

OLD G.H. CUNNINGHAM FARMSTEAD, TENANT HOUSE **HABS No.** TX-3378-E
333' northwest of the Old G.H. Cunningham
Farmstead, Main House
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

OLD G.H. CUNNINGHAM FARMSTEAD, TENANT HOUSE

HABS NO. TX-3378-E

Location: 333' Northwest of the Old G. H. Cunningham Farmstead, Main House
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

Significance: The Cunningham Farmstead Tenant House was a component of the Old G. H. Cunningham Farmstead that was associated with George H. Cunningham, who owned vast amounts of land in Ellis and nearby counties. Cunningham was more interested in land acquisition than farming.

PART I. HISTORICAL INFORMATION

A. General Statement:

1. **History:** This building appears to date from the first quarter of the twentieth century and was built to be used as a tenant farmer's house.
1. **Architectural Character:** Located 333'-0" west of the main house is a tenant house. It is a one-story, double-pile, pyramidal, with an engaged porch, a central chimney and a hipped roof. (See photographic documentation HABS No. TX-3378-E-1 through HABS No. TX-3378-E-8 and HABS drawings, Sheet 1. Room numbers on the drawings are indicated in parentheses).
2. **Condition of Fabric:** The interior chimney is intact, the roof and walls are in poor condition. Interiors are in fair condition and interior decorative elements are intact. The porch floor is severely deteriorated and is in poor condition. The porch columns have been removed.

B. Description of Exterior:

1. **Overall Dimensions:** The building, excluding the front

porch, measures 24'-4" across and 28'-4" in depth.

2. **Foundations:** Piers are of bois d'arc posts, located at regular intervals, and have been left exposed.
3. **Wall Construction:** Exterior walls are 5 1/2" thick, and are covered in wood drop siding, 3/8" thick, with a 5 1/2" exposure. The building's corners are trimmed with 4 1/2" corner boards, lapped at the edges, and terminate into a 1"x4" frieze board.
4. **Structural System, Framing:** The house is of balloon frame construction. Wall and roof framing consist of nominal-sized 2"x4" studs.
5. **Porches:** The house features a single, engaged entry porch, measuring 20'-0" x 5'-4". It is covered with a shed roof, has exposed rafter tails, and is simply trimmed at the sides with 1/2"x5 1/2" vertical board siding, the ends of which are cut to form a sawtooth pattern.
6. **Chimneys:** A single interior chimney served flues for wood-burning stoves in three rooms (100, 101, 103). The chimney is built into the southwest corner of the northeast room (100). It is constructed of red brick, laid in running bond, with a typical joint thickness of 1/2", and has a sloped concrete chimney cap. It has been covered with 1"x5" wood sheathing, trimmed at the corners with 4 1/2" corner boards. Flue locations are staggered in height and vary from room to room.
7. **Openings:**
 - a. **Doorways and Doors:** The front and rear doorways have five-panelled doors, measuring 2'6" x 6'-6". They are simply cased with 1"x4 1/2" trim at the jambs and 1"x3 1/2" trim at the heads, and do not have drip caps.
 - b. **Windows:** Windows are double-hung, four-over-four wood sash, measuring 2'-2" x 4'-6". They are cased in similar fashion to the doors at the jambs and heads, and also do not have drip caps.

8. **Roof:**

a. Shape, Covering: The roof is hipped with a slope of 7 in 12, is covered in circular-sawn wood shingles with a 7" exposure, and is capped at the ridge with a 4 1/2" galvanized metal ridge cap.

b. Cornice: The soffits are open with 2"x4" rafter tails, and exposed sheathing.

C. Description of Interior:

1. Floor Plan: The plan has been divided into four rooms by two partition walls which intersect at the center of the building. Entry is made from the north porch directly into the northeast room (100) or directly into the southeast room (103) which shares a common wall with the southwest (102) and northeast (100) rooms. The northwest room (101) is entered from the northeast (100) and southwest rooms (102).
2. Flooring: The house is floored with 3/4"x3 1/2" tongue and groove floor boards, laid north-south.
3. Wall and Ceiling Finishes: The interior walls are 5" in thickness and are covered in horizontally-laid, circular-sawn, 3/4"x8" shiplap sheathing, which has been covered with wallpaper and painted. The ceilings are covered with similar materials, and sheathing has been laid north-south.
4. Doorways and Doors: Doors are five-panel and measure 2'-6" x 6'-6". They are simply cased at the jambs and heads by 4 1/2" wood trim.
5. Decorative Features: An unmolded shelf is supported by scroll-sawn brackets against a sawn breast board in the southwest room (102).
6. Lighting Fixtures: All light fixtures have been removed.
7. Heating: Wood-burning stoves provided heat for three rooms (100, 101, 103). The fourth room was unheated.