

**J.M. DUNAWAY FARMSTEAD, MAIN HOUSE**  
30' west of the J.M. Dunaway entrance Road  
Waxahachie Vicinity  
Ellis County  
Texas

HABS No. TX-3376-A

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

FIELD RECORDS

**HISTORIC AMERICAN BUILDINGS SURVEY**  
Intermountain Regional Office  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287

HISTORIC AMERICAN BUILDINGS SURVEY

J. M. DUNAWAY FARMSTEAD, MAIN HOUSE

HABS NO. TX-3376-A

Location: 30' West of the J. M. Dunaway entrance Road

Present Owner: Texas National Research ~~Library~~ Commission  
(TNRLC) *Laboratory*

Present Occupant: None

Present Use: Vacant

Significance: The Main House, is a component of the J. M. Dunaway Farmstead, which is one of the most significant architectural and historic landmarks in western Ellis County, Texas.

PART I. HISTORICAL INFORMATION

A. General Statement:

1. History: The main house was built ca. 1856 and altered through four phases of construction. The original building form was a double-pile with center passage, 1 2/3 bays in depth (100, 101, 102, 108, 109), the limits of which are evident from the break in the soffit on the east and west elevations as well as from an interior wall (100 and 103). The 2/3 bay was then enlarged (ca. 1870) to full depth (102, 108) and an ell addition with porch was made to the rear of the house (106, 107). The porch (104, 105) was later enclosed (ca. 1904). The central cross-gable was removed and three gabled dormers were added to the front roof (ca. 1904). The porch columns were replaced with tapered fluted columns on brick column bases (ca. 1904) and the porch was rebuilt of poured concrete.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: The main house is a one-and-a-half story double-pile Georgian plan type. It was first embellished with Greek Revival details such as the transom with pilasters and sidelights at the entry, window trim and detailing at the corners, and then supplemented by such Gothic Revival elements as the multiple cross-gables. (See photographic documentation, HABS No. TX-3376-1 through HABS No. TX-3376-B-3 and HABS drawings, Sheets 1 through 3. Room

numbers on drawings are indicated in parentheses). It features three dormers at the front elevation, a full-length front porch, a gable-end chimney, and a one-story ell and enclosed porch addition.

B. Description of Exterior:

1. Overall Dimensions: The building, including the front porch and ell addition, measures 44'-2" across and 51'-6" in depth.
2. Foundations: Piers are of dry-laid undressed stone, located at regular intervals, and are covered by a plain or vee groove metal skirt.
3. Wall Construction: Exterior walls are typically 5 1/4" in thickness and are covered with lapped wood siding, 5/8" thick and tapered, with a 6" exposure, trimmed at the corners with 1"x3" corner boards, and capped by a crown molding and 1"x12" frieze board. The wood siding has been overlaid with asbestos siding on the east and north sides.
4. Structural System, Framing: The house is of wood frame construction and the interiors are completely finished out. Selective demolition was not used to determine the wall structure of this building and it was not possible to confirm the existence of either timber or braced framing. However, the roof framing consists of circular-sawn, full-dimension members.
5. Porches: The entrance porch is 39'-6" x 9'-7" with a concrete floor and single 6" tread. Six 12"x12" column bases are constructed of red brick, with a joint thickness of 3/16", each topped with a 3" concrete cap.
6. Chimneys: One chimney is located on the west elevation and serves a single fireplace (109). It is constructed of brick, is shouldered and features a drip ledge at the base, but shows no evidence of having a stepped cap and has been plastered over. Exterior evidence for a second chimney to serve another fireplace (101) was probably covered over during one of the alterations.
7. Openings:
  - a. Doorways and Doors: The front doorway has two single-panelled sidelights, three lights each, with a six light transom above. This simple vernacular interpretation of the Greek Revival style was further

supplemented by the original jambs being cased to form pilasters which were capped by crown molding. The original head has been dropped and the jambs have been thickened to receive a reused 3-panel, single light,

Victorian door, 2'-3" x 6'-7". All other exterior doors have been removed.

b. Windows: Original windows are single-hung, four-over-four wood sash, in the largest of three sizes: 2'-5" x 6'-3". Smaller windows of identical sash type, 2'-4" x 5'-1"; 2'-0" x 6'-0", have been used in the dormers and the ell addition. Windows located in the central dormer (200) and the east elevation (102) are single-hung, one-over-one wood sash, 2'-4" x 6'-6", and 2'-7" x 4'-5", respectively. They have been changed from the earlier four over four sash. Windows of similar sash type appear in the ell addition, 2'-3" and 2'-7" x 2'-9". A two-over-two aluminum sash, 2'-6" x 4'-6", has been added to the north elevation (106). Original window openings are trimmed in a method suggestive of the Greek Revival style and are simply cased in 1"x5" boards, with the heads capped with 1" trim and heavy crown molding. Later windows are cased with 1" trim and a simple 1" drip cap or plain 1"x4" trim.

8. Roof:

a. Shape, Covering: Roofs are gabled and slopes vary. The original house has a pitch of 11 in 12 which changes to 6 in 12 at the rear. The slope for the central dormer is 17 in 12 with an 18 in 12 slope for those at either side. The ell and porch addition have pitches of 10 in 12 and 4 in 1, respectively. Roofs have been covered in composition shingle over circular-sawn wood shingle, with a 5" exposure. The porch roof has been covered in composition sheet over flat seam metal.

b. Cornice: A simple boxed soffit with crown molding serves as a cornice for the original house. The ell addition has a boxed soffit with simple 1" thick trim pieces forming the cornice.

C. Description of Interior:

1. Floor Plans:

- a. First Floor: Entry is made from the porch directly into the stair hall (100), oriented north-south, and flanked by two rooms on the east (101, 102) and west sides (108, 109). At the north end of the stair hall is a small foyer with a closet (103), the south wall of which marks the limits of the original 1 2/3 bay structure. The north wall marks the later full-depth extension. Access to the ell addition is provided from the foyer directly or through the adjacent east room (102). The dining room (107) is located adjacent to the kitchen (106). A bath (105) has been formed by partitioning the enclosed east porch into two rooms (104, 105).
  - b. Second floor: To the east and west of the hall (200) are bedrooms (201, 202) with closets.
2. Stairways: Access to the second floor is provided by a U-shaped stair with 10" treads and an intermediate landing. The stair features both turned and square newel posts, with turned pendants and finials, respectively. The balusters are turned as well. Space beneath the stair is utilized as a closet for the northeast room on the first floor (102). An enclosed stair to an attic space, with 10" treads is located in the kitchen (106).
  3. Flooring: The original tongue and groove flooring is laid east-west and is of two widths: 3/4"x5 1/4" and 3/4"x3 1/4". The 5 1/4" width is used in the stairhall, the southwest room and 2/3 of the northwest room (100, 109, 108). The north 1/3 of the latter is laid in the 3 1/4" width as are the foyer, the northeast and southeast rooms (103, 102, 101). The rooms on the second floor (200, 201, 202) are laid east-west with the 5 1/4" width as is the intermediate landing for the stair. 3 1/4" wood flooring is laid in the ell addition (107) and the enclosed porch (104, 105). The kitchen (106) is covered with sheet linoleum.
  4. Wall and Ceiling Finish: Interior wall thickness averages at 5 1/4" but ranges from 10 3/4" to receive a pocket door (109) to 3/4" for closets (100, 201, 203). Walls have been covered in random width, 1/2" thick, tongue and groove sheathing, ranging from 3 1/4" to 9 1/4" (100, 101, 102, 108, 109). Sheathing boards have been painted and covered with a layer of cheesecloth and wallpaper. A portion of the east and west walls in the stairhall (100) has been covered in 3/4"x5" beaded wall board. The ceilings are typically wallpapered. The walls and ceiling of the second floor rooms (200, 201, 202) are covered in 5" beaded wall board,

painted. The ell addition and the enclosed porch are finished with 1/4" gypsum board, painted. Catalogue baseboards and moldings, with interior corner blocks are standard for the original house on both floors.

5. Doorways and Doors: Original doors are four and five-panel, 6'-7" x 2'-8". The five-panel doors appear in the west rooms on the first floor (108, 109) and are cased in heavy catalogue moulding with plinth and corner blocks. A pair of five-panel pocket doors 5'-10 1/2" x 7'-11", provides entry to both rooms (108, 109). The four-panel doors are simply cased with 5" wood trim and appear in similar as well as smaller sizes, 6'-0" x 2'-4" for closets. Later two-panel doors, 2'-5 1/2" x 6'-0 1/4", are present in the ell addition.
6. Decorative Features: One of two mantels has been removed (101) and the remaining example (109) is a simple wood vernacular piece. It features chamfered pilasters, broken at plinth block and firebox height by heavy crown moldings. The chimney breast features a large decorative scallop which repeats about a centerline. The mantel shelf has a simply molded edge and is supported below by a heavy crown molding.
7. Lighting Fixtures: Period light fixtures include incandescents (ca. 1920), most of which have been removed.
8. Heating: Fireplaces provided heat for the rooms in the original house. Wallpaper covers those walls which would otherwise serve as the possible locations of flues for wood burning stoves. Open gas heaters were used later in all parts of the house.