

F.L. HAWKINS TENANT FARMSTEAD, MAIN HOUSE
100 feet northwest of Old Buena Vista Road and 40 feet west of the F.
L. Hawkins entrance road
Waxahachie vicinity
Ellis County
Texas

HABS TX-3384-A
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN BUILDINGS SURVEY
INTERMOUNTAIN REGIONAL OFFICE
National Park Service
U.S. Department of the Interior
12795 West Alameda Parkway
Denver, CO 80228

HISTORICAL AMERICAN BUILDINGS SURVEY

F. L. HAWKINS TENANT FARMSTEAD, MAIN HOUSE

HABS NO. TX-3384-A

Location: 100' Northwest of Old Buena Vista Road and 40' West of the F. L. Hawkins entrance 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 F.L. Hawkins Tenant Farmstead that dates to the 1920s when cotton cultivation dominated the local, agriculture-based economy, and it represents the kind of tenant farm that helped Ellis County become a major supplier of cotton in the nation during the early twentieth century.

A. General Statement:

- 1. History:** The main house was built ca. 1920, with a somewhat enigmatic Bungalow plan. The building was altered ca. 1930 with a side porch addition, and ca. 1940 with a storage room; and ca. 1970 with the screened front porch and aluminum siding.
- 2. Architectural Character:** The main house is a one-story, triple-pile Bungalow with one-story porch additions on the north, south and west sides. (See photographic documentation HABS No. TX-3384-A-1 through HABS No. TX-3384-A-10 and HABS drawings, Sheets 1 and 2, Room numbers on the drawings are indicated in parentheses).

B. Description of Exterior:

- 1. Overall Dimensions:** The building, including the front, rear and side porches, measures 43'-2" in width and 59'-3" in depth.
- 2. Foundations:** Piers are inaccessible and are covered with a skirt of 4" lapped wood siding beneath 8" aluminum siding.

3. **Wall Construction:** Exterior walls are typically 5 1/2" in thickness, covered in wood drop siding, 3/4" thick with a 5 1/2" exposure, beneath 8" lapped aluminum siding. The house is trimmed at the corners with 1" thick corner boards, 6" in width, which terminate into an open soffit, without a frieze board.
4. **Structural System, Framing:** The house is of wood frame construction, using circular-sawn, nominal-size 2"x4" wood members. Selective demolition was not performed to determine the type of framing system used in the various plan types forming the final assemblage.
5. **Porches:** The gabled entrance porch measures 33'-6" x 9'-0", is fully-engaged, and is supported by four brick columns, with corbelled caps, modeled with a Craftsman motif, on concrete capped, smooth-finished cut stone pedestals. Knee walls between each pedestal are covered with 4" lapped wood siding. The porch is floored in 3/4"x 3 1/4" tongue and groove beneath Astroturf and features chamfered wood knee braces at the eaves. The side porch addition measures 12'-6" in width and 10'-1" in depth and has a gabled roof. It is detailed with 4" lapped wood siding below sill height, wood drop siding above the heads, and features knee braces at the eaves. The rear porch is similarly detailed, is 18'-7" x 7'-8", and has a shed roof.
6. **Chimneys:** The building features an interior chimney which is centrally-located for two cells (101, 102) and an exterior chimney which is an end condition for three additional cells (103, 110, 100). The latter is constructed of brick, laid in running bond, on a smooth-finished, cut stone base. It has been re-shouldered to receive a smaller chimney flue.
7. **Openings:**
 - a. **Doorways and Doors:** Entry to the front room (102) is provided by a glazed single-panel door, with nine bevelled lights, measuring 3'-0" x 7'-0", obscured by a screen door. Entry to the west (106) and north (105) porch additions is through cased openings which provide entry to the kitchen (104) through glazed single-panel doors, with single lights. Doors are cased in 4 1/2" wood trim at the jambs and feature crown molding at the heads as a drip cap.

b.Windows: Windows are typically double-hung, one-over-one wood sash, and are present in two sizes: 2'-10" x 5'-9 1/2" and 1'-8" x 5'-9 1/2". They appear as preassembled single or multiple units. Single light wood sash, either hinged or as pocket-sliders, are of two sizes as well: 1'-6" x 2'-8" and 2'-4" x 2'-8". The heads and jambs are trimmed in similar fashion to the doors. One-over-one aluminum sash, and single light aluminum sliders have been added to the west and north sides of the house.

8. Roof:

a.Shape, Covering: The roofs of the house and south porch addition are gabled, with slopes of 7 in 12 and 6 in 12, respectively. They are covered in composition shingle over circular-sawn wood shingle. The west porch addition has a shed roof of 5 in 12, and is similarly finished.

b.Cornice: None. The house features an open soffit, wide eaves with chamfered knee braces and exposed, nominal-sized 2"x4" rafter tails.

C. Description of Interior:

- 1. Floor Plans:** Entry is made from the front porch to one (102) of two rooms flanking a central chimney (101, 102). A dining room with a chimney in an end wall (103) is entered through a pair of French doors. A hall with closet (110) is located to the south of this room and provides circulation back to a bedroom with closet (101), a bath with closet (100) and into another bedroom (108). A solarium (109) and closet are entered from this room. The kitchen (104) has access to an interior cistern (105) and to an enclosed porch (106) and storage room (107).
- 2. Flooring:** Original flooring is 3/4"x3-1/2" tongue and groove. It is covered with carpet in five rooms (101, 102, 103, 108, 110) and with vinyl sheet or tile in the bathroom (100), kitchen (104), and solarium (109). Porch floors are covered in Astroturf.
- 3. Wall and Ceiling Finish:** Interior wall finishes include wood paneling in the living and bath rooms (102) simulated wood vinyl in the southwest bedroom (108), wood drop siding in the solarium and porches (109, 105, 106), and wallpaper in the

remaining rooms (101, 103, 104, 107, 110). Baseboards are 10'-4" with 1-3/4" panel and 3/4" shoe mold.

4. **Doorways and Doors:** Doors are typically 5-panel throughout and measure 2'-8" x 6'-8 1/2" for rooms and 2'-0" x 6'-2" for closets. A pair of 15-light french doors, measure 5'-4-3/4" x 6'-8-1/2". The heads and jambs are cased in 5-1/2" wood with crown molding.
5. **Decorative Features:** Three brick mantels with corbelled detailing are found in the bedroom (101), living room (102) and dining room (103).
6. **Light Fixtures:** All light fixtures have been removed.
7. **Heating:** Fireplaces provided heat for the front two rooms (102, (101) and an adjacent north room (103). Open gas heaters were used in all parts of the house.