STEPHEN F. AUSTIN STATE UNIVERSITY

WATKINS HOMESTEAD AT MILLARD'S CROSSING HISTORIC VILLAGE, INC.

A STRUCTURE REPORT SUBMITTED TO DR. PERKY BEISEL

HISTORY DEPARTMENT

BY

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NACOGDOCHES, TEXAS

DECEMBER 2008

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EXECUTIVE SUMMARY

This is a Structure Report of the Watkins Homestead currently situated in the Millard's Crossing Historic Village, Inc. The purpose of said report is to suggest and encourage restoration and rehabilitation of specific details of the structure and its interior to those responsible for the building's maintenance and preservation. The Watkins Homestead originated as a dog trot log house built in the late 1890s. Today the structure is categorized as a Folk Victorian because of the additions made to the original structure. The additions of the structure reflect as much importance as the original structure because they provide insight to the time period in which they added. The significance of these additions provide important historical insights to the inhabitants of Nacogdoches County during the early part of the twentieth century and warrant their preservation as well as preservation of the whole structure. The recommendations of this report mostly regard exterior preservation, restoration and maintenance.

HISTORICAL NARRATIVE

Robert M. Watkins and his family moved to Nacogdoches County from Tennessee in the early 1850s and on March 2, 1853 purchased 290 acres of land on Old Tyler Road. The grant was originally the headright of Jose Antonio Caro and was located ten to twelve miles north of Nacogdoches. Robert M. Watkins was already married and had several children including his son John Hayter Watkins. John lived on the land until, at the age of seventeen, he enlisted in the Texas militia and served at Camp Henry Raquet until he was discharged in May of 1869. He married Martha Louise "Matt" Burk in November of 1869 and settled on his father's land on Old Tyler Road.² On March 3, 1879 John Hayter Watkins purchased land, on credit, near Mahl Community originally part of the Henry Bailey Headright.³ John later purchased 150 acres of land adjacent to the original tract on December 18, 1886. This tract was also part of the original land granted to Henry Bailey from the Government of Mexico on November 14, 1834. Because there is no record of any land purchases made by John Hayter Watkins prior to the purchases made in 1879 and 1886, one can assume that the Watkins Homestead was built on one of these tracts nearest to Mahl Road.⁵

It is near impossible to establish an exact date when the original house was constructed because there are few deed records available from the time period in question. The tax records of the land and property do reveal that in each year from 1881 to 1886, John Hayter Watkins property was assessed at a value of three hundred dollars.

¹ Nacogdoches County, Texas. Land Deeds, Book K, page 623.

² Nacogdoches County Genealogical Society, *Nacogdoches County Families* (Dallas, Texas; Curtis Media Corporation, 1985) 688-689.

Nacogdoches County, Texas. Land Deeds, Book V. page 10.

⁴ Nacogdoches County, Texas. Land Deeds, Book X. page 573.

⁵ Nacogdoches County, Texas. General Index to Deeds 2: 1857-71.

The taxed assessed increased in 1887 to \$450.00 reflecting the previous year's acquisition of an additional 150 acres. The taxes assessed increased again in 1889 to six hundred dollars but the total assessed acreage remains static. Because of this sudden rise in taxes assessed, there is clear indication that a structure was built on the property at this time.⁶ (See Table 1).

The Watkins Homestead began as a dog trot log house complete with a narrow breezeway. (Figure 1) After the death of his wife in January of 1929, John Hayter Watkins sold the land and property to his son Charlie B. Watkins on May 8, 1929. According to Nacogdoches County Families, Charlie and his wife Maymie occupied the house the longest and made many alterations to it, including the addition of front and back porches and enclosing the breezeway creating an entry hall.⁸ It is assumed that Lera Millard Thomas acquired the house before mid 1983 because it was mentioned in "History Lives", an article in the Houston Chronicle dated July 10, 1983. Exactly when the house was moved to Millard's Crossing is still unknown.

⁶ Nacogdoches County, Texas. Assessor's Abstracts, Lands Book 2. p 18, 56, 562, 563, 622s

⁷ Nacogdoches County, Texas. Land Deeds, Book 124. page 92.

⁸ Nacogdoches County Genealogical Society, 688.

⁹ "At Millard's Crossing, History Lives" *Houston Chronicle*, July 10, 1983.

ARCHITECTURAL DESCRIPTION

Current Site

The Watkins Homestead is located in Millard's Crossing Historical Village, Inc. on North Street – Highway 59 North in Nacogdoches, Texas. Lera Millard Thomas, wife of former congressman Albert Thomas, created Millard's Crossing because she felt appalled by the systematic destruction of historic homes in Nacogdoches County. Eventually in 1970, Mrs. Thomas purchased family land north of Nacogdoches and began acquiring nineteenth century homes and other structures. Millard's Crossing serves as a museum and a site for wedding receptions, family reunions and other private gatherings.

Exterior

Today, the house is a one-story, gabled-front and wing folk Victorian home. Although the structure was painted baby-blue with white accents sometime between 2000 and 2001, it arrived at Millard's Crossing painted yellow and green. The original dog trot log house built by John Hayter Watkins makes up the primary structure and the remaining sections project from the primary structure (Figure 1). The roof is gabled and has a slight eave overhang complete with brackets and wide band of trim below. The primary roof is cross gabled and moderate pitched. The secondary roof runs over the porches and is an extended shed roof with low pitch and was integrated into the original structure by Charlie B. Watkins and his wife Maymie. The exterior walls are covered in wooden siding (Figure 2).

The northern façade is dominated by four sections. The first section consists of the original dog trot and projects from the rest of the façade by six inches. The crossgabled roof extends out foot from the structure and the chimney extends another foot.

¹⁰ Nancy McNeil Cornell, "Millard's Crossing," *Texas Highways*, Jan 1990, Vol 37, no. 1, p 41-45.

The other three sections are additions made by Charlie B. Watkins. The windows are all 2 x 2 double-hung sashed and have rudimentary moldings over the top and length of the sides. The end wall of the dog trot consists of two windows and a common-bond brick chimney rising from the center with corbelled shoulders and caps. Both gable and eave have brackets and the eaves have a wide band of trim below (Figure 2).

The southern façade is dominated by four sections and like the northern façade consists of the original dog trot house that mirrors the northern façade's description. A large bay window adjoins the original structure creating a second cross-gable (Figure 3).

The eastern façade is dominated by a bay window and porch with a shed roof. The bay window consists of two smaller 2 x 2 double-hung sash windows on either side of a slightly larger 2 x 2 double-hung sash window. Wooden shingles in a fish-scale pattern accent the gable end wall of the bay window addition and the shed roof overhanging the porch. The porch is "L" shaped with classical columns supporting a shed roof. Wooden balustrades support railings running on either side of the steps and turned spindles on the fence running along the perimeter of the porch. Two large three-paneled doors facing north and east occupy the two windows under the porch. Sidelights and transom lights accent the door facing east that leads into the entry room (Figure 4).

The western façade consists of a gable end wall and enclosed porch overhung by a shed roof. The gable end wall is dominated by a single 2 x 2 double-hung sashed window. Under the shed roof, the wall facing is wooden shingles in a fish-scaled pattern. The roof is enclosed with a latticework with spindles and wide trim under the eaves (Figure 5).

Interior

Following the floor plan from the original structure, the entry room is an enclosed breezeway from the original dog trot log house (Figure 6). The evidence of its enclosure originates from the two pivot windows above the doors leading into both the front and back parlors (Figure 7). The entry room has original wooden floors the wall is papered with red and gold wallpaper.¹¹

The floor of the front parlor is bare wooden panels stretching from wall to wall. The walls are painted teal blue with grapevines decoratively painted in the eaves.

Molding covers the opening leading into the bay window parlor that is also decorated for hosting wedding receptions (Figure 8). The bay window parlor also has teal molding around the doors and windows. The walls are papered with flowery wall paper; the windows are covered with white, lacy curtains (Figure 9). The back parlor begins with the wooden paneling dominating the décor. From the floor to about two feet up the wall, brown and green linear patterned wallpaper covers the wall. This room is also prepared for a wedding reception with many tables and chairs lining the room. Molding covers the windows and doorways in the same teal blue color. The windows are also hung with lacy white curtains. The floor continues to be bare wooden paneling (Figure 10).

The new additions stem off the main structure and consist of modernized rooms. Beginning with the dining room, dominated by a large oak table draped with lacy white tablecloth. The windows also are draped with white curtains (Figure 11). The walls are papered in a flowery pattern and a thin layer of trim divides the wall from the ceiling. The kitchen has been modernized with modern stove and range, microwave and coffeemaker. The moldings around the doors and windows are brown and the walls are paneled with a

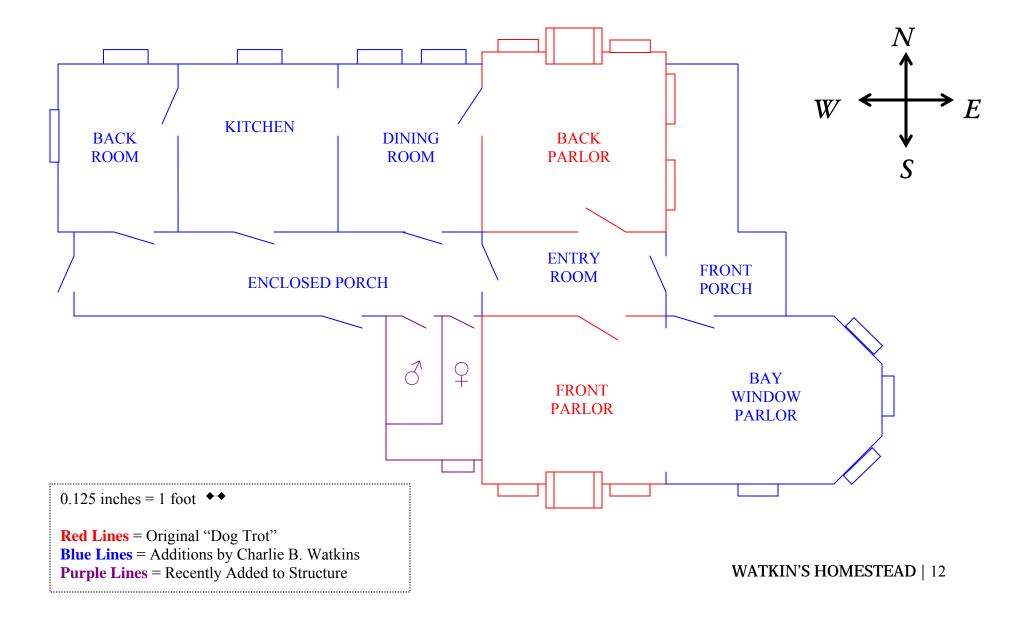
¹¹ The Front Parlor is decorated for the purpose of hosting wedding receptions with many tables and chairs.

dark brown wood. The floor, like the other rooms remains bare wooden panels (Figure 12.1 & 12.2). The back room is laid out as a bridal suite due to the large mirrors on the walls. The walls themselves are white wooden paneled and the floors are green shag carpet. The windows are covered by latticework (Figure 13).

EVALUATION OF SIGNIFICANCE

The principle period of interpretation recommended in this report for the preservation and rehabilitation of the Watkins Homestead is after Charlie and Maymie Watkins occupied and purchased the structure. The addition of a porch on the Western façade and a porch and bay window parlor on the Eastern façades distinguish the structure as a folk Victorian architectural style. This demonstrate the desire of Charlie and Maymie to renovate their house to resemble an early twentieth-century city dwelling. The well, sheltered by the enclosed porch on the Western façade, reveals that Charlie cared enough to provide shelter for her as she went to draw water. Although the structure is used for wedding receptions and family reunions, requiring rehabilitation of the kitchen and back room, the remainder of the structure should be maintained according to the folk Victorian style of the structure constructed by Charlie and Maymie Watkins.

WATKINS HOMESTEAD FLOOR PLAN



IMAGES AND TABLES

	Та	able 1: Tax Abs	tracts No. 6 &	13	
	Abstract No. 6			Abstract No. 13	
Year	Acreage	Value	Year	Acreage	Value
1881	160	300	1881	160	300
1882	160	300	1882	160	300
1883	160	300	1883	160	300
1884	160	300	1884	n/a	n/a
1885	160	300	1885	n/a	n/a
1886	160	300	1886	n/a	n/a
1887	312	450	1887	280	285
1888	317	430	1888	n/a	n/a
1889	217	600	1889	n/a	n/a
1890	217	250	1890	n/a	n/a
1891	317	635	1891	50	75
1892	n/a	n/a	1892	50	75

Nacogdoches County, Texas. Assessor's Abstracts, Lands Book 2. p 18, 56, 562, 563, 622

EXTERIOR



Figure 2: Northern Façade (taken 11/7/2008)



Figure 3: Southern Façade (taken 11/7/2008)



Figure 4: Eastern Façade (taken 11/7/2008)



Figure 5: Western Façade (taken 11/7/2008)

INTERIOR



Figure 6: Entry Room (taken 11/7/2008)



Figure 7: Pivot Window above door in Entry Room (taken 11/7/2008)



Figure 8: Front Parlor (taken 11/7/2008)



Figure 9: Bay Window Parlor (taken 11/7/2008)



Figure 10: Back Parlor (taken 11/7/2008)

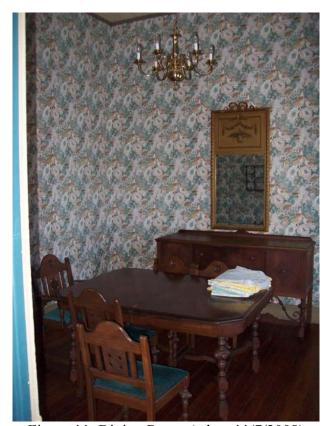


Figure 11: Dining Room (taken 11/7/2008)



Figure 12.1: Kitchen (taken 11/7/2008)



Figure 12.2: Kitchen (taken 11/7/2008)



Figure 13: Back Room (taken 11/7/2008)

PRESERVATION AND REHABILITATION

Exterior

Much of the exterior structure remains in moderate to good condition. The major areas of damage are around windows and doors due to water damage. On the northern facade, damage under the eaves simply requires repainting (Figure 15.1). According to Preservation Brief 10, the use of harsh paint removers can cause more damage to the structure and should be avoided. According to Preservation Brief 10, "once conditions warranting removal have been identified the general approach should be to remove paint to the next sound layer using the gentlest means possible, then to repaint."¹² The window directly to the right of the chimney is missing a pane and needs to be replaced (Figure 15.2). On that same window, the wooden windowsill has damage due to wood rot. In this case, the unit may need to be completely replaced due to the level of damage. Above the window on the far right of the northern façade, the molding is missing and needs replacing (Figure 15.3). The solution to the window damage may be found in Preservation Brief 9 which outlines the proper removal, repair and replacement of historic windows. Maintaining the historic integrity of the windows preserves the historic and architectural integrity of the structure.¹³

On the Southern façade, there is only minor damage to the wall paneling on the bay window section (Figure 16). The surface requires repainting and possibly replacement of the wood siding. According to Preservation Brief 9, the importance of

¹² Kay D. Weeks and David W. Look, "Exterior Paint Problems on Historic Woodwork," in *Preservation* Briefs 10 (Washington D.C.: National Parks Service, Technical Preservation Publications, 1982), http://www.nps.gov/hps/tps/briefs/brief10.htm (accessed November 10, 2008).

¹³ John H. Myers, "The Repair of Historic Wooden Windows," in *Preservation Briefs 9 (Washington D.C.*: National Parks Service, Technical Preservation Publications, 1981) http://www.nps.gov/hps/tps/briefs/brief09.htm (accessed December 2, 2008).

preservation and replacement of wood siding remains paramount to the preservation of the structure. 14

On the Eastern façade, there is minor damage to the wooden shingles above the bay window, and wood rot damage to the eaves above the porch (Figure 17.1). Because only a few shingles are cracked, there is a possibility of water penetration underneath the damaged shingles. According to Preservation Brief 19, inserting a metal flashing pieced under the shingle can temporarily stop the penetration of moisture until the damaged shingles can be replaced. 15 There are also several spots under the eaves of the porch that require repair and repainting to prevent further deterioration and wood rot. (Figure 17.2) & 17.3). Preservation Brief 45 outlines proper repair methods for repairing and resealing of wooden porches. Because of the Folk Victorian architectural style of the structure, special attention and care must be given both the Eastern and Western façades in order to maintain the structure's architectural integrity. Since moisture represents a significant problem to wooden porches, Preservation Brief 45 recommends spot painting and resealing at least once every other year.¹⁶

On the Western façade, there are several areas of wood rot and paint peeling that need to been repaired. The gabled wall requires repainting and also under the shed roof overhanging the porch (Figure 18.1 & 18.2). There is also wood rot on the sides of both doors leading from the enclosed porch (Figure 18.3). In order to adhere to the Americans

¹⁴ John H. Myers, revised by Gary L. Hume, "Aluminum and Vinyl Siding on Historic Buildings The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings," in *Preservation* Briefs 8 (Washington, D.C.: National Parks Service, Technical Preservation Publications, October 1984), http://www.nps.gov/hps/tps/briefs/brief08.htm (accessed December 3, 2008).

¹⁵ Sharon C. Park, "The Repair and Replacement of Historic Wooden Shingle Roofs," in *Preservation* Briefs 19 (Washington, D.C.: National Parks Service, Technical Preservation Publications, n.d.), http://www.nps.gov/hps/tps/briefs/brief19.htm (accessed November 10, 2008).

¹⁶ Aleca Sullivan and John Leeke. "Preserving Historic Wood Porches." in *Preservation* Briefs 45 (Washington, D.C.: National Parks Service, Technical Preservation Publications, October 2006) 8.

with Disabilities Act of 1990, the structure needs to facilitate access for those with disabilities. Preservation Brief 32 provides particular guidelines in order to facilitate equal access to the structure while also preserving the structure's historic and architectural integrity. 17 A ramp lead onto the porch on the Western façade would provide the necessary access and leave the structure's integrity unaffected.

Interior

There is very little if any damage to the interior. All wood floors are intact and stable. The chimneys are sound and the light fixtures are also secure. In the rehabilitation phase, the kitchen and the back room need new appliances and fixtures. The house is in good condition and with a few efforts it could be brought up to excellent condition.

¹⁷ Thomas C. Jester and Sharon C. Park, "Making Historic Properties Accessible". in Preservation Briefs 32 (Washington, D.C.: National Parks Service, Technical Preservation Publications, 1981) http://www.nps.gov/hps/tps/briefs/brief32.htm (accessed December 2, 2008).

DAMAGES



Figure 14.1: Damage to Eaves on Northern Façade (taken 11/7/2008)



Figure 14.2: Damage to Window right of Chimney on Northern Façade (taken 11/7/2008)



Figure 14.3: Damage to molding over right most window on Northern Façade (taken 11/7/2008)



Figure 15: Damage to Wooden Paneling on Bay Window of Southern Façade (taken 11/7/2008)



Figure 16.1: Damage to Wooden Shingles under Bay Window on Eastern Façade (taken 11/7/2008)



Figure 16.2: Damage to eaves above porch on Eastern Façade (taken 11/7/2008)



Figure 16.3: Damage to eaves above porch on Eastern Façade (taken 11/7/2008)



Figure 17.1: Damage to eaves on gabled wall on Western Façade (take 11/7/2008)



Figure 17.2: Damage to eaves and trim on shed roof over enclosed porch on Western Façade (taken 11/7/2008)



Figure 17.3: Wood rot near doors on enclosed porch on Western Façade (taken 11/7/2008)

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Weeks, Kay D, and David W. Look. "Exterior Paint Problems on Historic Woodwork." in Preservation Briefs 10. Washington, D.C.: National Parks Service, Technical Preservation Publications, 1982. http://www.nps.gov/hps/tps/briefs/brief10.htm (accessed November 10, 2008).



Texas Census, 1820-90

Name: R.M. Watkins

State: TX

County: Nacogdoches County

Township: No Township Listed

Year: 1846

Record Type: Tax list

Page: NPN

Database: TX Tax List Index, 1840-1849

Source Information:

Jackson, Ron V., Accelerated Indexing Systems, comp.. *Texas Census, 1820-90* [database on-line]. Provo, UT, USA: The Generations Network, Inc., 1999. Original data: Compiled and digitized by Mr. Jackson and AIS from microfilmed schedules of the U.S. Federal Decennial Census, territorial/state censuses, and/or census substitutes.

Description:

U.S. Federal Census indexes (and other related census indexes) for Texas from 1820 to 1890

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1860 United States Federal Census

Name:	Robert M Watkins	
Age in 1860:	42	
Birth Year:	abt 1818	t de la companya de l
Birthplace:	Tennessee	M () () () () () () () () () (
Home in 1860:	Beat 5, Nacogdoches, Texas	**************************************
Gender:	Male	***************************************
Post Office:	Linn Flat	
Value of real estate:		
Household	Name	Age
Members:	Robert M Watkins	42
	Sarah J Watkins	29
	John H Watkins	12
	Mary J Watkins	10
	Sarah W Watkins	9
****	Wm R Watkins	6
	Jesse G Watkins	3
	Richard P Watkins	1

Source Citation: Year: 1860; Census Place: Beat 5, Nacogdoches, Texas; Roll: M653_1301; Page: 161; Image: 324.

Source Information:

Ancestry.com. 1860 United States Federal Census [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2004. Original data: United States of America, Bureau of the Census. Eighth Census of the United States, 1860. Washington, D.C.: National Archives and Records Administration, 1860. M653, 1,438 rolls.

Description:

This database is an index to individuals enumerated in the 1860 United States Federal Census, the Eighth Census of the United States. Census takers recorded many details including each person's name, age as of the census day, sex, color; birthplace, occupation of males over age fifteen, and more. No relationships were shown between members of a household. Additionally, the names of those listed on the population schedule are linked to actual images of the 1860 Federal Census.

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Texas Census, 1820-90

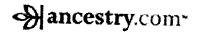
Name:	R. M. Watkins
State:	TX
County:	Nacogdoches County
Township:	No Twp Listed
Year:	1860
Record Type:	Slave Schedule
Page:	187
Database:	TX 1860 Slave Schedule

Source Information:
Jackson, Ron V., Accelerated Indexing Systems, comp.. Texas Census, 1820-90 [database on-line]. Provo, UT, USA: The Generations Network, Inc., 1999. Original data: Compiled and digitized by Mr. Jackson and AIS from microfilmed schedules of the U.S. Federal Decennial Census, territorial/state censuses, and/or census substitutes.

Description:U.S. Federal Census indexes (and other related census indexes) for Texas from 1820 to 1890

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XT	
Name	
Home in 1900:	Justice Precinct 1, Nacogdoches, Texas
Age:	52
Birth Date:	Sep 1847
Birthplace:	Texas
Race:	White
Ethnicity:	American
Relationship to head-of-house:	Head
Father's Birthplace:	Tennessee
Mother's Birthplace:	Alabama
Spouse's Name:	Mattie L
Marriage Year:	1869
Marital Status:	Married
Years Married:	31
Residence :	Justice Precinct 1 (All West of H.E.&W.T.R.R. Excl. Nacogdoches City), Nacogdoches, Texas
Occupation:	
Neighbors:	
Household	Name
Members:	John H Watkins
4200	Mattie L Watkins 52

Source Citation: Year: 1900; Census Place: Justice Precinct 1, Nacogdoches, Texas; Roll: T623 1661; Page: 9B; .

Source Information:

Ancestry.com. 1900 United States Federal Census [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2004. Original data: United States of America, Bureau of the Census. Twelfth Census of the United States, 1900. Washington, D.C.: National Archives and Records Administration, 1900. T623, 1854 rolls.

Description:

This database is an index to individuals enumerated in the 1900 United States Federal Census, the Twelfth Census of the United States. Census takers recorded many details including each person's name, address, relationship to the head of household, color or race, sex, month and year of birth, age at last birthday, marital status, number of years married, the total number of children born of the mother, the number of those children living, birthplace, birthplace of father and mother, if the individual was foreign born, the year of immigration and the number of years in the United States, the citizenship status of foreign-born individuals over age twenty-one, occupation, and more. Additionally, the names of those listed on the population schedule are linked to actual images of the 1900 Federal Census.

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1910 United States Federal Census

Name:	John H Watkins	
Age in 1910:	62	i de l'entregiant in commune con congresse antique men un constitut que part est contrebet (e coloni au
Estimated Birth Year:	abt 1848	ette la kart ette 160 ett land ett land ett land ette state ette ette ette ette ette ett
Birthplace:	Texas	
Relation to Head of House:	Father	
Father's Birth Place:	Tennessee	
Mother's Birth Place:	Alabama	
Spouse's Name:	Martha T	***************************************
Home in 1910:	Justice Precinct 1, Nacogd	loches, Texas
Marital Status:	Married	
Race:	White	
Gender:	Male	
Neighbors:	от на применя на	
Household	Name	Age
Members:	Charley B Watkins	39
	<u>Mamie E Watkins</u>	31
••	<u>Oscar B Watkins</u>	3
	<u>Thelma Watkins</u>	1
		4/12
	<u>John H Watkins</u>	62
	<u>Martha T Watkins</u>	63

Source Citation: Year: 1910; Census Place: Justice Precinct 1, Nacogdoches, Texas; Roll: T624_1581; Page: 13B; Enumeration District: 94; Image: 102.

Source Information:

Ancestry.com. 1910 United States Federal Census [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2006. For details on the contents of the film numbers, visit the following NARA web page: Original data: United States of America, Bureau of the Census. Thirteenth Census of the United States, 1910. Washington, D.C.: National Archives and Records Administration, 1910. T624, 1,178 rolls.

Description:

This database is an index to the head of households enumerated in the 1910 United States Federal Census, the Thirteenth Census of the United States. In addition, each indexed name is linked to actual images of the 1910 Federal Census. The information recorded in the census includes: name, relationship to head of family, age at last birthday, sex, color or race, whether single, married, widowed, or divorced, birthplace, birthplace of father and mother, and more.

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Page No. 86 SCHEDULE 1.—Free Inhabitants in Beat At 5 6 in the County of Acaydonic State of Sector enumerated by me, on the 16 day of July 1900. At de Morre were Post Office Line Flat 613 603 Robert So Walling 614 644 William Children 14 65 65 Trayor Children Fack J 39 40 5520 2266 r 🐇

Page No. 22 SCHEDULE 2. Slave Inhabitants in Beat No 5 6 in the County of Macagascher State of Lucy , enumerated by me, on the 1/-12 day of July 1980. NAMES OF SLAVE OWNERS. . Rell Welthing 13 Ceper Branch 16 17 19 James Blummingha 91 May F Crue Jesse Crawford Sonattan mosley 29 31 MB Birdeell hew I walter 37 39 40 No. billion. No. of houses, .

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