

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

JAN 14 1985

date entered

FEB 20 1985

Continuation sheet

Item number 4, 7, 8, 9, 10

Page 4

#38, PHOTOS 4, 5

NAME: J. R. Routt House

DATE: Ca. 1853, 1898

ADDRESS: Chestnut Street

BLOCK/LOT: See Verbal Boundary  
Description

PRESENT OWNER: Mrs. Thelma Crockett  
P.O. Box 14  
Chappell Hill, Texas 77426

ACREAGE: 1.173

ORIGINAL USE: Residence

CURRENT USE: Residence

U.S.G.S. QUADRANGLE: 7.5' Chappell Hill, Tx

U.T.M. REFERENCE: 14/764610/3337660

**ARCHITECTURAL DESCRIPTION:**

Physical Condition: Excellent

Dates of Alterations: 1867--original part of hall enclosed to form new room;  
original cottage moved to form rear of new house ca. 1900;  
1915, 1930s--rear porches enclosed; 1962--rear carport and  
modern bath added.

This large Victorian residence has an asymmetrical plan due to the numerous late-19th-century additions and structural changes. Although the original part of the house, built by local architect and builder Marcus P. Munyan, cannot be dated conclusively, it is supposed that it was constructed in the 1850s. This seems reasonable since Munyan bought the property in 1853, and adjacent houses which no longer exist were constructed in the early 1850s during the boom years of Chappell Hill. On May 18, 1866, a tract of land described as Munyan's homestead was sold to J. N. Thompsons, the original structure was a small, modest, four-room home of cedar.

After J. R. Routt purchased the small cottage in 1898, it was moved from the front of the lot to the rear and incorporated into the plan of a new and larger Victorian-style cottage. Between 1898 and 1900 large rooms were added, including a dining room, living room, a wide central hall, two large bedrooms, and large porches in the front and rear. The builder during this period was J. W. Heartfield, who built many local homes and commercial buildings around the turn-of-the-century. The two red-brick chimneys with corbeled caps, as well as the encircling front porch with late Victorian gingerbread trim, were added during this period.

The structure's south (front) facade is dominated by two projecting bays and an encircling porch featuring turned posts with knobs, scroll brackets, spindle- and spool-like balusters, and spindles along the porch frieze. The most distinguishing feature of the facade is the west chamfered bay (with clapboard and fish-scale siding) which displays a sunburst pattern and small vergeboard with cut-out patterns in the peak of its gable end. Exterior windows feature window heads with a jigsaw pattern. Composition shingles cover the entire gabled roof, while the encircling front gallery has a standing-seam metal cover in an unusual ogee configuration.



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Interior designs of the ornate mantelpieces, woodwork, and wainscoting in the hall and dining room reflect popular trends in the late 1890s. Ceilings throughout the house measure 11 feet in height, with the exception of the kitchen which is 12 feet. Cedar boards composing the floors of the original room are wide and irregular in size. Other notable features of the interior are wood-paneled double pocket doors, and windows with bull's-eye corner blocks.

Two carved front entrance doors of oak contain transoms, as do all the interior doors in the house. Above the front double window in the living room there is stained glass trim. Throughout the house, except in the kitchen, all windows are extra large with heavy plate glass in both sashes. The kitchen windows contain 6/6 lights; the door knobs and escutcheon key plates throughout the house are of ornamental metal, perhaps copper.

Early 20th-century alterations included the 1915 enclosure of one end of the back porch to accommodate a bathroom, and the enclosure in the 1930s of a latticed porch adjoining the kitchen to form a utility room. In 1962, Thelma R. Crockett, the current owner, added a covered patio or carport and a large bathroom at the rear of the house.

General repairs have been made to the house, which is in excellent condition. Its architectural integrity has not been affected by minor modern additions to the rear. The only outbuilding remaining on the property is a small board-and-batten garage. A cedar log corncrib, which was probably associated with the original structure, was recently torn down by the current owner. A cistern was originally associated with the first small structure.

**SIGNIFICANCE:**

Period: 1800 - 1899

Areas of Significance: Architecture

The Routt House is Chappell Hill's major extant example of a once-popular late Victorian house form featuring a decorative encircling porch with gingerbread presentations of this late-19th-century type were constructed on a large scale in both the central residential section and on Main Street by the town's prominent businessmen and successful farmers. This house is another good example in the residential neighborhood of the structurally evolved residence, which grew from a small central section to a more complex form during the late 19th century. It also reflects a common practice in the Chappell Hill community in the 19th century of moving houses or parts of houses. Due to its location on a low rise at the end of a street, and its close proximity to the similarly sited Sterling Smith House, the Routt House has become a landmark in the residential section. The lawn is informally landscaped and several large native pecan trees remain.

Historically, the property upon which the structure is situated is worthy of archaeological investigation. Buried evidence might well yield information pertaining to the location or outbuildings of the original structure and Munyan's early lumberyard, which was situated on a tract of land (1/7 acre) to the east of the present house. A cistern was also associated historically with the first structure.



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The Routt House is important, not only as the home of Marcus P. Munyon, one of Chappell Hill's earliest architects and builders, but also for its association with a prominent figure in the cotton industry, Jackson Roffe Routt. After attending school in Austin, Routt engaged in a profitable and widely-known cotton warehouse business at Chappell Hill with his partner William D. Crockett. In 1905, he was elected County Commissioner of Precinct No. 2, a position he held for many years. During this term he was instrumental in the promotion of road grading and bridge building. He was also an original stockholder of the bank. His brother, Joseph E., was one of the best-known figures in the ginning business in Washington County, and held a record for continuous service in this industry.

J. R. Routt's eldest daughter, Thelma R. Crockett, acquired the house in 1962 after the death of her parents and currently occupies the home.

**BIBLIOGRAPHY:**

Washington County Deed Records, Brenham, Texas

**RELATIONSHIP TO SURROUNDINGS:** House is set on a low rise at the end of Chestnut Street near its intersection with Church Street

**VERBAL BOUNDARY DESCRIPTION:**

A certain parcel of land lying in and situated in the town of Chappell Hill beginning at an iron pin in the north line of Chestnut Street in the southeast corner of the Mrs. Bessie Routt Thornhill lot; thence with the east line of said lot as fenced N 0°48' E, 324.20 feet to an iron pin and fence corner in the south line of the Harry Lesser tract; thence with said fenceline S 89° 18' E, 160.89 feet to an iron pin and fence corner at the northwest corner of the Toland Estate tract; thence with the west line of said tract as fenced S 1° 43' W, 319.71 feet to an iron pin in the north line of F. M. 1155; thence with said highway line S 89° 03' W, 156.66 feet to the point or place of beginning, containing 1.173 acres of land.

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Continuation sheet

Item number

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Multiple Resource Area  
Thematic Group

dnr-11

Name Chappell Hill Multiple Resource Area  
State Washington County, Texas

Cover account.

Nomination/Type of Review

Date/Signature

- |     |                                                                   |                                  |        |                                 |
|-----|-------------------------------------------------------------------|----------------------------------|--------|---------------------------------|
| 1.  | Main Street Historic District                                     | Substantive Review               | Keeper | <u>Linda McClelland 5/15/85</u> |
|     |                                                                   |                                  | Attest |                                 |
| 2.  | Applewhite, Isaac, House                                          | Entered in the National Register | Keeper | <u>Shelene Byers 2/20/85</u>    |
|     |                                                                   |                                  | Attest |                                 |
| 3.  | Chappell Hill Circulating Library                                 | Entered in the National Register | Keeper | <u>Shelene Byers 2/20/85</u>    |
|     |                                                                   |                                  | Attest |                                 |
| 4.  | Chappell Hill Methodist Episcopal Church                          | Entered in the National Register | Keeper | <u>Shelene Byers 2/20/85</u>    |
|     |                                                                   |                                  | Attest |                                 |
| 5.  | Chappell Hill Public School and Chappell Hill Female College Bell | Substantive Review               | Keeper | <u>Linda McClelland 2/20/85</u> |
|     |                                                                   |                                  | Attest |                                 |
| 6.  | Felder, E. King, House                                            | Entered in the National Register | Keeper | <u>Shelene Byers 2/20/85</u>    |
|     |                                                                   |                                  | Attest |                                 |
| 7.  | Rogers, William S., House                                         | Entered in the National Register | Keeper | <u>Shelene Byers 2/20/85</u>    |
|     |                                                                   |                                  | Attest |                                 |
| 8.  | Routt, J.R., House                                                | Entered in the National Register | Keeper | <u>Shelene Byers 2/20/85</u>    |
|     |                                                                   |                                  | Attest |                                 |
| 9.  | Smith, John Sterling, Jr. House                                   | Entered in the National Register | Keeper | <u>Shelene Byers 2/20/85</u>    |
|     |                                                                   |                                  | Attest |                                 |
| 10. |                                                                   |                                  | Keeper |                                 |
|     |                                                                   |                                  | Attest |                                 |



NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Routt, J. R., House (Chappell Hill MRA)  
Washington County  
TEXAS

Working No. JAN 14 1985  
Fed. Reg. Date: 2-4-86  
Date Due: 2/14/85 - 2/28/85  
Action: ☒ ACCEPT 2-20-85  
☐ RETURN  
☐ REJECT

Entered in the  
National Register

- ☐ resubmission  
☐ nomination by person or local government  
☐ owner objection  
☐ appeal

Federal Agency: \_\_\_\_\_

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |

Check one

- ☐ unaltered  
☐ altered

Check one

- ☐ original site  
☐ moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- ☐ summary paragraph  
☐ completeness  
☐ clarity  
☐ alterations/integrity  
☐ dates  
☐ boundary selection



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## 8. Significance

Period      Areas of Significance—Check and justify below

Specific dates

Builder/Architect

Statement of Significance *(in one paragraph)*

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

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## 9. Major Bibliographical References

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## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

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## 11. Form Prepared By

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## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title

date

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## 13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

*Comments for any item may be continued on an attached sheet*







Inv. # 38

2

Historic Resources of Chappell Hill  
Chappell Hill, Washington County, Texas

#38 J. R. Routt House  
Chestnut Street

Photo by Julie Edwards, March 1984, neg on  
file at Texas Historical Commission

South facade camera facing north

photo 4 of 58





J. R. Hoult.



1911  
61 62

Historic Resources of Chappell Hill  
Chappell Hill, Washington County, Texas

#38 J. R. Routt House (Historic Photo)  
Chestnut Street

Photographer unknown, 1911, neg on file at  
Texas Historical Commission

Southeast elevation, camera facing northwest

photo 5 of 58



Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000834