to form a foyer and a bathroom.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. **Architectural Character:** The main house is a one-story, double-pile bungalow with an enclosed porch and rear addition. (See photographic documentation HABS No. TX-3379-A-1 through HABS No. TX-3379-A-9 and HABS drawings, Sheet 1. Room numbers on the drawings are indicated in parentheses).

B. Description of Exterior:

1. **Overall Dimensions:** The building, including the front porch, and rear addition, measures 30'-1" across and 36'-5" in depth. A modern camper top has been reused as a shed addition and is attached to the northeast corner of the house.

2. **Foundations:** Piers are of bois d'arc posts, located at regular intervals, and are covered with a skirt of corrugated and vee groove metal.
3. **Wall Construction:** Exterior walls are typically 4 1/2", and are covered in drop siding, 3/4" thick with a 5 1/2" exposure, and novelty siding, 3/4" thick with a 6 3/4" exposure. The house is trimmed at the corners with 1" corner boards, which vary from 4 1/2" to 6" in width, and terminate into an open soffit, without a frieze board.
4. **Structural System, Framing:** The house is of balloon frame construction, using circular-sawn, nominal 2"x4" members.
5. **Porches:** The entrance porch is 5'-10" x 16'-0", is fully engaged, and has a simple railing, constructed of nominal 2"x4" members and a floor of 3/4"x3 1/4" tongue and groove. It is supported by nominal 4"x4" wood posts. Exterior grade plywood, 1/2" in thickness, has been used as a skirt material, along with random-width metal sheet. Access to the porch is provided by three precast concrete treads. A porch at the northeast corner has been enclosed to form a bathroom and a foyer (102, 103).
6. **Chimneys:** The original interior chimney has been removed.
7. **Openings:**
 - a. **Doorways and Doors:** Entry to the front two rooms of the house is provided by two glazed four-panel doors, measuring 2'-7 3/4" x 6'-7 1/2". A rear door is a three-panel version and measures 2'-8" x 6'-6 1/2". All are simply cased with 5 1/2" wood trim at the heads and jambs, and do not have drip caps.
 - b. **Windows:** Original windows are double-hung, four-over-four wood sash, measuring 3'-4" x 5'-10 1/2". One-over-one aluminum and wood sash have been used as replacement windows on the east side of the house. A one-over-one wood sash, measuring 2'-0" x 2'-4" is used in the bathroom (103). The heads and jambs are trimmed in similar fashion to the doors.

8. Roof:

- a. **Shape, Covering:** The roof is hipped, with a slope of 7 in 12, and is covered in composition sheet over circular-sawn wood shingles.
- b. **Cornice:** None. The house features an open soffit with exposed nominal sized 2"x4" rafter tails.

C. Description of Interior:

1. Floor Plans:

- a. **First Floor:** Entry is made from the front porch directly into either the living room (100) or a parlor at the southwest corner (106) of the house. A bedroom with a single closet (101), a foyer (103), and a bathroom (102), which has been formed by enclosing an engaged porch, are located at the building's northeast corner. Access to the kitchen (104) is from either the northeast bedroom (101) or from the foyer (103). A second bedroom with two closets (105), provides circulation between the parlor (106) and the kitchen (104).
- 2. Flooring:** The flooring of four rooms (100, 101, 105, 106) is 3/4"x3 1/4" tongue and groove, laid north-south. Sheet linoleum is used in the bath (102), foyer (103), and kitchen (104).
- 3. Wall and Ceiling Finish:** Interior wall thickness averages at 4 1/2". The walls and ceilings have been covered in 1/4" gypsum board and have been painted.
- 4. Doorways and Doors:** Original doors are five-panel and typically measure 2'-8" x 6'-8" for entry doors, and 2'-0" x 6'-0" for closets. A late two-panel door has been used in the bathroom (102) and measures 2'-8" x 6'-5 1/2". The heads and jambs are simply cased with 5 1/2" wood trim.
- 5. Decorative Features:** All interior decorative elements have been removed.
- 6. Lighting Fixtures:** Period light fixtures are ca. 1960 ceiling-mounted incandescents throughout.

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- 7. Heating: A fireplace provided heat for the living room (100) and has been removed. The hearth has also been removed and refloored.**