

# MILLARD-LEE HOUSE HISTORIC STRUCTURE REPORT



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## **Executive Summary**

### ***Introduction***

This report has been compiled in order to provide a complete record of known information pertaining to this particular historic structure, the Millard-Lee House. Information included within the report consists of an architectural description and evaluation, the developmental history, historical background and context, and general summary of historic character. The report also covers preservation treatments and work recommendations assessed from general survey and investigation of the historic structure conducted according to the standards set forth by the National Parks Service, an agency of the United States Department of the Interior. The information includes written, as well as graphic, documentation of the topics addressed.

### ***Brief History***

The Millard-Lee House, built circa 1837 by R. F. Millard, demonstrates an excellent example of an extended I-house, common throughout the southeastern United States. However, the Millard-Lee House is one of the more rare examples of early-1800s vernacular architecture in the East Texas area. The house was originally located southeast of the Nacogdoches Downtown Square, on the corner of Pilar and Fredonia Streets, currently this property, on which the house once sat, serves as a parking lot for Regions Bank.

Robert F. Millard (1807-1849), came to Nacogdoches from his birthplace of Mississippi as a merchant during the 1830s, and later became deputy postmaster and road over-seer for Nacogdoches. Millard built the house to function as both family residence and boarding house, which provided his wife, Masy, a source of income after his death in 1849. In 1859, David Lee

and his brother Jesse locally employed as carpenters, blacksmiths, and wagon makers; purchased the house from Masy Millard prior to David's marriage to Edna King. Later, the Lee brothers became part owners of a retail goods store in downtown Nacogdoches. The house remained in the Lee family at its original location until 1970, when the Stone Fort National Bank of Nacogdoches purchased the property from the estate of Emily Lee, daughter of David Lee. The house at that time came into the possession of Lera Millard Thomas, who is of course responsible for moving it to its present location, and completing rehabilitation efforts.

### ***Period for Interpretation***

The Millard-Lee house, though originally built in the late-1830s, remained functional in the capacity of its original residential use for most of the lifetime of the structure. In light of this, interpretative considerations must be made in presenting overall historic characteristics of the house, inside and out. Decisions ultimately should be made as to what time period, or periods, should be reflected. These decisions are dependent upon whether the house is fully restored to its original 1830s historic character, or interpreted to incorporate the overall development of historic character over time, from 1837 to 1970.

### ***Recommendation for Interpretation and Future Use***

Several factors for perseveration should be considered if the Millard-Lee house is to be sustained as one of the main features at Millard's Crossing. Overall the biggest concerns facing the house deal with moisture penetration. The wood shingle roof needs to be inspected and maintained regularly because of the short life span of the materials (15-60 years if maintained). The roof is most important because it is the first line of defense against the elements, and its

failure will lead to deterioration of other systems. Another immediate concern for the house is the moisture penetration of the siding and windows. The wood siding on the entire house is vulnerable to penetration because the paint is peeling and needs to be replaced. Most of the wooden windows are deteriorating as well, and the siding around these is in particularly bad shape. The back of the house shows severe problems with siding failure. Other immediate concerns facing the house are the nearby vegetation and the state of the foundation supports. The house is sagging somewhat and many of the foundation supports are leaning. Some of these are affected by the close proximity of trees. These plants need to be removed and the house should be further braced by the addition of more secure supports.

Exterior preservation treatments should also be considered, which might restore an original 1830s external appearance, where as currently in accordance with rehabilitation efforts undertaken in the 1970s, the external paint scheme reflects that of the later Victorian era. In the same vein, interior wall finishes generally reflect an early twentieth century character. In the future, it would be advisable for the interior paint to be replaced, and possibly the wallpaper upstairs as well, these matters are not as pressing, but are of concern in an assessing and interpreting the accurate historical character of the house interior. There are minor aesthetic concerns, for instance a doorknob missing on the door to the staircase. Some of the light fixtures in the house may be replaced with some which more appropriately fit the historic character. More important for the future of the house, however, would be the addition of a wheelchair ramp to the front porch. The porch is only inches off of the ground, so building a ramp should not pose a great challenge and it would make the house more accessible to all tourists.

## **Part I: Historic Characteristics, Development and Use,** **Background and Context**

### *Historic Building Description*

The Millard-Lee House, built circa 1837, demonstrates an example of an extended I-house, a two-story vernacular style prominent throughout the first half of the nineteenth century indicative of the tidelands south tradition.<sup>1</sup> The house layout consists of a two-story center hall plan that includes an entry hall as a central unit with a room on each side; this layout demonstrated in the Millard-Lee House floor plan is characteristic of later one-story hall-and-parlor examples more commonly seen throughout the southeastern United States.<sup>2</sup> Both one and two-story examples of this vernacular form, utilizing “the basic three unit...room-across-the-hall” floor plan, have also commonly been referred to as a “double house.”<sup>3</sup>

“Two-story double house” examples were built subsequently to “story-and-a-half double houses...known as ‘saddlebags’”; however, a large portion of the architecture reflecting the tidewater south tradition seen within East Texas was constructed in the one-story hall-and-parlor form.<sup>4</sup> In this respect, the Millard-Lee House is one of the more rare examples of early-1800s

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<sup>1</sup> McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1994), 80-81.  
Fig. 1.001

<sup>2</sup> McAlester, 78-86, 94-99; Glassie, Henry, *Folk Housing in Middle Virginia: A Structural Analysis of Historic Artifacts*, (Knoxville: University of Tennessee Press, 1975), 75. Though later versions tend to be constructed three units wide, one unit deep; earlier I-houses as well as one-story hall-and-parlor examples built during the eighteenth century were traditionally two units wide, one unit deep. Some of the first American examples of two units wide, one unit deep hall-and-parlor plans were seen in Virginia beginning mid-eighteenth century, and were derived from British examples commonly seen throughout the sixteenth and seventeenth centuries. However, hall-and-parlor plans were first seen in Cornish longhouses in the thirteenth century.  
Fig. 1.002

<sup>3</sup> Evans, Eliot A.P., “The East Texas House,” *Journal of the Society of Architectural Historians* XI, no. 4 (1952): 1-7; McDonald, Archie P. *Nacogdoches: Past and Present-A Legacy of Pride*. (Odessa: B & C Publishing, 1986), 15-16.

<sup>4</sup> Evans, 1-7.

vernacular architecture in the area. This particular house, being an example of an extended I-house demonstrates transitional massing, in that it is one and a half rooms deep on the first-story, making the form neither fully massed nor purely linear, a common characteristic among I-houses built in the south during the nineteenth century.<sup>5</sup>

General elements of the house shape and form include a normal pitched side gable roof, and dropped shed roofs on the original front and rear extensions. The entire house is balloon frame construction, built from milled lumber, one of the first of its time using milled lumber in the area.<sup>6</sup> The front addition consists of a full width, one-story height front porch (flooring replaced in recent years due to past termite damage) incorporating six equally spaced square post supports along the front, and the rear addition is three units wide, one-half unit deep. Half-unit depth rooms added onto the rear of many otherwise linear form houses are generally referred to as “side rooms,” and are common among vernacular houses in this area of East Texas; “In the pioneer tradition [side room extensions] did not extend to the second floor though some attic space may exist above if the house were fairly large,” such as the Millard-Lee house.<sup>7</sup> The first floor attic over the rear extension is accessible through a crawl space doorway located in the second floor center hall. Originally, the rear extension consisted of a porch as the center unit with a room on each side; however the central rear unit was closed in and made into another interior room when the house was moved from its original site to its current location at Millard’s Crossing in 1970.<sup>8</sup> According to the 1885 Sanborn map of Nacogdoches, the entire structure was one-story, however the main part (excluding front porch and rear extension) of the house was

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<sup>5</sup> McAlester, 24-30, 80.

<sup>6</sup> Interview with Roz Crouch (Millard’s Crossing Staff), conducted by Sara Baker, 15 November 2008.

<sup>7</sup> Evans, 1-7.

<sup>8</sup> Interview with Roz Crouch.

recorded to have second-story in the 1891 Sanborn map, and all subsequent maps.<sup>9</sup> After further research, it seems most likely that the 1885 Sanborn map was in error, the house being two-story from the time of its original construction.

Other features of the house include wood shingles; wood framing with horizontal board siding; divided pane, double-hung wood windows (nine-over-six on the first floor and six-over-six on the second floor); front entry consisting of centered double wood paneled entry doors surrounded by rectangular side and transom lights; pier and beam foundation; and external freestanding brick chimneys on each end, replaced when the house was moved to Millard's Crossing, connecting to currently non-operational fireplaces on the first and second floors.<sup>10</sup> Another interesting feature inside the house, indicating its use as a boarding house, is the dual access staircase, which provides access to the second floor by two staircases, both extending a half-flight from the first floor to the landing.<sup>11</sup> The rear stairway originally led upstairs from the back porch, providing more direct access from the outdoor kitchen at the original site, now this door leads to an interior room resulting from reasons previously described. In addition, the house has modern electrical wiring, which was installed after it was moved that replaced all of the previously existing wiring in the house, however indoor plumbing was never installed, as the house historically never had such amenities.

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<sup>9</sup> *Sanborn Map Nacogdoches, TX, 1885*. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX; *Sanborn Map Nacogdoches, TX, 1891*. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX. See figures 1.004 and 1.005.

<sup>10</sup> Victor & Victor Consultants, Inc. *Nacogdoches Historic Site Survey and Preservation Feasibility Study 1986* (Austin, TX: Victor & Victor Consultants, Inc., 1986), Volume C. Nacogdoches County, Site 1534. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX; Interview with Roz Crouch. See Figure 1.006.

<sup>11</sup> *Millard-Lee House* (posted information), Millard's Crossing. The dual access stairway is speculated to have been used for servant access to the second-floor.

***Original Owner: R. F. Millard***

Robert F. Millard (1807-1849) purchased the original site of the house, located on the corner opposite to the southeast corner of the Nacogdoches town plaza, in August of 1837 for the amount of five hundred dollars from John S. Roberts, signer of the Texas Declaration of Independence, and George Allen.<sup>12</sup> After obtaining the land, Millard constructed the house in circa 1837, possibly with the use of slave labor.<sup>13</sup> Here the house remained constantly occupied on the southeast corner of Fredonia and Pilar Streets for about one hundred and thirty years, until just before it was moved in 1970.<sup>14</sup>

Robert Millard was born in Mississippi in 1807, where he lived until coming to Texas as a merchant in the 1830s. Later he became the deputy postmaster and road over-seer for the town of Nacogdoches.<sup>15</sup> However, there is also some evidence that suggests he may have been involved in bootlegging; in 1838 he was charged with the sale of liquor without a permit in Nacogdoches County.<sup>16</sup> Millard built the house as a personal residence for him and his family, but he also incorporated excess interior space in order to accommodate boarders. During the 1830s, people living in town that had the means would build larger homes as a symbol of their prominence in the community, and in order to allow for enough interior space for both family

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<sup>12</sup> Nacogdoches County Deed Records. Volume F, p. 245. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX.

<sup>13</sup> Ericson, Carolyn Reeves (transcribed by), *1847 Census Nacogdoches County*, 1. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX. Census records from 1847 indicate that at that time R. F. Millard owned six slaves. Although there are no records to indicate that Millard owned slaves in 1837, it is a distinct possibility.

<sup>14</sup> Nacogdoches (TX). *Daily Sentinel*. April 3, 1971.

<sup>15</sup> McDonald, 15-16.

<sup>16</sup> Ericson, Carolyn Reeves (transcribed by). *Complete Records of the District Court Civil and Criminal*. Book A (1837-1839), p. 262.

residence and boarding house. It has been speculated that the idea behind this practice was that money collected from renting out rooms could subsidize the family's income, and that this could provide a means of income for the wife after the death of her husband. Evidence suggests this to be the case as census records from 1850 show four non-related boarders from outside the East Texas region residing in the house, indicating that the Millard-Lee House did in fact serve as a boarding house.<sup>17</sup>

Robert Millard's second wife, Masy C. Wadlington Sparks Millard (1815-1878), acquired the house after Millard died in 1849, and continued living in the house for ten more years. Masy had married Millard on March 13, 1841, after the death of his first wife, name unknown; Millard had two children with his first wife, a son who died in 1840 and a daughter, Frances, who attended school at a convent in Maryland and became a nun. Masy also had two previous sons, Jesse Wadlington Sparks (born 1837) and William Noble Sparks (born 1838), by her first husband James H. Sparks. Robert and Masy Millard had an additional two children between the two of them, John Joshua Millard (born 1844) and Mary Joanna "Mollie" Millard (born 1848). Masy Millard was known in the community as the "Mother of the Old North Church" in Nacogdoches, and was also responsible for having "organized and conducted the first Texas prayer meeting."<sup>18</sup>

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<sup>17</sup> Ericson, Carolyn Reeves (transcribed by), *Nacogdoches County 1850 Census*, 4. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX.

<sup>18</sup> Ericson, Carolyn Reeves (compiled by), *Early North Church Families and Some of Their Descendants, Volume 4: Richardson, Risinger, Sisco, Slay, Sparks, James G. Tindall, Robert J. Tindall, Wadlington, M.G. Whitaker and William Whitaker*, 149. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX.

### ***Second Owners: The Lee Family***

In 1859, David (1828-1916) and Jesse Lee purchased the house upon David's marriage to his first wife, Edna King (1838-1872).<sup>19</sup> However, county probate records indicate that Masy C. Millard established clear title between her and other R. F. Millard heirs in 1860.<sup>20</sup> Subsequently, conveyance of the house and property to the Lee brothers was recorded in 1861.<sup>21</sup> The house remained in the Lee Family from this time until 1970 when Lera Millard Thomas, wife of United States Congressman Albert Thomas and descendant of Robert F. Millard, purchased the house and moved it to her family land, which she had converted into an historic village.

David and Jesse Lee came to Nacogdoches in circa 1854 with an entire party of Lee Family relatives from their birthplace of Alabama. The Lee brothers worked as carpenters, blacksmiths, and wagon makers; at one time they were also in a partnership with another local Nacogdoches man in a retail business located downtown.<sup>22</sup> Census records from 1880 indicate David Lee's occupation as retail grocer.<sup>23</sup> David and Edna Lee had five children; Mary (born 1861), Laura (born 1864), Fanny (born 1866), David (born 1868), and Edna (born 1870). After the death of his first wife Edna, David Lee married Cora Eugenia Wells (1846-1919) on March

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<sup>19</sup> Phillips, Captain Charles K., *Builders of Texas Collection to 1942: Honoring David Lee of Nacogdoches County, Artisan and Entrepreneur 1855 to 1916*. Folder: David A. Lee. Box: Biographies. Vertical File. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX.

<sup>20</sup> Nacogdoches County Record Probate Minutes. Volume H, p. 297. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX.

<sup>21</sup> Nacogdoches County Deed Records. Volume O, p. 565-567. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX.

<sup>22</sup> Phillips, *Builders of Texas Collection to 1942*.

<sup>23</sup> Ericson, Carolyn (compiled by), *The People of Nacogdoches County in 1880 (An edited census)*, 1987, 2.

9, 1875. David and Cora Lee had three children together; Jesse Clifton (born July 15, 1878), Emily (born February 18, 1883), and Robert E. (born October 4, 1886; died 11 months later).<sup>24</sup>

By 1900, census records do not indicate occupations for any of six individuals living at the Lee residence except for Emily (listed as Emma) whose occupation was recorded as attending school.<sup>25</sup> David Lee was most likely retired in some capacity. In 1910, census records show David Lee's occupation as "own income."<sup>26</sup> Jessie (age 31) and Emily (age 27) still resided in the house with David and Cora Lee. Jessie owned a metal working shop, and Emily was a stenographer for a grain wholesaler.<sup>27</sup>

Jessie and Emily lived in the house for most of the remainder of their lives, Emily being the last surviving one of the two. Jessie had acquired the house and Lee properties after the death of their mother and father. In 1949, he deeded the house and property to his sister to his sister Emily.<sup>28</sup> After Emily's death in 1970, the property was sold to the Stone Fort National Bank.<sup>29</sup> Lera Millard Thomas either purchased the house or it was donated to her for its current use at Millard's Crossing around this time. Stone Fort National Bank converted the property into a parking lot, which functions the same purpose in that location now occupied by Regions bank.

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<sup>24</sup> Phillips, *Builders of Texas Collection to 1942*.

<sup>25</sup> Davis, Kathryn, and Carolyn Ericson, *1900 Census Nacogdoches County Texas*, (Nacogdoches, TX: Ericson Books), 153. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX. Household members listed include: Lee, David (age 72, head), Cora (age 55, wife), Lula [Laura] (age 36, daughter), Jessie (age 22, son), Emma [Emily] (age 17, daughter), and Moore, Nellie (age 1, granddaughter).

<sup>26</sup> Davis, Kathryn Hooper, *1910 Census Nacogdoches County, Texas*, (Nacogdoches, TX: Ericson Books, 1994), 153. East Texas Research Center. Stephen F. Austin State University. Nacogdoches, TX.

<sup>27</sup> Davis, *1910 Census Nacogdoches County, Texas*, 153

<sup>28</sup> Nacogdoches County Deed Records. Volume 362, p. 141-142. Nacogdoches County Clerk's Office. Nacogdoches, TX.

<sup>29</sup> Nacogdoches County Deed Records. Volume 361, p. 597-598. Nacogdoches County Clerk's Office. Nacogdoches, TX.

During circa 1940s, the space on the original lot closest to the corner of Pilar and Fredonia, and running down Fredonia on the west side of the house there was a used car lot for some time. A picture posted in the house at Millard's Crossing provides one of the rare photos that show the house in its original location. The photograph appears to have been taken circa 1940s, as the used car lot appears in the picture. The location of the house on its original lot can be verified in the photograph by means of a top section of the present-day Godtel building seen in the distance of house from the 1940s photograph.<sup>30</sup>

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<sup>30</sup> See figures 1.007 and 1.008.

## **Part II – Condition Assessment, Preservation Treatments, And Work Recommendations**

### **Site Context**

#### ***Grade & Drainage***

The ground slopes gradually from the front of the house to the back. According to interpreters at Millard's Crossing, there are usually no problems with standing water around the house when it rains. Most of the house is raised well off of the ground, allowing moisture to air out. However, the northeast corner and most of the porch sit much closer to the ground which may be a problem.<sup>31</sup>

#### ***Vegetation***

There is a large water oak about thirty or thirty-five feet away from the house whose branches hang over the northwest corner of the roof of the house.<sup>32</sup> The threat of these possibly breaking and falling on the roof may be lessened if the limbs were trimmed back some.

The plants which cause the most concern are growing on the east side of the house. There are four Wax Leaf Ligustrum shrubs growing close to the east wall.<sup>33</sup> The closest is less than a foot away from a foundation support, and its branches are growing up against the wall and window.<sup>34</sup> Although these branches do a good job of concealing some of the external electricity equipment, and thus help maintain the historic character visually, they also create a place for

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<sup>31</sup> See Figure 2.001

<sup>32</sup> See Figure 2.002

<sup>33</sup> See Figure 2.003

<sup>34</sup> See Figure 2.004

moisture to collect on the side of the house. These branches should be trimmed back for these reasons, but given how close the tree is to the support, complete removal of the plant may be in order. If this is removed, great care must be taken that the roots do not upset the supports, and some shifting in the ground should be expected as the roots die and decay. The next closest of these shrubs is approximately eight feet away.

Another tree is growing on the adjacent property and is threatening the southeast corner support. This tree is no more than three inches from the support and is thus a cause for great concern.<sup>35</sup> Along the back of the house there are several stumps of plants which have been cut down. Most of these are pinched between the house and the chain link fence which separates the properties.<sup>36</sup> Many of the concrete block supports are leaning, presumably due in part to the proximity of the roots. This problem needs to be addressed soon because it threatens the structural integrity of the entire house.

The Millard-Lee House sits against the fence separating Millard's Crossing for the adjacent property, and the back of the house faces parking for the local flea market. This side of the house is considerably more weathered than the others. The 1970 enclosure of the back porch is very obvious and much of the siding is in very poor condition.<sup>37</sup> Some of the boards are pulling away and exposing insulation underneath.<sup>38</sup> It should be pointed out that besides being the side of the house that faces the flea market and away from Millard's Crossing visitors, it is also facing south. It is likely that some of the damage is due to excessive sun and wind

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<sup>35</sup> See Figures 2.005-2.007

<sup>36</sup> See Figure 2.008

<sup>37</sup> See Figure 2.009

<sup>38</sup> See Figure 2.010

exposure.

## **Fabric Survey**

### ***Foundation***

The house is pier and beam, and sits on concrete blocks. Though the blocks are not as visible from the front of the house where the porch sill sits very close to the ground, they do not lend to the house's historical character. More important and alarming, however, is that many of the blocks are leaning.<sup>39</sup> As mentioned above, some of these appear to be leaning because of nearby plant roots, but part of the problem seems to be that many of the blocks are not in the ground, but sitting on the surface. This will cause serious stability issues if not addressed. When viewed from the back, it is evident that the house sags in the center.<sup>40</sup> The foundation supports need to be reinforced to relieve the strain on the structure.

### ***Roof***

The roof is side-gabled, with first story half-gables over the porch and over the back rooms of the house, and is covered by treated pine shingles. The roof is the building's first defense against the elements, and if it not maintained the rest of the structure will suffer. According to workers at Millard's Crossing, the roof was most recently replaced in the late 1990s. The shingles appear to be weathered and some have warped, but they all appear to be in

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<sup>39</sup> See Figure 3.001-3.003

<sup>40</sup> See Figure 3.004

place.<sup>41</sup> However, inspection of the attic and crawlspace inside reveal that this is not a weather-tight roof. Daylight shines through in places, particularly in places where the roof and the walls intersect.<sup>42</sup> Many of the timbers visible from the attic, both in the roof and the walls, show significant staining, indicating leaks and perhaps poor ventilation.<sup>43</sup> Further indications of water damage are to be found on the walls and ceilings of the rooms in the house.<sup>44</sup> Many of the beams appear to be relatively new, and the shingles appear to be fairly sound. However, because they are organic, wood shingles have a limited life expectancy and can become very vulnerable to moisture buildup and deterioration. A more extensive inspection of the shingles is recommended to evaluate the state of the roof, and should be scheduled regularly.

The drainage system of the Millard-Lee House is comprised of flashing on the roof at each chimney, a gutter in front, and downspouts on either side of the porch.<sup>45</sup> These should be routinely inspected for build-up and deterioration. Keeping the roof clear of excess moisture is key to prolonging its life, and a clogged drainage system will exacerbate problems by holding moisture. Another problem to look for is the deterioration of the metal, which can also damage the wood.<sup>46</sup>

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<sup>41</sup> See Figure 3.005-3.008

<sup>42</sup> See Figure 3.009-3.011

<sup>43</sup> See Figure 3.012

<sup>44</sup> See Figure 3.013-3.014

<sup>45</sup> See Figure 3.015

<sup>46</sup> Sweetser, Sarah M. "Roofing for Historic Buildings." *Preservation Briefs 4*, U.S. Department of the Interior, National Park Service. Heritage Preservation Services.

### ***Porch***

The flooring of the porch was replaced after the 1970 move because of extensive termite damage. It is in fair condition, and looks markedly less weathered than the siding on the house, though some boards are slightly warped and the paint is worn down in places.<sup>47</sup> The support sill appears to be in fair condition as well, but show signs of mold or mildew. The bottoms of the posts have deteriorated some, but do not appear to be in any functional danger. The ceiling of the porch appears to be in fair or good condition.<sup>48</sup> There are steps in the ground in front of the porch, one made of brick and the next made of pink granite. There is no indication that either of these is original, or that anything similar existed at the original site.

### ***Structural Framing Systems***

The house is a balloon frame with pine siding. The siding is, for the most part, in poor to fair condition. In some places there are only concerns with badly peeling paint. However, several boards of siding, particularly on the back of the house, are deteriorating and pulling away, exposing insulation and allowing water penetration in the walls.<sup>49</sup> The siding is also considerably worse around many of the wooden windows, which are in very poor condition. These are all great causes for concern because they allow moisture penetration. New siding is required in places where the boards are either warped or falling apart. The current insulation is exposed and should be replaced, and the siding on the entire house needs fresh paint. Weather-

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<sup>47</sup> See Figure 3.017

<sup>48</sup> See Figure 3.018

<sup>49</sup> See Figure 4.001-4.006.

tight siding and paint, along with repairs of the windows, will do much to block moisture from entering the structure.<sup>50</sup>

### *Chimneys*

The chimneys are made of brick which is in fairly good condition, although there is some spalling and weathering in some places. The east chimney appears to be pulling away from the house along the second story.<sup>51</sup> Structurally speaking, this is a potentially dangerous situation, and would complicate any attempts to repoint the mortar of the chimney. Without going as far as rebuilding the chimney, it may be possible to secure the chimney with a metal bracket like the one on the west chimney, but the more immediate concern is that there is a narrow space along the wall for moisture to accumulate.<sup>52</sup> Flashing is installed on the roof where the chimneys and the roof meet, which may lessen the threat of moisture on the wall. This flashing needs to be inspected and maintained regularly. The west chimney is also suffering some deterioration on top and missing a few bricks.<sup>53</sup> It may be advisable to replace these and secure the loose bricks which may otherwise fall and create a hazard for people or the wood shingled roof.

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<sup>50</sup> Park, Sharon C. "Controlling Unwanted Moisture Historic Buildings." *Preservation Briefs 39*, U.S. Department of the Interior, National Park Service. Heritage Preservation Services.

<sup>51</sup> See Figure 4.007

<sup>52</sup> See Figure 4.008

<sup>53</sup> See Figure 4.009

### *Fireplaces*

There are four fireplaces in all: two downstairs and two upstairs, at the gable ends of the house. They are brick and have decorative, painted wooden mantles.<sup>54</sup> In the downstairs fireplaces there is a little cracking in the mortar, but otherwise they are in fairly good condition.<sup>55</sup> Since the upstairs flues were closed off, the fireplaces upstairs are no longer functional. The masonry of these chimneys shows considerable cracking, especially along mortar lines.<sup>56</sup> This may be related to the chimneys pulling away from the house.

### *Doors*

The only exterior doors on the house are the double doors in front. The doors are in fair condition, painted to match the doors inside, and are secured by a door knob, a small latch, a latch securing the door at the floor, and a pull chain latch at the top of the door which features intricate decorative detail.<sup>57</sup> The latches are in good condition, but should be cleaned. They do not appear to have been replaced, and lend well to the historic character of the house. The doors do not hang perfectly square and do not make a good seal, and there is some damage near the bottom of the doors.<sup>58</sup> There is only weather stripping on one door, which is the only door of the two used by the interpreters at Millard's Crossing. The damage at the bottom of the doors appears to be superficial, and they could use a cleaning and fresh paint. In order to get a better seal and prevent further weather damage weather stripping should be added to the second door,

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<sup>54</sup> See Figures 4.010-4.013

<sup>55</sup> See Figure 4.017

<sup>56</sup> See Figures 4.014-4.016

<sup>57</sup> See Figures 4.018-4.019

<sup>58</sup> See Figure 4.020

and the hinges may need to be replaced so that the doors will hang straight.

Before the back porch was enclosed, there were also exterior doors at what are now entrances to the kitchen and the document room, the back entrance to the stair case, a closet on the back porch, and the back of the center hall. It is uncertain whether the original doors remain as interior doors today. The doors to the kitchen, document room and closet are unique in the house in that they are batten doors.<sup>59</sup> The door at the back of the staircase appears to be relatively new. There is only a hole where a doorknob would otherwise be, and it shows no signs of having ever had a doorknob.<sup>60</sup> Otherwise, the interior doors in the house are in good condition. Throughout the house, the doorknobs appear to be aged, if not original, and are in good condition. They feature metal and ceramic work, and skeleton keyholes. Some of the plates appear to have new screws, but the plates themselves are in keeping with the historic nature of the house.<sup>61</sup>

### ***Windows***

The second story windows are six over six; the first story windows are nine over six on the front and sides, six over six on the back.<sup>62</sup> The windows all have wooden framing, and the wood on each is in poor condition. According to Millard's Crossing interpreters, by the time the

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<sup>59</sup> See Figure 4.021-4.022

<sup>60</sup> See Figure 4.023

<sup>61</sup> See Figure 4.025-4.027

<sup>62</sup> See Figures 2.001 and 4.028

house was moved many of the windows had been broken out by vandals.<sup>63</sup> These were replaced with aged glass which suits the house well.<sup>64</sup> However, the windows now require a great deal of attention if they are to be preserved. Much of the wood in and around the windows is disintegrating and is vulnerable to further deterioration and moisture penetration.<sup>65</sup> The northernmost side window in the east front room has had some obvious work which was executed fairly poorly. The lower sash does not fit properly, and a great deal of caulk was used to seal the discrepancies and where the most rotting has occurred.<sup>66</sup>

Three of the windows were broken during Hurricane Ike in September 2008 and replaced with translucent plastic; in the Document Room, the “Kitchen,” and the child’s bedroom.

Another issue is the chain link fence which has been attached to the first story back windows. This fencing was placed here for protection against the adjacent property where a flea market is held. The fencing is bolted into the window framing and alters considerably the visual character of the building.<sup>67</sup> Undoubtedly this was placed here to protect the windows from vandals or damage from automobile traffic at the flea market. A better solution might be to seek cooperation from the owner of the adjacent property and reach an alternative solution, such as a privacy fence. This is only one of many issues on the back of the house due to the position of the

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<sup>63</sup> Interview with Susie Lower (Millard’s Crossing Director), conducted by Sara Baker and Chris Elzen, 4 November 2008.

<sup>64</sup> See Figure 4.029

<sup>65</sup> Myers, John H. “The Repair of Historic Wooden Windows.” *Preservation Briefs 9*, U.S. Department of the Interior, National Park Service. Heritage Preservation Services. See Figure 4.030

<sup>66</sup> See Figures 4.031

<sup>67</sup> See Figure 4.032

house on the property.

Inside the house, particularly upstairs, water damage is very evident around the windows.<sup>68</sup> There is a great deal of staining and wrinkling of wallpaper in the Wicker room and the upstairs hall. This is most prominent around the windows, although it is also evident in some corners and around some doorways. In the child's bedroom, where there is no wallpaper, there is a good deal of cracking in the sheet rock around the windows and vents.<sup>69</sup>

Treating the windows is likely to be an involved process. It is possible that the deteriorated wood may be patched and treated, using waterproofing, fungicide and wood putty. If these windows can survive patching, it will then be necessary to apply fresh paint to block out moisture. It is likely, however, that professional help is needed to replace much of the woodwork on these windows. Great care should be taken when handling the windows, and when replaced the joints should be sealed carefully with caulk. The condition of these windows is in part dependent on the condition of the siding, and vice versa. These two weaknesses must be addressed because each causes further deterioration of the other.<sup>70</sup>

### ***Room Finishings***

The front rooms downstairs were painted after the house was moved, and the paint is peeling in many places, particularly on the ceiling.<sup>71</sup> As are many of the problems with this

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<sup>68</sup> See Figure 4.033

<sup>69</sup> See Figure 4.034

<sup>70</sup> Myers, "The Repair of Historic Wooden Windows." *Preservation Briefs* 9.

<sup>71</sup> See Figure 3.014

house, this is most likely caused by moisture penetration. Some of the wall timbers are situated awkwardly and are pulling away as well.<sup>72</sup> These may be best dealt with when the siding is repaired or replaced. After the moisture issues with the roof, siding and windows are addressed, it would be wise to repaint. When this is done it may be possible to analyze previous layers of paint and determine what the original colors of the interior were. This would lend to the historical character of the house and the authenticity of the house. Even if it is not possible, however, fresh paint would clean up the look of the house and help prevent damage caused by moisture. There is some floral print wallpaper upstairs in the center room and wicker room which does little for the historic character of the house, but is a dramatic indicator of water damage, particularly around the upstairs windows. Around windows, in corners, the fireplace and even the door jamb of the wicker room, there is a great deal of wrinkling, cracking and staining. It has been many years since the wallpaper was replaced, and some of this damage occurred before the roof was last replaced. The areas to be most concerned about now are around the windows. In the back rooms of the house, the wall timbers appear to have been stained or treated, but not painted. The character of these rooms is somewhat more rustic than the rest of the house. The back porch which was enclosed is painted with paint to match the color of the outside of the house, but it is in considerably better shape than the exterior paint. In these back rooms daylight penetrates some of the wider crevices between timbers.<sup>73</sup> In the Document Room there is a

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<sup>72</sup> See Figure 4.035

<sup>73</sup> See Figure 4.036

rectangular patch in the wall where a box air conditioner unit once was, but though it is visible, it blends well and does not detract from the character of the room.<sup>74</sup>

### ***Stairs***

The stairway has two entrances, one facing the front door and one facing the back porch. They show a good deal of color change and weathering from traffic, but they seem to be sturdy and in good condition. Investigation of a crawlspace underneath the stairs revealed some timbers with square pegs instead of round nails, which seems to indicate that these are original.<sup>75</sup>

### ***Flooring***

Some places appear to have been replaced, particularly at threshold between back porch and kitchen.<sup>76</sup> There are also patches around the west room fireplace. Daylight shows through cracks in various places, but floor is sturdy and seems in good condition. There are a few loose boards; one upstairs in the wicker room and one downstairs in the west room. These may be secured by nailing them down, but they do not pose any great threat to the structure.

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<sup>74</sup> Chase, Sarah B. "Painting Historic Interiors." *Preservation Briefs 28*, U.S. Department of the Interior, National Park Service. Heritage Preservation Services; Park, Sharon C. "Controlling Unwanted Moisture Historic Buildings." *Preservation Briefs 39*, U.S. Department of the Interior, National Park Service. Heritage Preservation Services; Jandl, H. Ward. "Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character Defining Elements." *Preservation Briefs 18*. U.S. Department of the Interior, National Park Service. Heritage Preservation Services. See Figure 4.037

<sup>75</sup> See Figure 4.038

<sup>76</sup> See Figure 4.039

### *Electrical*

The current electrical systems have been added after the house was moved from its original site, and should be all modern and up-to-date. However, regular inspections should be part of the routine maintenance of the house, as electrical shorts are major cause of fire (one of the most detrimental types of damage to historic structures).<sup>77</sup>

### *Inventory of Light Fixtures*

In the front hall there hangs a combination ceiling fan and light fixture.

In the west room there is a chandelier with electric lighting.

In the corners of the document room there is track lighting to illuminate the documents and photographs on display.

The enclosed back porch has a simple ceiling fixture.

The kitchen has a simple ceiling fixture.

In the east room there is a chandelier matching the one in the west room.

Upstairs in the wicker room there is a wooden chandelier fitted with electric lighting.

In the center room upstairs there is a hanging metal lantern-like fixture, fitted with electric bulbs.

In the child's bedroom upstairs there is another wooden chandelier fitted with electric lights.<sup>78</sup>

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<sup>77</sup> Park, Sharon C. "Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches." *Preservation Briefs 24*. U.S. Department of the Interior, National Park Service. Heritage Preservation Services.

<sup>78</sup> See Figures 4.040-4.048

### *Outlets, Switches, Etc.*

External electric fixtures include the spotlights on the roof of the porch, and some wiring behind the east chimney. The wiring on the east side of the house is pretty well concealed by a nearby tree and its relationship to the chimney.

### *Climate Control and HVAC System*

Climate control is somewhat difficult in the house, especially given the poor state of the windows and the multiple spaces in the floor and the walls. The house was fitted with modern insulation after it was moved, and in the attic it seems to be in fair condition. However, there are problems under the house where animals have nested, and in the back of the house where the siding is falling off. The house includes an HVAC system added after the house was moved to Millard's Crossing; however the effectiveness tends to be compromised due to the above mentioned issues. The addition of the HVAC system has not tremendously impacted the interior historical character of house, with the exception of vents and returns for airflow that had not existed in the house before. Any changes made to HVAC systems generally pose further threats to structural and other historical characteristics, and should include careful planning and assessment before being made.<sup>79</sup>

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<sup>79</sup> Park, "Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches." *Preservation Briefs* 24.

*Americans with Disabilities Act*

Finally, a wheelchair ramp should be added to the porch. This may require paving a short walkway between the parking lot and the edge of the porch, but the porch is not tall and the task should not be too expensive or complicated. A ramp would provide easier access for both disabled and elderly tourists, and it would greatly improve the house's value as a cultural resource and site of interest. The east end of the porch is probably the most ideal place because it is closest to the ground and the ground is flat.

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**Figures**



Figure 1.001

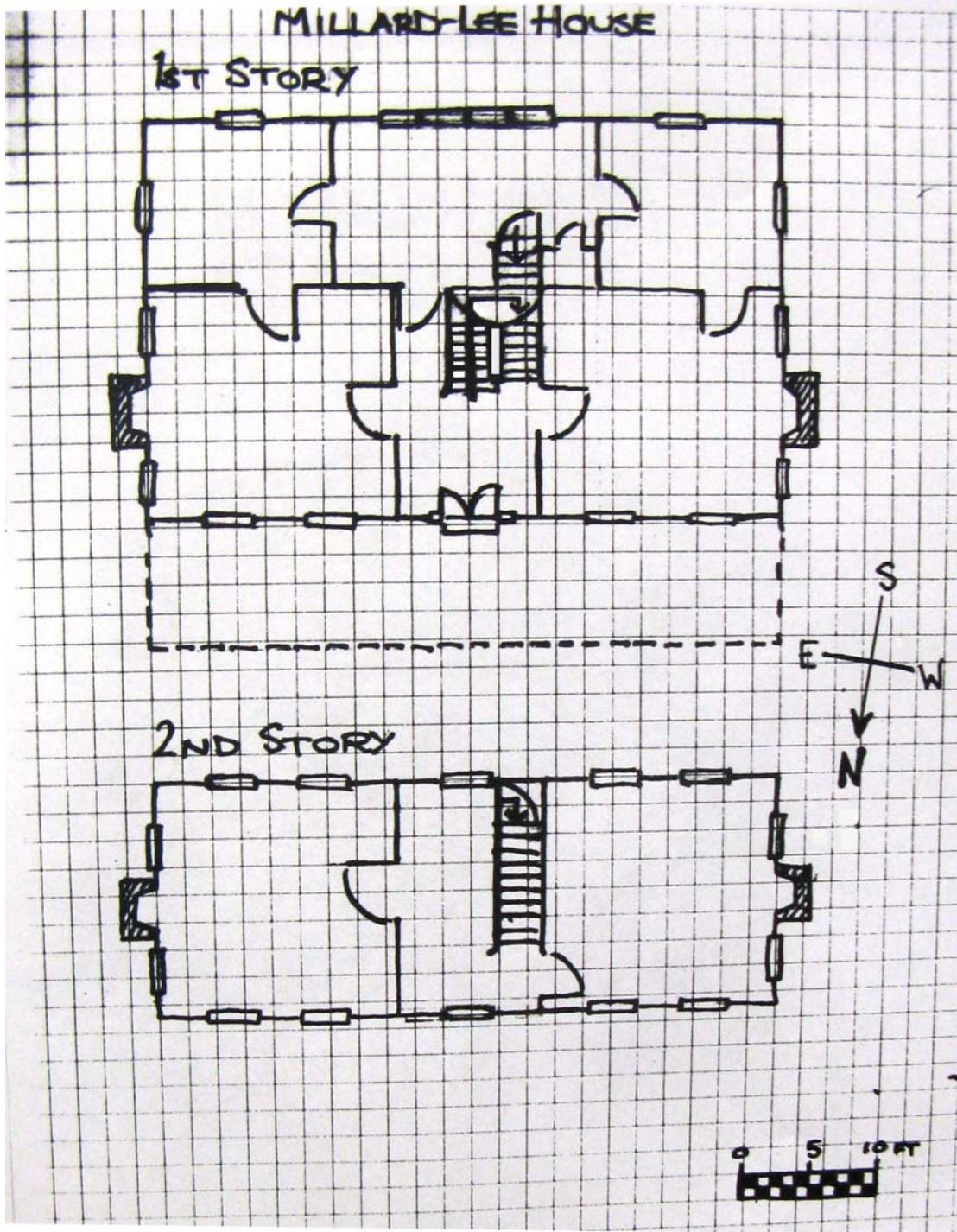


Fig. 1.002



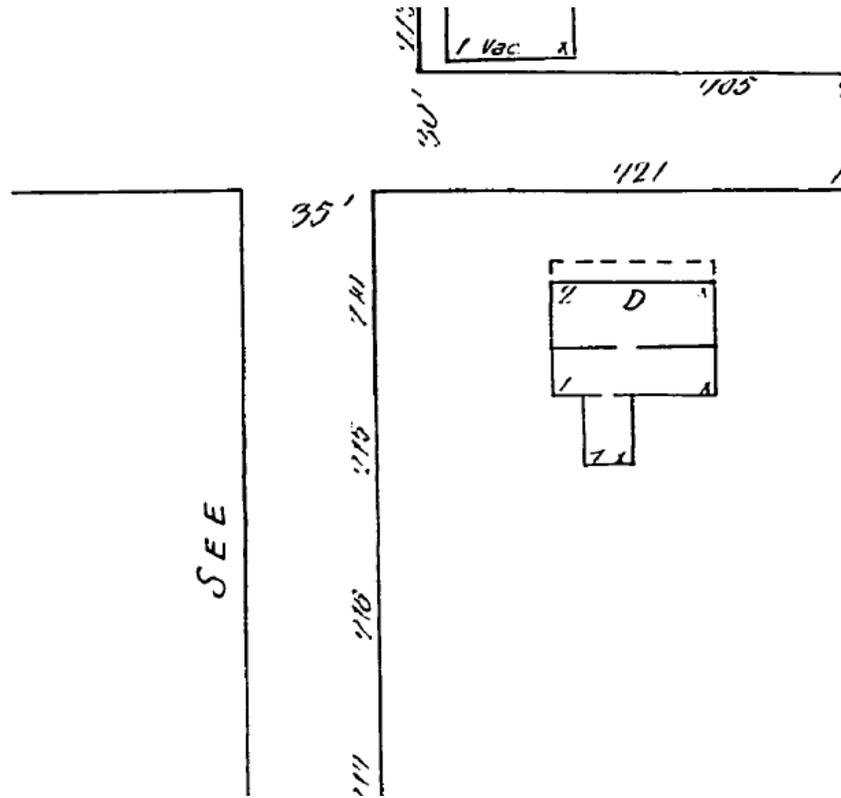


Fig. 1.005



Fig. 1.006



Fig. 1.007



Fig. 1.008



Fig. 2.001



Fig. 2.002



Fig. 2.003

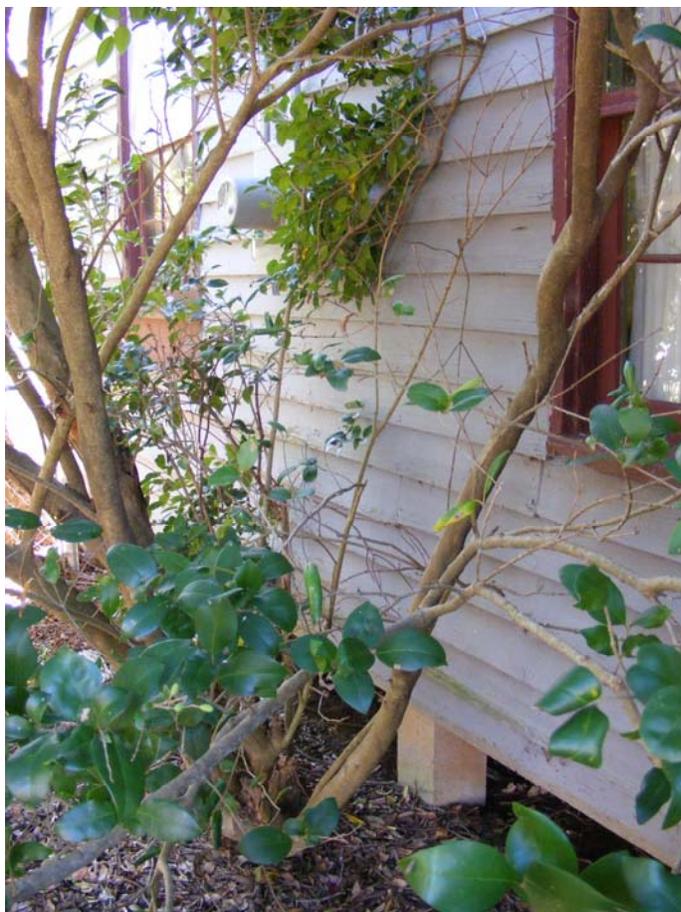


Fig. 2.004



Fig. 2.005



Fig. 2.006



Fig. 2.007



Fig. 2.008



Fig. 2.009



Fig. 2.010



Fig. 3.001



Fig. 3.002



Fig. 3.003



Fig. 3.004



Fig. 3.005



Fig. 3.006



Fig. 3.007



Fig. 3.008

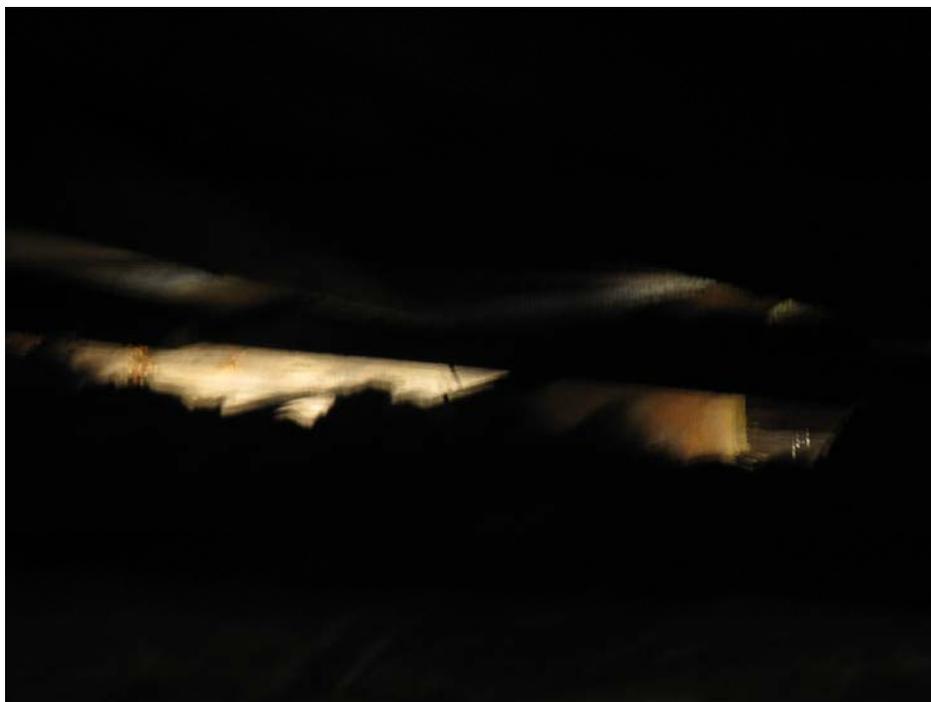


Fig. 3.009



Fig. 3.010



Fig. 3.011



Fig. 3.012



Fig. 3.013



Fig. 3.014



Fig. 3.015



Fig. 3.016



Fig. 3.017



Fig. 3.018



Fig. 4.001



Fig. 4.002



Fig. 4.003

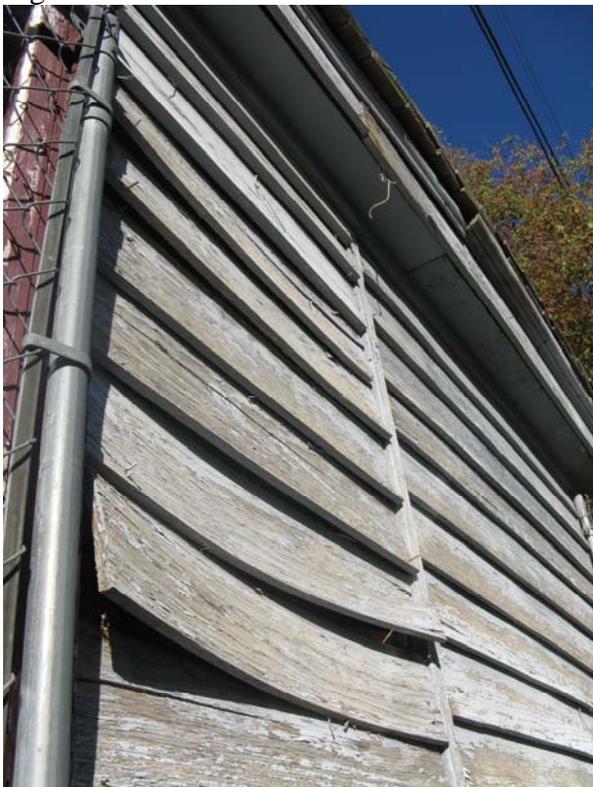


Fig. 4.004



Fig. 4.005



Fig. 4.006



Fig. 4.007



Fig. 4.008



Fig. 4.009



Fig. 4.010



Fig. 4.011



Fig. 4.012

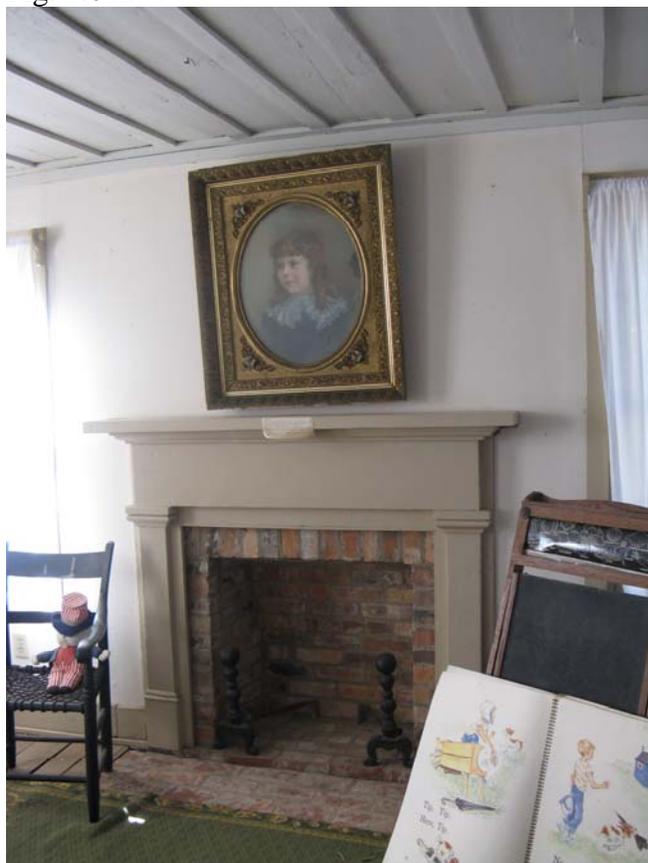


Fig. 4.013



Fig. 4.014



Fig. 4.015



Fig. 4.016



Fig. 4.017



Fig. 4.018



Fig. 4.019



Fig. 4.020

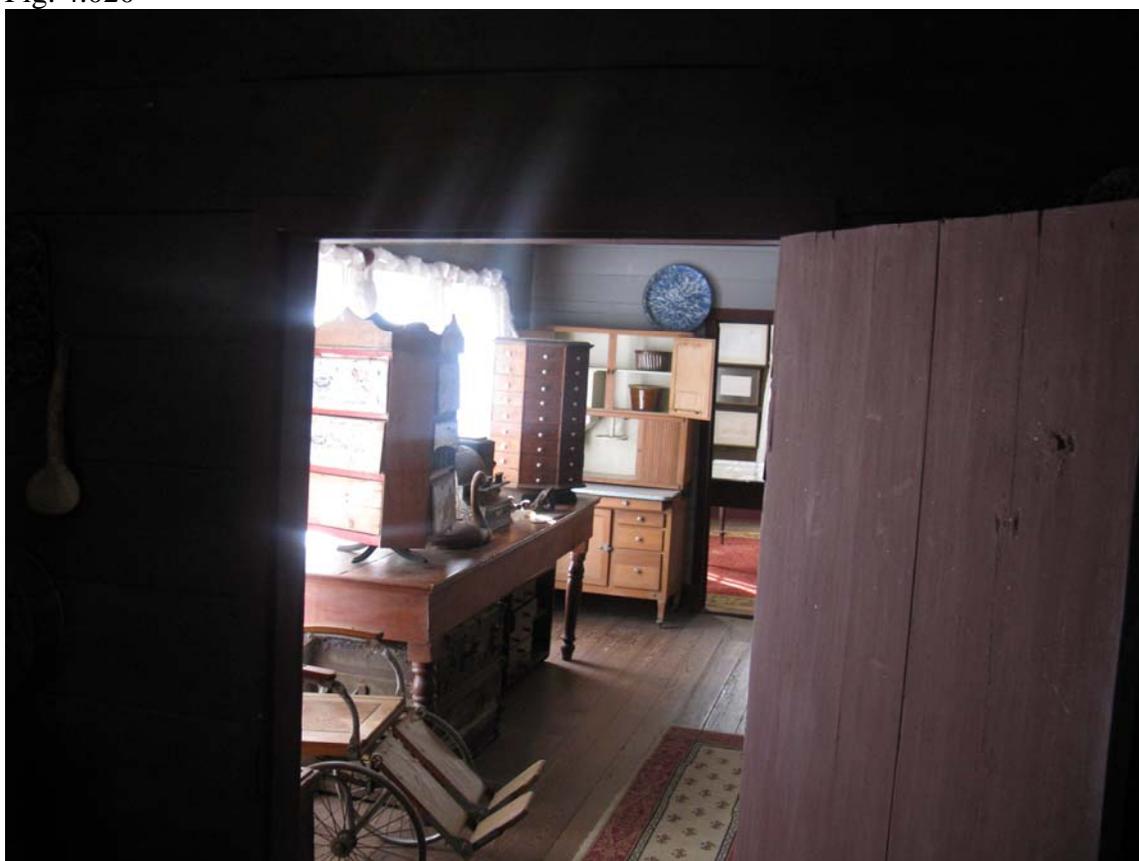


Fig. 4.021



Fig. 4.022



Fig. 4.023



Fig. 4.024



Fig. 4.025



Fig. 4.026



Fig. 4.027



Fig. 4.028



Fig. 4.029



Fig. 4.030



Fig. 4.031



Fig. 4.032



Fig. 4.033



Fig. 4.034



Fig. 4.035



Fig. 4.036



Fig. 4.037

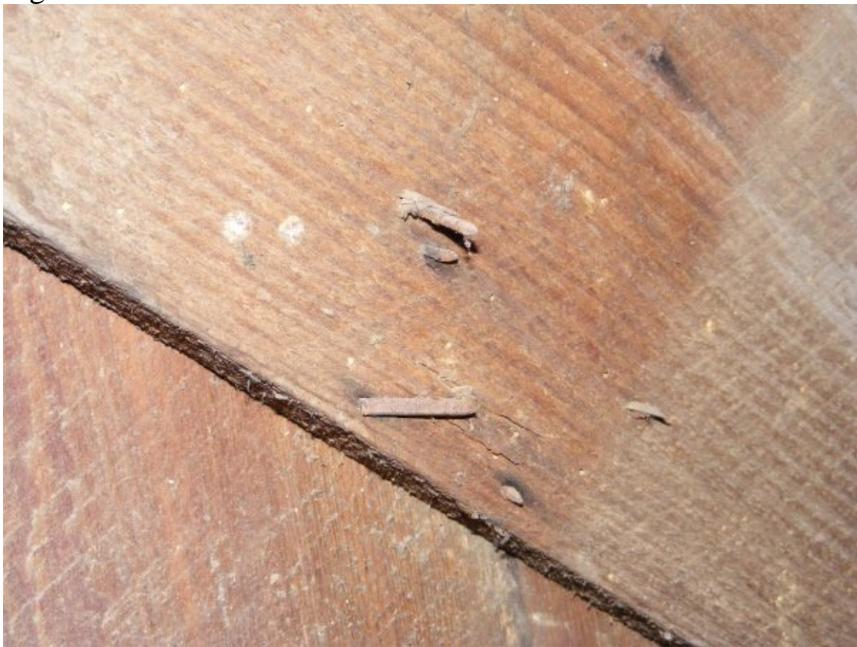


Fig. 4.038



Fig. 4.039



Fig. 4.040



Fig. 4.041



Fig. 4.042



Fig. 4.043



Fig. 4.044



Fig. 4.045



Fig. 4.046



Fig. 4.047



Fig. 4.048

DEED RECORDS  
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2518

KNOW ALL MEN BY THESE PRESENTS:

THE STATE OF TEXAS  
COUNTY OF MACDOUGHERS

That we, DONALD WELLS, A. J. THOMPSON, and A. B. COX, resident citizens of Macdoughers County, Texas, being duly sworn, do upon our respective oaths state the following to be true and correct:

That we, and each of us, were well and personally acquainted with Emily Lee, a free sole, who died testate in Macdoughers County, Texas, on or about the 15th day of August, 1916, and her property and the location thereof in the City of Macdoughers, for more than 25 years. That at her death she owned the following properties: Lot 6 in Block 15, located on Lots 3 and 4 in Block 22, located on the South side of Pillar Street in the City of Macdoughers; Lots 9A in Block 33 and 54A in Block 46, located on the West side of South Street in the City of Macdoughers; and Lot B in Block 32, located on the East side of the Southern Pacific Railroad Company near the railroad tracks of the Southern Pacific Railroad Company.

That Miss Emily Lee never married and that she resided continuously on Lots 3 and 4 in Block 22, for more than 25 years. Other lots hereinabove referred to for more than 25 years, and paid taxes on all of said properties before delinquency each and every consecutive year for more than 25 years, about the year 1917, to acquire said property. That she died about the year 1917, and her mother, Corn Wells Lee, who died shortly thereafter, and having finally acquired full ownership thereof from her brother, Jesse O. Lee, by deed dated July 21, 1919, at the home on East Pillar Street, on Lots 1 and 4 in Block 22, substantially all of his life.

That during all of said time, and for more than 25 years, within the known lives of said Miss Emily Lee and her brothers, James O. Lee and Jesse O. Lee, all of said lots and all improvements thereon, and said properties were generally known as the Lee property, and as aforesaid, all taxes assessed against said properties were paid for each and every consecutive year for more than 25 years, and no taxes assessed against said properties, or any portion thereof, contrary to the claim of ownership of Emily Lee and her brother, Jesse O. Lee, were ever married and died testate without Emily Lee.

That James O. Lee, Jesse O. Lee, and James C. Lee, all of whom are no relation to the Lee's, but all of whom are well acquainted and cognizant with all the facts hereinabove set forth.

FURTHER, Affiants sayeth sayeth nothing.

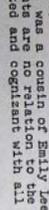
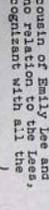
  
  
  
 DONALD WELLS AND SUBSCRIBED BEFORE ME, This 30<sup>th</sup> day of June, 1970.  
 Notary Public in and for  
 Macdoughers County, Texas

Figure 1.1

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THE STATE OF TEXAS  
COUNTY OF MACDOUGHERS

BEFORE ME, the undersigned authority, on this day personally appeared DONALD WELLS, A. J. THOMPSON, AND A. B. COX, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given UNDER MY HAND AND SEAL OF OFFICE, This 30<sup>th</sup> day of June, 1970.

  
 Notary Public in and for  
 Macdoughers County, Texas

JUL 10 1970  
 JUL 15 1970

NOTARY CLERK  
 COUNTY CLERK  
 MACDOUGHERS COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF MACDOUGHERS  
 I hereby certify that this instrument was filed in the Public Records of the County and State of Texas on the 15th day of July, 1970, and that the same is a true and correct copy of the original as recorded in the Public Records of Macdoughers County, Texas as shown upon the file.

Figure 1.2



The public of Texas  
 Re. at however, that on the 14th day of  
 County of Tarrant, Texas, eight hundred and thirty  
 seven and of the State of Texas of Texas the second personally of  
 James John I. Robert George Allen who do claim that for and in  
 consideration of the claim of those names and claims to them, in hand  
 signed by Robert G. Hillard the receipt whereof is hereby acknowledged  
 by them.  
 They have this day granted, conveyed, aliened, conveyed, and  
 confirmed, and give me in full, perfect and lawful title and con-  
 by their present, with grant, bargain, sell, alien convey, and con-  
 firm, and give me in full, perfect and lawful title to the said  
 Robert G. Hillard his heirs and assigns that tract, lot or parcel  
 of land lying and being situated in the County of Tarrant  
 Texas and bounded as follows commencing on the north west  
 corner of said lot opposite the public square and running  
 forty paces east to the line of Miguel Fortinos thence south  
 with said line one hundred and forty paces to the south east  
 corner, thence with the street running north one hundred  
 fourteen paces to the beginning corner.  
 It has and to hold, the said bargain and sale and securities,  
 with all the rights, suits, profits, and emblements, and appur-  
 tenances thereto in full, perfect and lawful title and con-  
 firm to the said Robert G. Hillard his heirs and assigns forever  
 in fee simple. And the said John I. Robert George Allen  
 for himself, his heirs, executors and assigns forever the  
 said bargain and sale and securities to the said Robert G.  
 Hillard his heirs, executors, administrators and assigns that  
 and their consent and assent before the claim  
 of themselves their heirs, executors and administrators and  
 against the claim of all other persons claiming or to claim  
 the same under them and the said John I. Robert George Allen  
 hereby promises and covenants all laws, as well as matters of  
 fact, which might in any way oppose the said title  
 the testimony of all which the said John I. Robert George  
 Allen hath subscribed at this hour and place this 14th  
 day of July 1861  
 James J. Taylor  
 Sheriff of Tarrant  
 Geo. P. Bush  
 Chas. J. Taylor  
 C. J. Taylor

Figure 1.5

my hand this 14th day of July 1861  
 In presence of Charles J. Taylor - M. A. Sparks  
 The State of Texas }  
 County of Tarrant } Personally appeared before me, the undersigned authority, Charles J. Taylor  
 to me personally known, who after being duly sworn, stated that he saw Haply G. Hillard, sign the fol-  
 lowing instrument of writing, that he signed the same as a witness at the request of said Haply G. Hillard  
 Witness my hand and seal of Office at Tarrant County this 14th day of July 1861  
 (Seal) James S. Hunkler, Clerk County Court, Tarrant County  
 Received for record } James S. Hunkler  
 July 14, 1861 at 10:15 A.M. } Clerk County Court, Tarrant County  
 Note: on preceding record its original has the words, "witness", crossed out  
 The State of Texas } I know all men by their presents, that Haply G. Hillard has

Figure 1.6

15<sup>th</sup> day of February 1861  
 Received for record  
 February 15, 1861 at 3 P.M. } James S. Hunter  
 Clerk County Court, Nacogdoches County

No 256 The State of Texas } Know all men by these presents that I Mazy C. Millard of  
 Mazy C. Millard Nacogdoches County } of Nacogdoches aforesaid in and for the consideration of five hundred  
 Dollars to me in hand paid by David Lee also of said County and State the receipt whereof  
 I acknowledge here to be gained, sold & conveyed and do by these presents, bargain, sell and  
 convey unto David Lee all the right, title, interest and claim I have in and to the house & lot  
 situate in the North East corner of the public square in the town of Nacogdoches and which was  
 jointly by me and the heirs of Robert S. Millard deceased, my interest in the same being  
 to have and to hold said interest in said house and lot, he the said David Lee, his heirs, assigns  
 and assigns forever. And I the said Mazy C. Millard for myself, my heirs and assigns  
 shall and lawfully defend against the claim of all persons lawfully claiming or to claim the same

Figure 1.7