Memorandum

Date: December 10, 2014

To: Bruce D. Glasscock, City Manager

From: Amy Fortenberry, Director of Parks & Recreation

Subject: Collinwood House

The Parks & Recreation Department is working with MESA Design Group on plans for the Windhaven Meadows Park. The 124 acre site was acquired in several purchases with the last occurring in 2009. Since that time, the land has been leased back to the previous owner until we were ready to proceed with making improvements and opening the site as a community park. The previous owner has moved out of the house, although a caretaker has remained on the property to deter vandalism.

The master planning for this park garnered much attention as it is located adjacent to established homes. We held three public meetings over 10 months to reach an agreement on the master plan for which was ultimately approved by the Parks and Recreation Planning Board on August 6, 2013. The final master plan for this park is attached for your reference. During the planning process, there were a few people who inquired if the farmhouse was staying. None indicated displeasure with being told that it would be removed. Thus, the house is not represented on the plan.

Early in the process, we were advised by the City's previous Heritage Preservation Officer that the home, while old, did not appear to have any significant historic value. Little was known about the house's history at that time. Plans for the park commenced with the intent to remove the house. The City hired a new Heritage Preservation Officer, Bhavesh Mittal, who inquired if he could take a look at the house. His opinion was that this house may have more value than previously thought and historic architect Marcel Quimby was hired to further examine the home. Her findings are attached. While the true age and historic significance of this home are unknown, the house does represent a style of home from the mid to late 1800's with several modifications and additions over the years.

Based on the findings in Ms. Quimby's report, staff proposed that the house be moved in order to be preserved. Unattended homes in park settings have not fared well in Plano. We have had three homes that were destroyed by fire. We have had a large fire loss at a playground this year and unfortunately, vandalism is an on-going problem throughout the park system. It is our opinion that this house would not survive in an isolated public park setting without 24 hour security. Further, we do not have a defined purpose or function for the house if left at its current location. The park has never been identified as an historic site. It was purchase for the purpose of creating a community park in an area of the city where additional open space was needed.

Staff began working on a Request for Proposal (RFP) to have the house moved. The house would be free, but the selected party would be responsible for moving and restoring the house. Evaluation of the proposals will include a variety of factors such as being able to demonstrate that they have the financial means to move and restore the home and have suitable property in which to place it. It is preferred that the home stay in Plano, if possible. The media shared a story about the home which has helped garner interest. We have been contacted by 30 individuals who are interested in being notified when the RFP is available.

Recently, The Plano Conservancy for Historic Preservation (The Conservancy), along with a Board member, Clint Haggard, requested that the home remain at the park in its current location. We offered to allow them the opportunity to submit their proposal during the RFP process for how the house would be restored, protected, and what function the home would serve. The proposal would also need to identify the annual operation cost and how that would all be funded. This option is likely to be very costly. Mr. Haggard and The Conservancy indicated that they will raise private funds for this project and need more time to do so. Staff recommends that an endowment for operation be a requirement to prevent the cost from falling back to City in the future if this option is considered. Mr. Haggard and The Conservancy expressed that an elected board should rule on this matter and staff should not solely evaluate and recommend which proposal is accepted. As a result, we are seeking direction from Council on this matter.

The current park plans depict a large pavilion very near the location of the house. If Council wants to explore the option of keeping the house on the property, the plans will need to be redrawn. Depending on the use, keeping the house in its current location could significantly impact the design of the park. The park master plan should be revised with opportunity for area residents and other interested people to provide input. In short, the timeline for starting construction in the spring or summer would be significantly altered if the house stays. This could be problematic since agreements were reached with the adjacent homeowners and the bicycling advocates regarding the timing for construction and opening of various elements of the park. The current timeline for the park to open is spring/summer 2016. If the house stays, the construction and operation costs associated with the park could increase and would be dependent on the agreement reached for private funding options. We currently have $7 million identified for the first phase of construction. Operation does not include staffing for a building or around the clock protection. Fencing alone is likely to be inadequate protection due to the secluded location of this home.

The Plano Parks and Recreation Department shares the common goal with Mr. Haggard and The Conservancy of wanting to see this home preserved. Through our own due diligence in hiring an experienced preservation architect we determined that it may have some historic significance and should not be torn down. We believe the best fate for this home is to have it moved to a new location where it can be restored and occupied. The proposed pavilion could provide an ideal location for interpretive information recognizing the history of the site. This preservation, while important, does not have to be done at the City's expense or at the expense of the park.

WINDHAVEN MEADOWS PARK

PLANO, TEXAS

0 100 200 400
SCALE 1"=200'-0"

NORTH

MESA

shaping the built environment

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214 752.9098 PHONE
JQENG.COM

07.30.14

Ms. Marcel Quimby, FAIA
Quimby McCoy Preservation Architecture
3200 Main Street, #3.6
Dallas, TX 75226

Re: Collinwood House, Windhaven Parkway at Willow Bend Drive
Plano, TX
JQ Project No. 3140168

Dear Ms. Quimby:

Jaster-Quintanilla (JQ) performed a limited, structural review of the Collinwood House on June 24, 2014. The purpose of the review was to assess the structural condition of the original house for the purpose of providing recommendations for repair necessary to make it marketable to sale and capable of being moved. Additions to the house were not included in the assessment.

Original construction drawings are not available.

Our findings are as follows:

Building Description

The Collinwood house is a two story structure that is approximately 3,200 square feet with additions (See Photograph 1). The estimated date of original construction is 1861 excluding the additions. A porch, sunroom, bathroom, and basement additions have been added to the original structure and dates of construction vary.

The original house is a timber framed structure with load bearing timber walls. The gable roof structure is timber framed with asphalt shingles over plywood decking. The second floor consists of timber floor joists supported on load bearing timber framed walls. The ground floor consists of timber floor joists supported on rough-sawn timber beams spanning between foundations. The exterior of the house is clad with cedar shingles.

A report on the Collinwood house was prepared by Quimby McCoy for the City of Plano on June 11, 2014. Per the report, the eastern portion of the house is presumed to be original, while the two story section containing the kitchen and a partial basement was added. The basement consists of concrete masonry

walls, a concrete slab-on-grade, and steel pipe piles to support the original house. The only attic access opening is located in a closet above the kitchen section. The crawlspace is accessed through the basement.

Observations

Attic

In the attic opening above the kitchen, wood batten strips were observed over timber rafters. The batten strips vary in size, and are spaced irregularly with gaps between the battens. This configuration was common with wood shingles, and is consistent with the construction date of the eastern portion. A more recent plywood deck has been installed over the original batten strips for the asphalt shingle roof. From the access opening no signs of deterioration or distress were observed in the structural framing. The roof structure appeared to be continuous between the eastern portion of the house and the kitchen section (See Photographs 2 and 3).

Second Floor

The interior portions of the second floor and ground floor were covered with architectural finishes, providing no observation access to the structural framing. However, no signs of cracking, moisture intrusion, or deterioration were observed through the finishes which may have indicated potential structural damage.

Ground Floor (First Floor)

At most locations, the ground floor structure was continuous through the basement walls and unsupported from the basement walls. Connections between the ground floor structure and the basement walls were not observed. Steel pipe piles were observed within the basement walls and attached to the ground floor structure. These observations would indicate the basement walls are not load bearing for the house. However the south wall extends to the underside of the timber beam supporting the floor joists and may be providing some support to the structure. Typically in the eastern portion of the house, the ground floor joists span east to west and are supported by a perimeter timber beam. The perimeter timber beam is supported by concrete pilasters. Due to a continuous concrete wall around the perimeter of the house, the condition of these perimeter beams could not be observed. In the interior portion of the eastern section, the ground floor joists span north to south supported by timber beams. The timber beams align with the exterior walls of the kitchen section and appear to be continuous between the kitchen section and eastern portion. The timber beam on the south wall of the kitchen addition was cut to allow for the addition of the basement stairs. Steel pipe piles were installed near the cuts to support the timber beam.

Due to limited access in the crawlspace, all timber joists, beams, and connections could not be observed. Deterioration, damage, or failure of the timber joists, beams, or connections was not observed.

Basement

The typical foundation is the isolated concrete pilasters around the perimeter. Steel piles, timber piles, and rocks were observed providing interior foundation support at several locations. The original foundations and location of original foundation supports is unclear given the multiple foundations

observed. Some of these foundation elements may have been added to address excessive floor deflection, damage to the original foundations, or loss of structural capacity of the floor structure. Excessive deflection or damage to the floor structure was not observed indicating failure or deficiencies in the foundations as installed. (See Photographs 4 and 5).

Exterior

The exterior of the house is clad with cedar shingles. On the north side of the kitchen section, cedar shingles had been removed at two locations. At one location, clapboard siding was observed beneath the cedar shingles. At the second location, siding was not observed behind the shingles. Moderate deterioration of the load bearing wall was observed (See Photographs 6 and 7).

Summary

Given the observation of the structural framing within the crawlspace and attic being continuous and of the same construction it appears the kitchen and eastern portion of the house were constructed at approximately the same time.

Recommendations

We recommend the following:

- Remove the concrete wall around the perimeter of the house to gain full access to the crawlspace. Repair any deteriorated or damaged floor joists, beams, or connections prior to relocation. Document locations of interior foundation support locations as installed to aid in design of final foundation once the structure has been moved.
- Remove the shingles and siding as necessary to expose the limits of deterioration to the load bearing wall on the north side of the kitchen. Repair deteriorated sections of the wall framing.
- Upon completion of the recommended repairs, it is our opinion that the house is structurally sound and can be considered for moving either as one piece or in sections. We recommend a structure moving specialist be contacted for more specific details.

Disclaimer

The opinions and comments provided in this report are based upon field observations as part of our scope of services. JQ has ascertained to the best of our ability the visually apparent defects in the building structure. However, as field observations were conducted on a structure in which the majority of the structural elements are concealed, JQ cannot be responsible for failing to ascertain deficiencies which were not visible due to the existing conditions in the building. No warranty, expressed or implied, regarding the condition of the building structure is intended. In addition, no representation as to the expected useful life of the building structure or other components identified in this report is made.

If you have any questions, or if we can be of further assistance, please contact us.

Sincerely yours,
JASTER-QUINTANILLA DALLAS, LLP
Texas Registered Engineering Firm: F-1294

Ronald Ismael, P.E., LEED AP
Project Manager

Photograph 1 – Collinwood House

Photograph 2 – Batten strips in attic above the kitchen.

Photograph 3 – Roof framing continuous. Looking into eastern portion from attic access.

Photograph 4 – Timber framing and boulders supporting ground floor structure.

Photograph 5 – Timber pile foundation supporting ground floor structure. Concrete pilaster beyond.

Photograph 6 – Clapboard siding beneath cedar shingles.

Photograph 7 – Moderate deterioration of load bearing wall timber framing.

Ms. Liz Del Turco
Project Manager, Landscape Architect
Plano Parks and Recreation Department
City of Plano
1409 Avenue K
Plano, Texas 75074

June 11, 2014
December 11, 2014 (rev2)

Re: Physical Inventory of the historic Collinwood House
5400 Windhaven Parkway, Plano, Texas

Dear Liz:

We have completed Phase 1 - Conducting a Physical Inventory of the Collinwood house and our findings are included in this letter/report. The intent of this phase was to review the house and inventory to determine the house's original floor plan and its later alterations and prepare an inventory of salvageable materials.

This report is organized as follows:

Context
Historic Overview of the Collinwood house
Physical Description of the Collinwood house
Summary of the Physical Description
Inventory of Salvageable Materials
I-House architectural form

Context

The Collinwood House is located on Windhaven Parkway, between the Dallas North Tollway and West Spring Creek Parkway. The house sits within a large tract of land with open fields, a creek near the east and west property lines and small ponds. The area surrounding the house includes several large expanses of open lawn with large trees, the subject house, two small residential structures (used for family spaces and guesthouses), other secondary buildings, a tennis court and a small pool cabana. A pool at the site has been filled in and is no longer visible.

Constructed in an area that was once a rural farmland, the property and house are now surrounded by newer residential subdivisions.

Historic Overview of the Collinwood House

The first owner of the property that includes the Collinwood house was Samuel T. Noblit, who was granted 640 acres from the Peters Colony in 1850.[1] Noblit sold this land to Elisha Chin in 1856, shortly after he patented the land grant and received title.[2] Although the Collin County Deed Records indicated that Chinn sold a 200-acre tract of the land (the tract that contains the house) to C. M. (Charles Meredith) and J. K. (Julian) Fox in 1861, a review of the Collin County tax rolls indicates that the Fox brothers were making property tax payments on the land between 1856 and 1862. This suggests that Chinn, who lived in Denton County, divided the larger land grant into sections and sold this tract to the Fox brothers – probably on terms – almost immediately after he acquired it. The Fox brothers each had wives and children (one child for Julian; three children for Charles) so they would have needed something better than a lean-to or tent in which to live. It appears very likely that the Fox brothers built the house.

In 1862 the Fox brothers sold the house to Clinton S. (Shepard) Haggard. Rutledge Haggard reports that Haggard moved into the Fox brothers' house shortly after he purchased the property, because the site provided better access to water than the land where the Haggard's' earlier house was located.[3] Clinton Shepard Haggard was born in Winchester, Kentucky in 1838. In 1856, at the age of eighteen he moved to Texas with his father, John Haggard, and his siblings and they settled on a section of land near Plano. Clinton Haggard married Nannie Kate Lunsford in 1859. When the Civil War began he joined Confederate forces and served in Alexander's Regiment and later in Martin's Regiment. After the war he returned to Plano and became a successful landowner and stockman; he and Nannie had nine children.

It is not known how long Clinton Haggard lived in the Fox's house, but the family eventually moved back to his first house. The subject property remained in the Haggard family for about 74 years, until Haggard's granddaughter sold the land and house in 1936. Rutledge Haggard, noted that he believes that Walter A. Reeves, who purchased the property in 1946, was the person who did the initial major "remodeling" of the house.[4]

Later owners of the site were Annabel Aldredge Kendrick and C. R. Kendrick/Nance Brown Motor Company, Clinton Haggard's' daughter and her husband (- 1924); Emma Ruth Aldredge (Clinton Haggard's' granddaughter) 1924 - 1936; Addax Belle Rogers (1936 - 1946); Walter A. Reeves (1946 - 1956); J. B. (Jason Byron) and Mary R. Sowell (1956 - 1986); their sons J. B. Sowell , Jr. and James B. Sowell (1986 -). The property was platted in 2009 and obtained by the City of Plano in 2009.

The construction date of the house has been reported by previous owners to date from 1861 and substantiated by a limestone block with a name and date scratched onto the surface that reads: 'Mr. James A (or H) Bell, 1861.' The research conducted confirms that the property was never owned by a James Bell. However, the date on the stone is consistent with the historic record of the house - and was very likely constructed by C. M and J. K. Fox shortly after they purchased the property in 1861. It is possible that a James Bell worked on the construction of the house and inscribed this stone to reflect his involvement.

[1] Peters Colony Grant, Fannin, Third-Class, No. 1619; Abstract No. 667; Patent date February 14, 1856).
[2] Property records also refer to Elisha Chin as Elisha Chinn.
[3] Interview with Rutledge Haggard and Carol Roark, September 9, 2014.
[4] Ibid.

Physical Description of the Collinwood house

General Description

The house has two distinct building forms - a rectangular front form and a rear 'ell' that is also rectangular in form but orientated ninety degrees to the front portion. The front portion of the house is 2-stories, rectangular in plan and orientated north-south with the front facade (and front door) facing east; this portion of the house is a symmetrical, center hall form with single rooms at each side of what was originally a wide hall. A staircase in the hall leads to the second story which is identical in plan to the first - a center hall with two rooms on each side. This portion of the house has a side-gabled roof with a front-facing gable in the center of the front facade and symmetrical window and door opening patterns.

The rear 'ell' (or wing) at the west side of the house was part of the original construction. This wing includes two rooms at the first floor - now the kitchen and dining room and at the second floor and a large master suite at the second floor. The roof rafters appear to be integral with those of the front portion of the building, indicating that the second floor and its roof were also part of the original construction. Such rear 'ells' of I-houses often had one or more side, linear porches which would have provided shaded work areas for the family; it is not known if such porches were originally at the house. The rear 'ell', rectangular portion of the house adjoins the front portion of the house to form a 'T' shaped house.

Southeast corner of house, with front facade at right

Front facade with pair of front doors and sidelites at center of facade.

This house is commonly referred to as an 'I-house' - a 2-story vernacular house characterized by an enclosed center hall with stair, and with rooms on each side, with side gable roof form. The rear wing of the house now accommodates a dining room, a half toilet and storage closet at the first floor and a large master bedroom and bath at the second floor; this layout of the rear 'ell' is not thought to be original. Although not present at the front portion of the Collinwood house, such houses often have chimneys located at each end of the house or at the interior walls between the hallway and the adjacent rooms.

A newer portion of the house is the single-story sunroom at the south-east corner of the house. The existing house is approximately 3,200 square feet in size.

Current First Floor plan

Current Second Floor plan

Exterior

The front, east-facing main facade is five bays wide, with the side-gabled roof broken by a front-facing gable that aligns with and one window dormer on either side of the gable that extend from the exterior wall below. The center bay contains the formal main entrance to the house and a single window at the second floor. The main entrance consists of a pair of wood doors with divided full lights and wood framed screened doors; these doors and sidelites do not appear to be in their original location although some components (sidelight panels) may be historic. A front facing gable roof is at the center of the front facade, and provides the upstairs hall with a taller ceiling. The center gable extends down to the first floor - which is not unusual for this style of house but the slope is less steep than what is typically found on homes of this era.

The bays to the far left and far right of this facade consist of a misaligned first floor window and second floor dormer as the windows appear to have been placed in relationship to the rooms they served and not relative to the exterior facade; these window locations are quite likely later modifications. The house is currently clad in cedar shingles. During the initial observation evidence of earlier 4" wide horizontal clapboard wood siding was found under these shingles; this siding is consistent with siding dating from the 1860s and 1870s found on other historic structures in North Texas although it is not known if this siding is original. Vertical corner boards and deep horizontal molding frame the structure; these appear to be original.

The attached wood framed front porch is three bays wide, and has a sloped roof supported by four 6"x6" wood columns and simple square trim at the top of the post. The underside of the porch is beaded board. The form of the porch roof is not typical of I-houses of this era and is not thought to be original.

Foundation and Structure

The house was constructed of milled wood studs supported by a large (8" x 8") hand-hewn wood perimeter beams placed on large limestone blocks, some cut and others less shaped; these act as piers. The connection between the beams at the front portion of the house and the rear 'ell' are integral which indicate two portion of the house were constructed at the same time. One of the perimeter wood beams at the rear 'ell' was cut when the stair serving the basement was constructed. Other wood and log details in this area were not visible.

The milled wood floor joists at the first floor center hall run north-south while the floor joists at the two adjacent rooms run east-west. The longleaf pine flooring runs in the opposite direction; it is not known if there is a subfloor. The floor joists at the outer two rooms have been shored up with wood bracing.

Photo of crawl space below the original house, with stone boulders. Wood bracing of the floor joists are visible in the background.

Photo of crawl space below rear wing showing metal, ducts, PVC and metal sanitary line and stone boulders.

The perimeter of the house is closed off from the exterior by a concrete perimeter grade beam; this is faced with brick on the exterior face. The interior face of this perimeter wall can be observed from the basement in selected areas and appears to be corrugated metal which could have served as the form for the cast-in-place concrete wall. This perimeter wall appears to have provided stable ground below the house as the crawl space was dry.

The foundation below the Sunroom - a more recent addition - was not visible from the basement or any other location and is not known.

View of perimeter hand-hewn wood beam at east wing; this beam was cut to accommodate stairs.

View of concrete block wall in Basement and hand-hewn wood beam w/ steel sanitary sewer below.

Interior - First floor and basement

As noted above, the front portion of the house was originally a center-hall plan with single rooms to each side; the floor plan measures approximately 18'-6" by 48'-6". The original wall between the hall and north room has been removed, creating a larger single room. The historic stair, located in what was the original hall, remains in place and extends to the second floor. This flooring in these two rooms is wider long-leaf pine flooring, approximately 6" widths, and in good condition. The flooring in what was the original hall is laid in an east-west direction while the flooring in the north room is laid in a north-south direction; this is consistent with these spaces originally being two separate rooms. While this long leaf pine flooring is historic (prior to late 1920s), it does not show marks where this hall wall would have originally been and is in good condition - which indicates this flooring is a replacement, or if original, is an unusually thick floor boards that have allowed repeated re-finishing without showing damage.

This south room has a modern brick fire place at the south wall; this chimney ends at the second floor with just a flue extending to the roof. Several historic elements were incorporated into the fireplace including a historic wood fireplace surround, mantle and a limestone block which is said to date from the house's original construction. A narrow stair wraps around and flue to the second floor. Like the north room, this room has long leaf pine flooring, approximately 6" widths and is in good condition.

Limestone block with 'Mr. James Bell' and '1861' carved into surface.

The two-story rear wing extends to the west and was centered on the west facade of the front potion of the house. This wing is almost the same width as the original house (18'-2" +/-) and consists of the kitchen, dining room and restroom. The dining room has the same flooring as the front portion of the house - long leaf pine.

A more recent addition to the house is located at the south-west corner and is a one-story sunroom that provides access to the south room and the dining room. A small toilet and stair to a basement are located at the eastern end of this room. The finishes at the first floor are long leaf pine flooring (except in the basement), gypsum board wall finishes and v-grove, tongue-and-grove board ceilings in the original north and south room, the sunroom; the remainder of the rooms have gypsum board ceilings. The sunroom has brick flooring.

As described above, the house has undergone a number of interior alterations with new rooms inserted (bathrooms, closets, kitchen), interior upgrades with new floor, wall and ceiling finishes that have obscured or covered over the historic finishes and related infrastructure work with vertical chases for air conditioning systems and electrical wiring. As a result, some historic features are missing or have been modified.

The basement extends under the southern end of the rear addition, and is rectangular in shape. The basement's walls are of different materials - cast in place concrete and concrete blocks laid in a running bond - which may indicate different construction times. The north and west walls are partial height and open to the crawl spaces below these adjacent spaces. The south wall is full height (to the underside of the floor joists) and the west wall has an opening to the yard at the upper few feet.

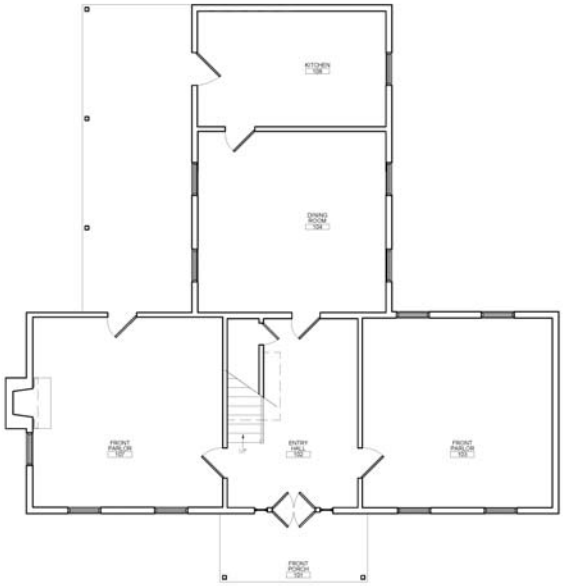
Interiors - Second floor

The stair to the second floor is an open, wide stair of wood framing, painted wood railing and vertical railing pickets. The handrail curves 90 degrees and turns into the wood newel post. The first 11 treads lead to a square landing with the remaining 3 treads turned perpendicular to the landing; these treads are 2" thick long leaf pine with bullnose nosings.

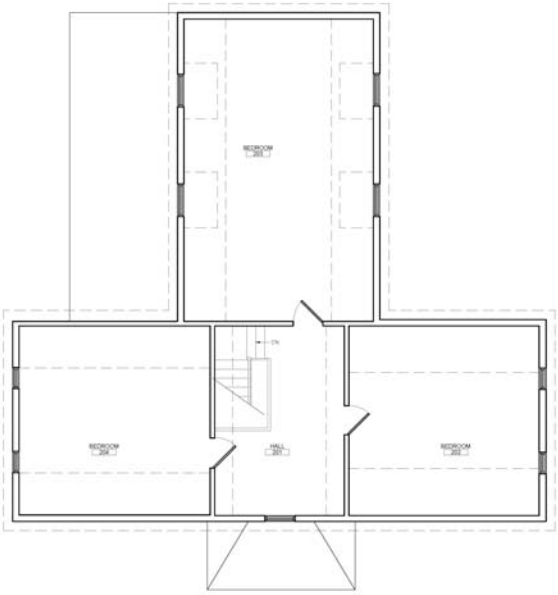
The second floor is similar in plan to the first, a central hall with one room on either side; the south bedroom includes a newer bathroom. The rear wing is accessed from the center hall and contains a master suite with large bedroom, master bath and closets. Finishes at these rooms include wood flooring in the north and south rooms and carpet elsewhere, gypsum board walls and ceilings.

Possible original floor plans of Collinwood House

Based on typical floor plans of late 19th-century 'I Houses' found in North Texas, the floor plans below reflect what the Collinwood house floor plans might have originally been. This is based on limited evidence and remaining historic fabric and is offered here as a possibility. It is encouraged that further investigation and selective demolition be conducted to continue this investigation.



Possible First Floor original plan



Possible Second Floor original plan

Summary of the Physical Description of the house

The Collinwood home was constructed in two phases and the description below describes each phase separately:

- Original, eastern and western portions of the house are thought to date from 1861.[5]
- Sunroom at the southeast corner of the house; this appears to date from around the 1970s

Front (East) and Rear (West) Wings

The hand hewn wood perimeter beam, the boulders serving as piers, the I-house building form, and numerous details (wood trim, large baseboards at the stairs, doors) serve to reinforce the 1861 construction date noted earlier.

The front porch as is exists today has elements that suggest it is historic, like the bead board ceiling but its scale and proportion suggest modifications might have been made to the original design or it may be a replacement porch - which is not unusual for a house of this age.

Other aspects of the house are uncertain or appear to have been modified - the front entry, front facade and porch, fireplace locations, date of the wood flooring throughout the house, window placement - but do not detract from the early date of construction of the house. Unfortunately, the newer finishes in the west wing have obscured any historic finishes that may remain. Further investigation and selective demolition is needed to address these questions.

Sunroom

As this is a newer addition (1970s or thereabouts), it is not historic. However, when this is removed, consideration should be given to carefully removing the foundation to look for evidence of historic porches or other features that may remain in place below this foundation.

[5] White Rock Creek Master Plan, Site History chapter, page 20 and heresy about limestone embedded in newer masonry fireplace.

Inventory of Salvageable Materials

If the Collinwood house cannot be relocated, materials in the building that may be salvageable for use by others include:

Exterior and structural materials and features:
Exterior pair of front doors, screen doors, hardware and door trim
Exterior windows, wood trim
Sidelites at front door
Exterior wood corner boards, fascias and other exterior wood trim.
Perimeter hand-hewn wood foundation beam
Studs (particularly if these are long leaf pine)

Interior materials and features
Historic wood fireplace surround and mantle
Historic doors, hardware and door frame trim
Long leaf wood flooring
Interior wood trim at windows, stair nosings, stair handrail, larger baseboards at stairs and other locations.

The 'I House' architectural form

The 'I-house' vernacular form derives its name from those states where this form of vernacular houses was first noticed - in the states of Indiana, Illinois and Iowa although this style house is quite common in the North-East and throughout the mid-west states. Fred B. Kniffen, a well-known specialist in folk architecture, first utilized the 'I-House' term in a 1936 Study of Louisiana house types; the term has since become common terminology.

The style derives from traditional 17th century English vernacular houses and was brought to the United States by English colonists; these early homes in England and the British colonies were masonry load-bearing with small openings for windows and doors. As the colonists moved west, they brought this simple, house form with them and made changes consistent with the warmer climates - larger windows, larger porches to provide shaded areas to work in during the hot summers, and had open crawl spaces below - to increase ventilation.

For expedient construction, these homes were typically constructed of wood by settlers. Porches were also typical in this style of homes and often included a front porch (for guests) and a rear porch used as a work area. Rear 'ells' were often built at the rear of the house, often with a side porch on one or both sides; these additions and porches were often later additions.

Although this house is defined by it physical shape, theses house are found with architectural styles that vary from the vernacular, to Queen Anne or Victorian, and in other areas of the country include Colonial ornamentation. The I-house is a common house form found in Texas, typically dating from 1850s thru late 1800s, although some homes of this style were constructed in the early 1900s, and are common in rural areas and in smaller communities.

Other examples of this style homes in North Texas include the Brent House at Dallas Heritage Village, the Nash Farmstead in Grapevine, and an un-named house at Allen Heritage Village.

Nash house, Grapevine, Texas