

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received SEP 26 1986

date entered OCT 23 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Watkins, William, House

and/or common Sugar Bend Farm

2. Location

street & number Canaan Road

NA — not for publication

city, town Mt. Pleasant vicinity of

state Tennessee code 047 county Maury code 0119

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Dr. Fred H. Dunnebacke

street & number Post Office Box 232

city, town Mt. Pleasant _____ vicinity of state Tennessee 38474-0232

5. Location of Legal Description

courthouse, registry of deeds, etc. Maury County Courthouse Annex

street & number Public Square

city, town Columbia state Tennessee

6. Representation in Existing Surveys

title Maury County Survey has this property been determined eligible? yes no

date 1983-86 federal state county local

depository for survey records Tennessee Historical Commission

city, town Nashville state Tennessee

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The William Watkins house north of Mt. Pleasant on the Canaan Road in western Maury County, Tennessee, is a small but excellent example of late Federal vernacular architecture. The six-room weatherboarded frame house is one of the best surviving examples from this period in this part of the county, and contains an outstanding interior with wooden-panel wainscot in all rooms, original mantels and doors, and a cherry staircase in the main hall. The house and two outbuildings are located on their original sites among mature trees in a small enclosed house-lot, surrounded on all sides by rolling meadowlands, sweeping down to Sugar Creek in the near distance. Although the house was abandoned and sat vacant for almost twenty years, it was restored in the late 1970s by Dr. and Mrs. Fred H. Dunnebacke, the present owners.

The one-and-one-half story house is of massive braced frame construction with ashlar-cut stone foundation and topped by a side gable roof. The Federal vernacular, central passage plan house is similar in form to a Virginia Tidewater house, a form that is uncommon in south central Tennessee.

The main facade faces south towards the Canaan Road. The three-bay front is arranged around a central-entry, composed of a five-panel door framed by four-light operable sidelights set over beveled panels, and topped by a seven-light transom. To either side of the entrance are original double-hung sash windows with nine-over-nine lights with fixed four-pane sidelights, flanked by original paired louvered wooden shutters. Above a plain wooden frieze and box cornice, three original gabled dormers break the side-gable roof. Each features small sash windows with six-over-six lights, gable returns, and diagonal batten framing.

The east facade is distinguished by paired brick gable end chimneys with corbeled caps, set on limestone bases. The south chimney was largely rebuilt about 1965. On the first floor, two double-hung sash windows with nine-over-nine lights are set between the chimneys, and a third window is located to the north side. The raking cornice of the roof terminates sharply at the gable returns.

The west facade is basically identical to the east, but a modern garage addition has been attached to the house at the northwest corner. This side originally had paired chimneys like the opposite facade, but the deteriorated rear or northwest chimney was removed in 1976 when the garage was attached to the house.

The rear of the house has been altered. A one-story central tee-section containing a modern kitchen and service area replaces a ca. 1920 rear shed porch of rather poor construction and which had deteriorated. To the side of the tee section, the shed porch has been reconstructed. The one-story addition is topped by a side-gable roof. The rear alterations and additions are not visible from the principal views and the 1976 garage is set back and screened from the main view. Their effect on the general appearance of the house is minimal.

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Continuation sheet Watkins, William, House Item number 7 Page 2

The interior is one of the most outstanding for a house of its size in this western part of Maury County. All principal rooms are wainscoted, a rare practice in an area where this treatment has usually been reserved only for one or two public rooms. The house retains all of its original doors with original hardware and most original mantelpieces. Floors are ash and poplar on the first level, poplar upstairs.

The central hall is graced by a cherry staircase, which rises from a turned newel post with cannon ball top, the rail supported by plain wooden paling balusters. The walls are encircled with wainscoting of solid flush panels. Five-panel doors with ball-and-target cornerblocks and fluted connecting members open east and west to the two side parlors, and another five-panel door connects with the rear tee section.

The west parlor features wainscoted walls and poplar floors. At the west end is an impressive Federal period mantel, supported by plain pilasters with molded capitals set on paneled plinths and a shelf distinguished by fine wiredrawn moldings. Windows are centered on the south and east walls, and a five-panel door opens on to a small downstairs bedroom. This narrow bedroom has wainscoted walls and a sash window to the south. A five-panel door which once opened to the rear shed porch now connects with a modern bathroom in the rear section. The original fireplace was sealed off and the mantel was moved to the east parlor.

The east parlor has a somewhat simpler Federal period mantel with a molded shelf supported by plain pilasters, paneled wainscot on all walls, a doorway west to the central hall, and sash window on the south. On the north wall are double-bifolding six-panel doors to the dining room beyond. The only change has been in the firebox of the fireplace, where the original deteriorated limestone surround has been replaced with brick.

Across the hall, the dining room exhibits the same fine wainscot, the bifolding doors, and two sash windows. The fireplace mantelpiece, identical to that in the west parlor, is a replacement for the original one which had been removed prior to the 1970s; it, too, has had its original limestone surround replaced with brick.

The new rear section is joined to the rear of the central hall, and contains a kitchen in the center, a garden room or conservatory to the east, and a passage to the west connecting with the garage addition. The new section is quite distinct from the main section, but has been designed in a sensitive manner and does not detract from the original structure.

The upstairs contains two bedrooms. Floors are of random-width blue poplar boards. Each room has two six-over-six sash windows on the gable walls, and small dormer windows on the east wall. Closets have been added along the rear wall under the eaves, and the south end of the upstairs hall has been enclosed for a bath.

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Following a long period of abandonment, the house was restored in 1981 by Dr. and Mrs. Dunnebacke. By this time the house had deteriorated and suffered loss of a number of original elements. The Dunnebackes replaced damaged siding, replicated an original fireplace mantelpiece which had been removed, and replaced the later rear shed addition with the present rear wing. At the same time, a new garage wing was attached to the side of the rear section. This low one-story garage is setback from the main block and does not intrude on the principal views of the house.

Two original outbuildings are located on the house lot. A small smokehouse of braced-frame construction, its poplar beams joined with locust pegs, with a front-gable tin roof and diagonal batten door, is located behind the house in the rear yard. To its side is a small quarter, a side-gabled frame structure with a corbeled brick interior chimney and a five-panel door. Both buildings have been altered by synthetic siding. Also in the rear yard is the old dug well for the house. Both outbuildings are contributing.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention	<input type="checkbox"/>	<input type="checkbox"/> other (specify)

Specific dates c. 1830 **Builder/Architect** William Watkins, builder

Statement of Significance (in one paragraph)

The William Watkins House on Canaan Road north of Mount Pleasant, is nominated under National Register criterion C for its significance in architecture to Maury County, Tennessee. The small weatherboarded frame house is one of the best surviving frame examples of late vernacular Federal style architecture in the western part of the county. The one-and-a-half-story Virginia Tidewater, braced frame house follows the central passage plan, and is distinguished by paired gable-end chimneys, side-gable roof with original gabled dormers, and sidelighted entry. The relatively simple exterior gives no indication that the small house contains an outstanding interior with original floors, doors and mantelpieces, and wainscot in all the principal rooms. All of the woodwork shows exceptional craftsmanship.

The house was apparently built by William Watkins, a native of Virginia, some time after he purchased the first tract of the farm land in 1830 or 1831 and before the 1836 tax appraisal was made. He had paid only \$2,940 for the land but in the tax list valued it at \$3,885, indicating that he likely built on the property. That same year he listed ownership of a carriage and six slaves; he very likely lived in a nice house as well. Watkins was apparently a builder or contractor, as he designed Maury County's 1849 courthouse and supervised construction of the building; court records show that he was paid three hundred dollars for his services.

Watkins was an important landowner and political figure in the western Maury County area. The 1840 Census showed that he held fifteen slaves, seven engaged in agriculture. By the time of the war he was one of the largest slaveholders in Maury County, and the operator of a tanyard on his farm. He was a local magistrate and during the Civil War he was chosen as a presidential election judge for the purpose of voting for election of the president and vice-president and members of Congress for the Southern Confederacy. During the conflict he served in the Home Guard (Confederate) for District 13 and his son William served in Company D of the 3rd Tennessee Infantry Regiment. Watkins was an influential member of the Mt. Pleasant Methodist Church and the Mt. Pleasant Masonic Lodge. (F.&A.M. Lodge No. 57).

In 1871, members of the Watkins family petitioned the Chancery Court to determine William Watkins of unsound mind. In the resulting competency hearing, the Court noted that Watkins owned 1200 acres worth \$20,700; stock worth \$1362; a tanyard and appurtenances worth \$2300; and notes, accounts, and evidences of debt to about \$5000, much of which was doubtful and insolvent. He had a wife, four children, and one grandchild. Watkins' son George was appointed guardian and F.H. Dunnington his attorney.

In 1881 the property was sold out of the Watkins family to J.K. Orr. Seven years later the property was much divided and the farmhouse tract sold to Daniel Rudy, who held the

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

Acreeage of nominated property 2 acres

Quadrangle name Mt. Pleasant, Tennessee 57SW

Quadrangle scale 1:24000

UTM References

A

1	6	4	8	2	4	0	0	3	9	3	5	5	0	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification

SEE CONTINUATION SHEET

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Richard Quin, Preservation Planner

organization South Central TN Development District date April 1986

street & number P.O. Box 1346 telephone (615) 381-2040

city or town Columbia state Tennessee 38402

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy State Historic Preservation Officer signature Herbert L. Hayer

title Executive Director, Tennessee Historical Commission date 9/23/86

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

John Alonzo Byers
Keeper of the National Register

date 10-23-86

Attest:

date

Chief of Registration

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property until 1891, when he sold it to Columbia banker Robert C. Church. The property was then reduced again transferred a number of times before the house was eventually abandoned.

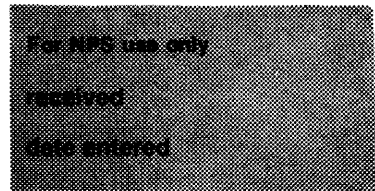
The house sat vacant and neglected for almost twenty years before the Dunnebackes purchased the property in the early 1970s. At the time of purchase the house was in extremely poor condition: chimneys had collapsed, the rear addition was termite infested and falling down, and the interior had suffered from years of abuse. During the restoration process the Dunnebackes retained and repaired as much of the original materials as possible. The new rear addition followed the lines of the old addition. The only major change was the addition of a garage on the northwest corner of the house which was set back and screened from the principal views.

The central-passage house is built around a massive braced frame and is distinguished by its sidelighted entry, paired chimneys, original roof dormers, and its outstanding interior. The three-ranked facade with dormers is unusual in the south central Tennessee region and may be a holdover of building practices from the Virginia Tidewater region or eastern North Carolina, where these houses were quite common. All principal rooms feature paneled wooden wainscot on all walls, original ash and blue poplar floors, and the house retains all its original doors and most original Federal period mantelpieces. Also of particular interest is the fine cherry staircase in the entry hall. Additions have been attached to the rear of the house, and the main section has been altered somewhat by the inclusion of two modern bathrooms, but overall the house retains its basic original appearance.

The two outbuildings on the property, the frame smokehouse and kitchen, are contributing structures.

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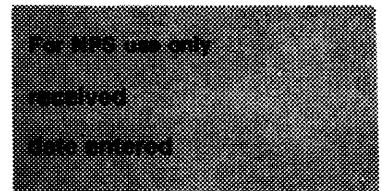
MAJOR BIBLIOGRAPHICAL REFERENCES

Alexander, Virginia W., Maury County Historian. Research Notes. Columbia, Tennessee, 1985.

Jones, N.W. A History of Mt. Pleasant, specifically, and the western part of Maury County, generally, as he remembers it. Columbia, 1902.

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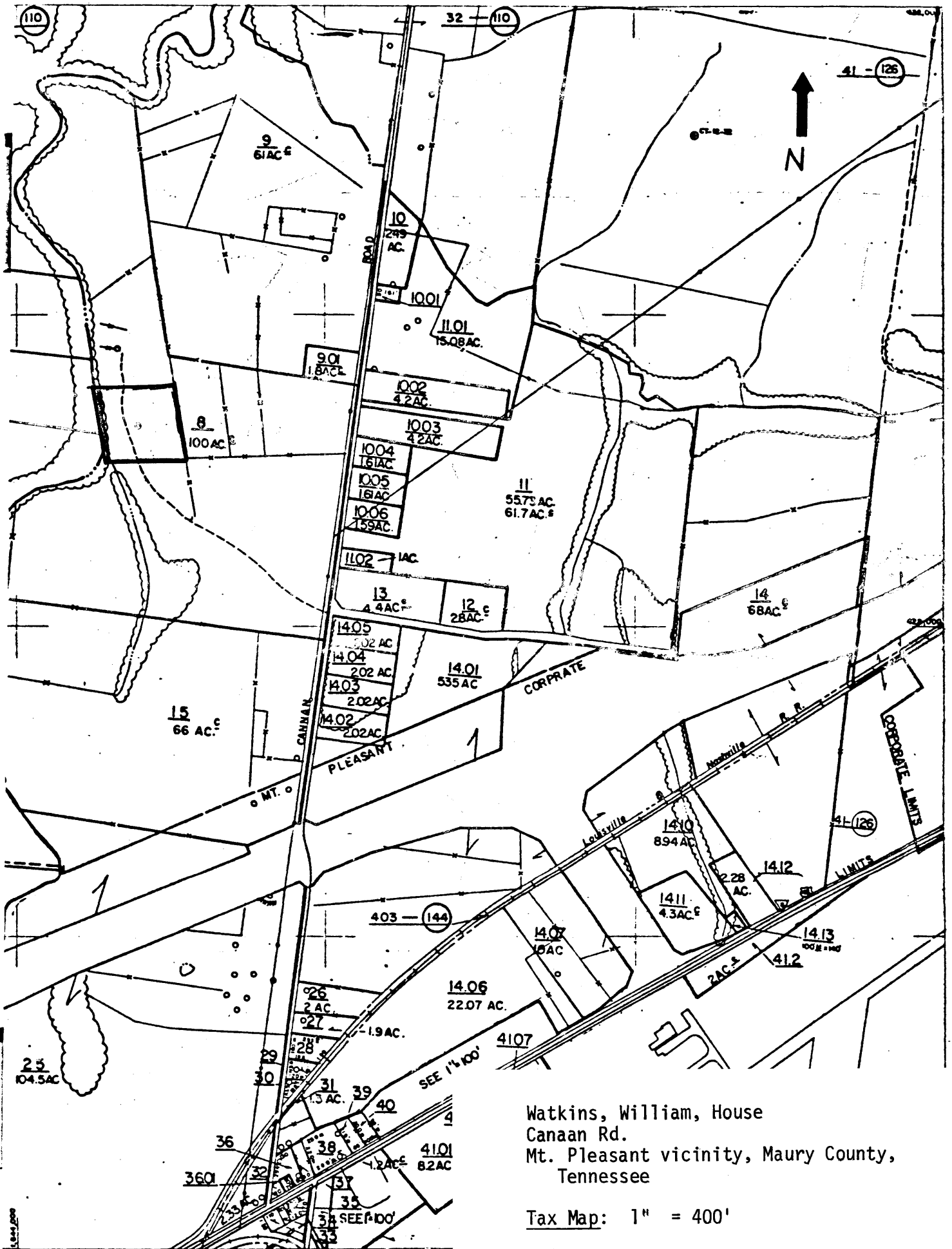


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VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION

The nominated area for the William Watkins House is rectangular in shape and contains approximately 2 acres. The property is bounded on the south by a stone wall approximately 110' in front of the house; on the west by a fencerow to the west of the house's driveway running approximately 250' north from the stone wall; on the north by another fencerow approximately 100' to the rear of the house; and on the west by a fencerow running south approximately 250' to the stone wall. This is sufficient property to protect the historic setting and architectural integrity of William Watkins House.



Watkins, William, House
 Canaan Rd.
 Mt. Pleasant vicinity, Maury County,
 Tennessee

Tax Map: 1" = 400'

MAURY COUNTY, TENN.

100	100	100
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- REVISIONS -		
11-10-78	15-3-82	11
12-1-82	17-1-88	10

MIDDLE GRAND DIVISION	MAP #
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