

CURTIS TUNNELI  
EXECUTIVE DIRECTOR

# TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711

(512)463-6100

September 6, 1991

Mrs. Clara E. Patrick  
525 Wildwood  
Grapevine, TX 76051

RE: ZEBULON JENKINS HOUSE

Dear Mrs. Patrick:

Your current address was recently given to me by Lela Standifer, Chair of the Tarrant County Historical Commission. I am writing in reference to your 1984 application for an Official Texas Historical Marker for the Zebulon Jenkins House. According to our files, we were waiting to receive post-restoration photographs of the house so that our architectural historians could complete their review of your application.

Your application was one of a group of eight long-term pending applications from Tarrant County. I wrote to Joye Evetts, the Marker Chair for the county historical commission, and asked her to check into the inactive files for us. Yours was one of the seven she instructed me to deactivate at this time. Because I did not have your address, I returned your application materials to Ms. Standifer.

We have since learned through Dee Barker that the house is still undergoing some restoration work. If you would like to reapply for a marker once the restoration work on the house is complete, we will be happy to work with you on a new application. I have enclosed a current application form and a brochure on the Recorded Texas Historic Landmark for your information.

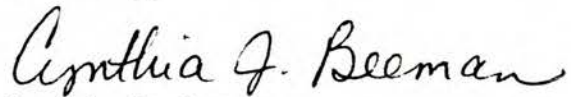
In the meantime, however, the state auditors have instructed us to return to you the \$175.00 on account for the original application. If you will please send me your social security number, I will have our accounting office process your refund.

*The State Agency for Historic Preservation*

Mrs. Clara E. Patrick  
Zebulon Jenkins House  
Tarrant County  
page 2

Thank you for your interest in our program. We hope to work with you on a marker for your house when you have completed its restoration. Please let me know if you have any questions.

Sincerely,



Cynthia J. Beeman  
Historian  
Local History Programs

pc: ✓ Lela Standifer  
Joye Evetts

Enc.

/cjb



TARRANT COUNTY HISTORICAL COMMISSION

September 2, 1991

Cynthia J. Beeman  
Historian  
Texas Historical Commission  
P. O. Box 12276  
Austin, Tx. 78711

Dear Cynthia,

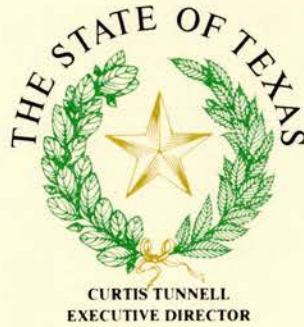
The packet of seven returned marker applications and letter are received. Just off the top, we don't know why these were never completed or followed through.

By some coincidence, Mrs. Patrick had contacted Dee Barker only a day or two before the ZEBULON JENKINS HOUSE research was returned in the packet. Her address is Mrs. Claire Patrick, 525 Wildwood, Grapevine, Tx. 76051. Did this research get sent back because no black and white photo was sent or was more needed? Mrs. Patrick is, according to Dee's conversation with her, still doing restoration work on the house.

Yours truly,

Lela Standifer, Chr.  
Tarrant County Historical Commission

P. S. In looking at the returned material again I find that there are black and white photos included.



TEXAS HISTORICAL COMMISSION  
P.O. BOX 12276 AUSTIN, TEXAS 78711 (512)463-6100

DATE: August 28, 1991

RE: ZEBULON JENKINS HOUSE  
Tarrant County, Job #7711

Dear Applicant/County Historical Commission Chair:

In accordance with State Marker Policy #7, the above-mentioned application for an Official Texas Historical Marker has been terminated, and the application materials are being returned to the Tarrant County Historical Commission.

Should you wish to re-apply for a marker at a later date, please contact the staff of the Local History Programs office for information regarding State Marker Policies in effect at that time. Thank you.

Sincerely,

Cynthia J. Beeman  
Historian  
Local History Programs (State Marker Program)

copies to: Joye K. Evetts, Tarrant CHC





CURTIS TUSSELL  
EXECUTIVE DIRECTOR

*Jenkins House*

# TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711

(512)463-6100

August 28, 1991

Joye K. Evetts, Marker Chair  
Tarrant County Historical Commission  
4404 Wedgemont Circle South  
Fort Worth, TX 76133

Dear Joye:

Thank you for your letter of August 22.

Enclosed is an official one-year extension for the "Ormer Leslie Locklear" application, as well as the official cancellations for the following:

DEVITT HOUSE  
ARNOLD GUERTLER HOUSE  
HARRIS HOUSE  
ZEBULON JENKINS HOUSE\*  
Site of MAJESTIC THEATRE  
WILLIAM B. MONNIG HOUSE  
TRAIL DRIVERS PARK

\* I need your assistance with one more matter, if you don't mind. According to our records, we have \$175.00 on account for the Zebulon Jenkins House application. The check was written by Clara E. Patrick, and her address in 1984 was Rt. 10, Box 96A, Fort Worth, 76135. Do you have any idea if she still lives there, or, if not, where we might contact her? We will need to obtain her social security number in order for the Comptroller to process a refund for the \$175.00. If we can't contact her at all, we'll have to begin the process of transferring the money to the state treasury. I'd appreciate any information you might be able to gather for me.

Thanks again for your quick response to my letter.

Sincerely,

*Cynthia J. Beeman*

Cynthia J. Beeman  
Historian  
Local History Programs

*The State Agency for Historic Preservation*



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TARRANT COUNTY HISTORICAL COMMISSION

August 22, 1991

Ms. Cynthia J. Beeman, Historian  
State Marker Program  
Texas Historical Commission  
P.O. Box 12276  
Austin, TX 78711

Dear Cynthia:

We have reviewed the status of all the pending marker applications listed in your letter of August 1.

We recommend cancellation of the following:

Devitt House (demolished)  
Arnold Guertler House  
Harris House  
Zebulon Jenkins House  
Site of the Majestic Theatre  
William B Monnig House  
Trail Drivers Park

Some of these may be re-submitted later.

The Ormer Leslie Locklear application has been researched further and is being rewritten. You will receive the revised application some time in September.

Thanks for asking about these. It prompted me to inspect the sites and to review all the old applications.

Sincerely,

Joye K. Evetts  
Marker Chairman

cc: Lela Standifer, Chairman



CURTIS TUNNELL  
EXECUTIVE DIRECTOR

# TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711

(512)463-6100

August 1, 1991

Joye Evetts, Marker Chair  
Tarrant County Historical Commission  
P. O. Box 970  
Fort Worth, TX 76101

Dear Joye:

We are currently going through long-standing pending marker applications in our office, and have come across a number of applications from Tarrant County, some of which have been pending since 1985. Rather than try to write to each applicant at this point, I thought I'd first write to you and see if you could offer any assistance. Basically, what we need is either to get these applications moving (most by addressing previous requests for additional information), or to go ahead and cancel the applications.

I am enclosing copies of correspondence from the following files:

- DEVITT HOUSE *hed*
- HARRIS HOUSE *Forward St*
- ORMER LESLIE LOCKLEAR
- WILLIAM B. MONNIG HOUSE *3-10*
- ARNOLD GUERTLER HOUSE *2257*
- ZEBULON JENKINS HOUSE
- Site of MAJESTIC THEATRE
- TRAIL DRIVERS PARK

It is important that we not let these files remain in pending any longer. If you can't help with this request, please let me know, and I will begin the formal notification process to the applicants (in which they will be allowed thirty days to answer the requests before we cancel the applications).

I really appreciate any help you can offer with these. If you have any questions about any of the applications, please let me know.

Sincerely,  
*Cynthia J. Beeman*  
Cynthia J. Beeman  
Historian  
State Marker Program

**RECEIVED**  
**AUG 5 1991**  
**EXECUTIVE**



CURTIS TUNNELL  
EXECUTIVE DIRECTOR

TEXAS HISTORICAL COMMISSION  
P.O. BOX 12276 AUSTIN, TEXAS 78711 (512) 475-3092

March 5, 1984

Duane Gage  
TCJC NE Campus  
828 Harwood Road  
Hurst, Texas 76054

Dear Duane:

Before we can complete our evaluation of the Zebulon Jenkins House marker application, we need photos of the home after the restoration work was completed.

Thank you.

Sincerely,

Dan K. Utley  
Director of Research

DKU/cy  
cc: Ms. Clara E. Patrick





Research and Markers Department  
Texas Historical Commission  
P.O. Box 12276, Capitol Station  
Austin, TX 78711  
512/475-3092

January 09, 1984

Mr. Duane Gage  
TCJC NE Campus  
828 Harwood Rd.  
Hurst, Texas 76053

RE: ZEBULON JENKINS HOUSE  
16" x 12" Building marker without post

Dear Mr. Gage:

This letter is to notify you that we have received the above referenced marker application.

The application first will be reviewed and evaluated by the Texas Historical Commission staff. Should additional information be needed, you will be contacted. After any deficiencies have been corrected, copies of the application and the history will be sent to members of the State Marker Committee, who will make final determination of the topic's acceptability for marking.

We are required to deposit marker funds as soon as possible after receipt. This procedure, however, should not be considered as an indication that the application has been approved. As soon as the State Marker Committee makes their determination, you will be notified accordingly. In the event the application is rejected, it will be returned promptly, with a refund check.

Because of the variables involved in the marker process and because we must coordinate our orders with the schedule of a contracting foundry, we suggest dedication dates not be set until you have received notice that the marker has been shipped.

Sincerely,

  
Dan K. Utley  
Director of Research

DKU/ev

cc: Ms. Clara E. Patrick

# Tarrant County Historical Commission

P. O. Box 18331 Fort Worth, Texas 76118



Dec. 8, 1983

#### COUNTY JUDGE

Mike Moncrief

#### COUNTY COMMISSIONERS

Richard T. Andersen  
S. J. Stovall  
A. Lyn Gregory  
B. D. Griffin

#### OFFICERS

Ch. Duane Gage  
Ch. Em. Bennett L. Smith  
V. Ch. Mrs. W. Albert Schmidt  
Sec. Larry Landis  
Treas. John Hugh Smith

#### MEMBERS

Frances M. Allen  
Gilbert Anguiano  
Mrs. J. J. Barker  
Mrs. Joe Box  
Gene Brooks  
Larry Budanauro  
Paul Campbell  
Beth Canright  
B. J. Clark  
Marty Craddock  
David Dunnett  
Alta Lee Futch  
Beryl Gibson  
Gary Havard  
Marianne Juran  
Gordan Kelley  
Katherine Livingston  
Charlie McCafferty  
Steve Murrin  
R. Patrick Norris  
Marilyn Patterson  
Michael E. Patterson  
Janie Reid  
Carol Roark  
Mrs. Jacob Rolla  
Joseph E. Scudiero  
Billy W. Sills  
Mrs. Ann J. Smith  
Mildred Spratling  
Jon Vandagriff  
Doyle Willis, Jr.  
C. George Younkin

TARRANT COUNTY COURT HOUSE  
FORT WORTH, TEXAS

Clara Patrick  
Rt. 10, Box 96A  
Fort Worth, Texas 76135

Dear Clara:

I have taken the photographs of the exterior of the Zebulon Jenkins House, and will submit the state marker application as soon as I receive your check for \$183.75.

I am returning your application for the National Register because I do not think that a successful application for the National Register can be submitted until more work is done on the structure. Also, National Register applications need not be submitted through the local county commissions.

I like the Zebulon Jenkins House and its location; I think you will have a fine home there some day.

Sincerely,

Duane Gage  
Chairman

Just a note to say thanks for your assistance in putting this application together. Have a very merry Christmas and a happy and prosperous New Year!

Thanks,

Clara Patrick

# Tarrant County Historical Commission

P. O. Box 18331 Fort Worth, Texas 76118



Dec. 8, 1983

COUNTY JUDGE  
Mike Moncrief

COUNTY COMMISSIONERS  
Richard T. Andersen  
S. J. Stovall  
A. Lyn Gregory  
B. D. Griffin

OFFICERS  
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Ch. Em. Bennett L. Smith  
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TARRANT COUNTY COURT HOUSE  
FORT WORTH, TEXAS

MEMBERS  
Frances M. Allen  
Gilbert Angulano  
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Mrs. Joe Box  
Gene Brooks  
Larry Budaneuro  
Paul Campbell  
Beth Canright  
B. J. Clark  
Marty Craddock  
David Dunnett  
Alta Lee Futch  
Beryl Gibson  
Gary Havard  
Marianne Jaran  
Gordan Kelley  
Katherine Livingston  
Charlie McCafferty  
Steve Murrin  
R. Patrick Norris  
Marilyn Patterson  
Michael E. Patterson  
Janie Reid  
Carol Roark  
Mrs. Jacob Rolla  
Joseph E. Scudiero  
Billy W. Sula  
Mrs. Ann J. Smith  
Mildred Sprattling  
Jon Vandagriff  
Doyle Willis, Jr.  
C. George Younkin

Clara Patrick  
Rt. 10, Box 96A  
Fort Worth, Texas 76135

Dear Clara:

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I like the Zebulon Jenkins House and its location; I think you will have a fine home there some day.

Sincerely,

Duane Gage  
Chairman



# Tarrant County Historical Commission

P. O. Box 18331 Fort Worth, Texas 76118



June 2, 1983

TARRANT COUNTY COURT HOUSE  
FORT WORTH, TEXAS

Clara E. Patrick  
Rt. 10, Box 96A  
Fort Worth, Texas 76135

Dear Clara:

Enclosed please find the completed narrative for the Zebulon Jenkins House. Add the information for footnote 16, please, and suggest any changes that you feel we might need to make. If this narrative is satisfactory to you, then please send me the black and white photographs showing each side of the structure's exterior, with a check for \$183.75, made payable to the Texas Historical Commission, and I will forward the application to Austin.

Sincerely,

Duane Gage  
Chairman

p.s. If you have unbounding gratitude for the research I conducted for this application, please feel free to send a modest contribution to the Tarrant County Historical Commission for support of our various projects. Do not feel, however, that a contribution is necessary!



# Tarrant County Historical Commission

P. O. Box 18331 Fort Worth, Texas 76118

% TCJC NE Campus  
828 Harwood Road  
Hurst, Tx 76053

May 27, 1983



TARRANT COUNTY COURT HOUSE  
FORT WORTH, TEXAS

Clara E. Patrick  
Rt. 10, Box 96A  
Fort Worth, Texas 76135

Dear Clara:

I have gathered a substantial amount of information on Zebulon Jenkins and feel that we can complete the required narrative with the information at hand, using your architectural interpretation. I am having one of our campus typists prepare a final draft, which I will send to you as soon as it is finished.

Please send me your reference for the 1724 quotation, so that I can add it to our footnotes....

Sincerely,

Duane Gage  
Chairman



Jenkins  
#

CURTIS TUNNELL  
EXECUTIVE DIRECTOR

P.O. BOX 12276  
AUSTIN, TEXAS 78711  
(512) 475-3092

May 3, 1983

Clara E. Patrick  
Rt. 10, Box 96A  
Ft. Worth, Texas 76135

Dear Ms. Patrick:

We recently received your application for an Official Texas Historical Building Marker for Wildwood Rose Manor in Tarrant County. However, I am returning it to you, because we need more information from you before we can begin to process the application. I have enclosed our official guidelines, which may clarify some of this for you.

First of all we need at least a three-page narrative history, with documentation, in order to give the structure a fair and complete review. On page 4 of the enclosed booklet, you will find a list of the types of questions we need answered. We also need current and historic photographs of the house.

All applications for historical markers must be approved by the local county historical commission before being sent to our office in Austin. You should contact Mr. Daune Gage, Chairman of the Tarrant County Historical Commission, c/o Tarrant County Junior College, 828 Harwood Road, Hurst, Texas 76053.

Finally, we must receive payment for the marker before we can process the application, please make your check payable to the Texas Historical Commission. We appreciate your interest in marking a piece of our state's heritage. Please let us know if you have further questions.

Sincerely,

Frances Rickard  
Historian  
Research Department

FR/ev

enclosures  
cc: Duane Gage

*The State Agency for Historic Preservation*



# APPLICATION FORM FOR OFFICIAL TEXAS HISTORICAL MARKER

TEXAS HISTORICAL COMMISSION  
P.O. Box 12276, Austin, Texas 78711

A written history, signed by the author, must accompany this form before it will be accepted.

TARRANT, 1983

---

County: TARRANT Date: 1983

1. Title of marker: ZEBULON JENKINS HOUSE

2. Name of building, cemetery, public square, park, archeological site, etc., where marker is to be placed: Zebulon Jenkins House, 500 block Wildwood Lane, Grapevine, Texas 76051

3. Marker site (street address or highway number): 500 block Wildwood Lane, Grapevine, Texas 76051

4. City or nearest city. If marker is to be placed on a highway or in a small community, you must briefly explain how to get there from nearest town shown on a Texas Highway Department road map. For example, "Marker will be in Bastrop Beach, which is 6 miles southeast of Angleton on FM 523."  
Grapevine, Texas 76051  
Marker will be placed on front of structure

5. Distance (miles, yards, feet) and direction (north, south, east, west) of subject from marker site. For example, "Subject is 1/2 mile southwest of marker site."  
Marker will be placed on front of structure

6. Owner of marker site: Clara E. Patrick, Rt. 10, Box 96A, Fort Worth, Texas 76135  
Address: Clara E. Patrock, Rt. 10, Box 96A, Fort Worth, Texas 76135 City: Fort Worth

7. Sponsor of marker: Clara E. Patrock, Rt. 10, Box 96A, Fort Worth, Texas 76135  
Address: Clara E. Patrock, Rt. 10, Box 96A, Fort Worth, Texas 76135 City: Fort Worth

8. County chairman: Duane Gage, TCJC NE Campus, 828 Harwood Road, Hurst, Texas 76054  
Address: TCJC NE Campus, 828 Harwood Road, Hurst, Texas 76054 City: Hurst  
"I have reviewed the narrative for this marker and attest to its accuracy."

9. Person to whom marker is to be shipped: Duane Gage, TCJC NE Campus, 828 Harwood Road, Hurst, Texas 76054  
Street Address: TCJC NE Campus, 828 Harwood Road, Hurst, Texas 76054 City: Hurst  
Note: If marker is to be placed on a highway right-of-way, it will automatically be shipped to your district highway engineer.

10. Surface to which marker will be attached (i.e., wood, brick, stucco over stone) if not on post: wood front

## ORDER FORM

Please consult page 7 for specifications of the markers available. Check the items desired below. Then mail this application and narrative history, together with a check made payable to the TEXAS HISTORICAL COMMISSION, to the address above. No applications will be accepted unless payment is included. If marker application is cancelled after the inscription is written, the Texas Historical Commission will deduct the cost of writing the inscription from the refund.

### HISTORICAL MARKERS

5% state sales tax must be added to the price, except if purchased by a tax exempt organization.

- |                                     |  | With Tax       |
|-------------------------------------|--|----------------|
| <input type="checkbox"/>            | 16" x 12" grave marker (comes with mounting bar) | \$175 \$183.75 |
| <input type="checkbox"/>            | 16" x 12" building marker with post              | \$225 \$236.25 |
| <input checked="" type="checkbox"/> | 16" x 12" building marker without post           | \$175 \$183.75 |
| <input type="checkbox"/>            | National Register plaque                         | \$ 35 \$ 36.75 |
| <input type="checkbox"/>            | 27" x 42" subject marker with post               | \$575 \$603.75 |
| <input type="checkbox"/>            | 27" x 42" subject marker without post            | \$525 \$551.25 |
| <input type="checkbox"/>            | 18" x 28" subject marker with post               | \$325 \$341.25 |
| <input type="checkbox"/>            | 18" x 28" subject marker without post            | \$250 \$262.50 |

### MARKER REPLICA PAPERWEIGHT

This item should be ordered at the same time marker is ordered. Indicate quantity desired. Allow six months for completion of marker for receipt of paperweight.

- |                          |  |                         |
|--------------------------|--|-------------------------|
| <input type="checkbox"/> | 3" x 4" plastic paperweight mounted with replica of marker | With tax \$ 75 \$ 78.75 |
| <input type="checkbox"/> | Medallion paperweight, allows four lines of engraving      | \$ 25 \$ 26.25          |

### DIRECTIONAL SIGNS

Please indicate quantity desired and location:

24" x 24" Historical Markers In City sign ..... \$ 65 \$ 68.25 With Tax

These will be placed by the District Highway Engineer

- Black and white (for farm-to-market roads, state and U.S. highways)  
 Green and white (for interstate highways)

18" x 22" Historical Marker (in black and white only) . \$ 65 \$ 68.25 With tax  
For city and county roads. Applicant must supply post.

- With arrow pointing straight ahead  
 With arrow pointing left  
 With arrow pointing right

CUT AND DETACH ON DOTTED LINE





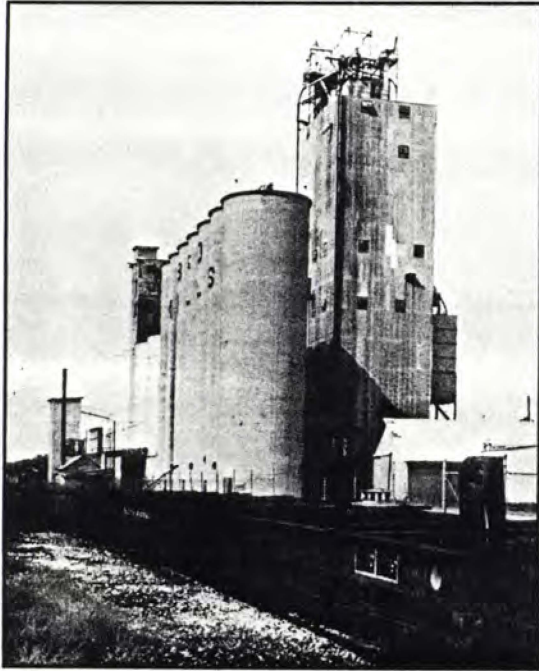
57



57

**525 Wildwood Lane, Zebulon Jenkins Farm, 1907.** This once large farm is notable for the farmhouse, a handsome bungalow with full porch along the front and one side. Zebulon Jenkins, a local businessman and grocer, acquired the land in 1883 from his father-in-law, W.E. Dorris. The house was built in 1907 for Jenkins and his wife Florence Dorris Jenkins, who lived there until their deaths in 1932. Most of the original farmland has been sold off, but the house has recently been renovated and continues to serve as a residence.

58



58

**Ira E. Woods Avenue (at Church Street, on the gore with the railroad tracks) [NR/GE(NR)], Farmers & Merchants Milling Co./B & D Mills, c. 1902; 1936; c. 1949; c. 1950.** The Farmers and Merchants Milling Co. began in 1902, milling flour and some corn meal. The original mill was comprised of a three-story wooden building, a round grain tank, and some smaller buildings. It was bought in 1936 by Kirby Buckner and W.D. Deacon, converted to a feed mill and renamed B & D Mills. In 1939, Floyd and Earl Deacon, sons of W.D. Deacon, bought Buckner's interest and operated the mill until 1973, when it was sold. The complex was enlarged over the years. By 1949, metal grain elevators had been added, and by 1950, concrete elevators were installed. This facility has long been the major feature on Grapevine's skyline.

59. No photograph available.

59

**708 Ira E. Woods Avenue, C.C. Estill Lumber Company Office, c. 1887.** This small building, which once stood on Main Street, was built by Charles Estill about 1887, and served as the office for the C.C. Estill Lumber Co. Reputedly the first lumber company in Grapevine (the lumber was hauled from Jefferson), it is one of the oldest structures in Grapevine and almost surely the oldest commercial building. Its small scale and false front recall the commercial life of 19th century Grapevine. This structure was demolished but has been retained in the survey for purposes of documentation.

60



60

**116 E. Worth Street, William Cameron & Company, Inc., c. 1917.** Originally the offices for the William Cameron & Co., a lumber company headquartered in Fort Worth, this unusual building with a vaguely Georgian appearance subsequently housed a church, a cabinet shop and a children's clothing store. It was probably constructed around 1917, shortly after the land was purchased from C.C. Estill. The siding, which appears to be brick, is actually pressed wood. It is a highly unusual use of the material, which has not been manufactured since about 1956.



7711

THE ZEBULON JENKINS HOUSE: ITS HISTORY

by  
Duane Gage, Chairman  
Tarrant County Historical Commission  
% TCJC NE Campus, 828 Harwood Road, Hurst, TX 76053

At 525 Wildwood Lane in Grapevine, Texas, there is a stately structure built in the late 1800's or early 1900's (exact date undetermined)<sup>1</sup> for Zebulon "Zeb" Jenkins (1854-1932)<sup>2</sup>, a prominent Grapevine businessman.

The Zebulon Jenkins House is located on Lot 52K, Block 946, of the Archibald Leonard 640-acre Survey, a Peters Colony grant, surveyed June 26, 1850.<sup>3</sup> The property was deeded to Zebulon Jenkins prior to 1876, by his father Eli Mathis Jenkins (1813-1878),<sup>4</sup> following Zebulon's marriage to Florence Isabel Dorris, daughter of prominent pioneer Grapevine physician, Dr. W. E. Dorris.<sup>5</sup> An Alabama native, Eli Mathis Jenkins moved to Marshall, Texas, by the mid-1850s, and became a merchant there. In about 1857 Eli Jenkins sent a stock of general merchandise to Grapevine, where his wife's family (the Dunns) had moved, and employed his brother-in-law, I. P. Solon Dunn, to manage it, until Eli Jenkins moved to Grapevine in May 1859. This was the only general merchandise store in Grapevine until after the Civil War, and it has continued through the years.<sup>6</sup>

After Eli Jenkins died in 1878 the general store was operated by two sons-in-law, George E. Bushong and J.E.M. (June) Yates. It then

operated under the name of Yates and Bushong." Then, after Bushong's death in 1905, Zebulon Jenkins took Bushong's place, whereupon the enterprise was known as "Jenkins and Yates." After a few years Yates and Zeb Jenkins dissolved their partnership and operated separate stores, Yates operating under the name of Yates Dry Goods. After June Yates' death in 1931, his son, Earl Yates, operated the store. Presently the firm is owned and operated by Earl's son, Earl Yates, Jr.<sup>7</sup> Zebulon Jenkins operated his general store until 1930, two years before his death.<sup>8</sup>

Eli Mathis Jenkins had come into possession of a portion of the Archibald Leonard Survey in 1872. According to Weechie Yates Estill, his granddaughter, it was the practice of Eli Mathis Jenkins to give a portion of his land, which was on the outskirts of town, to each of his children upon their Marriages.<sup>9</sup>

The life of Zebulon Jenkins parallels several early decades of Grapevine's development. Too young to fight in the Civil War, Zeb carried the Confederate mail once a week from Estelle Post Office, south of Grapevine. In 1872 Zeb was baptized and became a lifelong member of Grapevine's First Baptist Church. He was its first Sunday School Superintendent. In 1878-1879 he was Grapevine's federal postmaster. He was active in the Grapevine Masonic Lodge and a promoter of education. He was a stockholder in the Grapevine National Bank before it became the Grapevine Home Bank. He also engaged in farming.<sup>10</sup>

It is not clear whether Zeb and Florence Jenkins lived in a residence on the Wildwood Lane property before the main structure was built or not, but the property had the elements of a farm complex, with barn and/or garage, water tower and windmill, out-buildings, servant's quarters, and picket and cross planked fences.<sup>11</sup> They had three children, two of whom died prior to adulthood. A third child, Edna Mae, married L. O. Donald and lived in Dallas. Despite the small size of their family, the Zebulon Jenkins House was a center for social gatherings, the setting for many Christmas and birthday parties.<sup>12</sup>

Following his retirement from the general merchandise business in 1930, Zeb and Florence moved to the Dallas home of their daughter, Edna Mae, where he died of a paralytic stroke on December 16, 1932. His wife, Florence, died a few hours later, on December 17, from a stroke induced by the loss of her husband. They were buried in the Grapevine Cemetery.<sup>13</sup>

In 1936 the Zebulon Jenkins House was sold by Edna Mae Donald to William Ross Boyd, who moved from Dallas. W. R. Boyd was the founder of the Boyd Printing Company of Dallas. William Boyd died in 1946 and his wife, Nannie Williamson Boyd, died in 1967.<sup>14</sup> The Boyd estate sold the property to Clara E. Patrick in October 1982, and she is in the process of authentically restoring it at the present time. After the restoration, the present owner plans to reside there and have it open to the public as a historical site of Grapevine.



THE ZEBULON JENKINS HOUSE: ITS ARCHITECTURE

by  
Clara E. Patrick  
Rt. 10 Box 96A  
Fort Worth, TX 76135

The Zebulon Jenkins House is a unique "Texas Colonial" design--a fanciful assembly of different picturesque architectural styles which culminated in the academic reaction period. Some of these styles are Queen Anne, Shingle, Gothic, and Bungaloid. The structure's "Queen Anne" features are evidenced by the roof dormers which are seen on the second story bedroom windows. The windows also have straight tops with small panes of glass set in wood or lead. The "Shingle" style is evidenced by curved wooden shingles resembling fish scales on the second story facade. The straight clean lines of the structure are indicative of this style also, and so is the very high-gabled roof.

A "Gothic" feature is evidenced by the round wooden columns around the veranda at the front and east side of the structure. The columns represent the doric style of columns in Greek architecture. The bungaloid style is emphasized by the large porches or verandas with their gabled roofs.<sup>15</sup> From Webster's definition of bungalow, however, a bungalow is a small house or cottage usually one story.

Research has not uncovered who the architect or the builder of this nineteenth century structure was.



Architecturally, the Zebulon Jenkins House is dominated by a turret roof that soars into a needle-like pinnacle over thirty feet above the ground. There is a full basement which provides the main support for the house. A fireplace adorns the East wall of the basement. The front wall of the basement has collapsed due to lack of iron in the foundation. This has caused considerable damage to the structure. At the present time the basement wall is in the process of being replaced. From the basement, wooden stairs ascend to the first floor.

The exterior walls are sheathed in lapped clapboard siding and butt-sawn shingles. The house was painted white with black and red trim around the windows and eaves of the house. The same combination of colors will be retained in the renovation process and <sup>the</sup> structure should retain its original stateliness and dignity. Diamond patterned composition shingles cover the original wooden shingles. A large veranda (10' x 50') wraps the front facade, then the veranda turns the northeast corner at a right angle and continues along the east side. The veranda opens into a large porch, screened with diagonal lattice. This porch has a gabled roof which is also shingled in the butt-sawn shingles of the 18th century style. This was the scene of many popular parties of Grapevine citizens. The veranda continues around the back of the house to join the kitchen entryway. The back veranda is also screened.

The second story of the front facade contains bands of jigsawn shingle detail covered with a very unusual roof which rises in a parabolic spire over the turret to form a needle-sharp point.

The interior is characterized by 12' ceilings, hardwood floors, and oak trim. The oak trim is stained a dark ebony color. The wallpaper is hung over 6" shiplap boards. There are two baths. In the original bath on the second story, there is an original clawfoot bathtub and a single-pedestal lavatory. The second bath was added at a later date on the first floor. The chimney in the kitchen area (west side) was probably the vent stack for a wooden cook stove at one time. There are two fireplace outlets on the East side of the structure-- one in the formal living room and the other in the basement.

The double chimney feature (one on the East side and one on the West side of the structure) was dominant in the South in the Seventeenth century and down into the nineteenth for modest dwellings. This feature was of English origin; its central passage, "a passage . . . through the middle of the house for an air-draught in summer," as a writer described it in 1724, helped ensure its survival as the fittest type in the Southern climate.<sup>16</sup>

Another feature is a staircase which winds from the formal dining room to the second story. The stairway is also stained in the dark ebony with a rail and turned posts fronting the stairwell.

The architects involved in the "Texas Colonial" period were practical men, as the styles were not of the restless nature of the high Victorian era of the 1700's or the Queen Anne style of the 1800's, but was more simplistic in line and design. As for the sources

of the style, and the means by which they drew from them, this is a case of "synthetic eclecticism." It was, in short, thoroughly democratic in the American sense, as it is fundamental and simple in style and character. There are numerous samples of this style throughout Texas.

The restoration of the Zebulon Jenkins House includes the replacement of the basement wall and floor. The exterior is being repainted. All of the wood work is being stripped and sanded before being repainted. The windows are being repaired and replaced, with all of the trim and window sash being stripped and sanded before being replaced and painted.

Roof repairs involve replacing much of the roof material. Interior restoration plans are to wallpaper the walls and to sheetrock the ceilings. All the walls that are paneled will remain paneled. The floors will be either carpeted or refinished to their original state.



FOOTNOTES

<sup>1</sup>Date of construction is undetermined. City of Grapevine tax records and Grapevine-Colleyville Independent School District tax records indicate this structure in existence by 1907.

<sup>2</sup>Years of birth and death determined by Grapevine Cemetery tombstone inscriptions, published in Evelyn Cushman, Cemeteries of Northeast Tarrant County, Texas (1981), p. 97.

<sup>3</sup>Tarrant County Historic Resources Survey - City of Grapevine - Principal Findings and Resources (May 1982), "Zebulon Jenkins Farm, # 57; Abstract of Title to land out of th A. F. Leonard Survey, p. 4, in possession of Tarrant County Historical Commission, citing Book A, P. 9, Survey Book of Tarrant County.

<sup>4</sup>Cushman, Cemeteries of Northeast Tarrant County, p. 97.

<sup>5</sup>Charles Young, ed., Grapevine Area History (1979), "Dr. W. A. Dorris," p. 180; Weechie Yates Estill, Grapevine Recollections (1965), p. 41. Weechie Yates Estill was a granddaughter of Eli Mathis Jenkins.

<sup>6</sup>Young, Grapevine Area History, "Eli Mathis Jenkins," by Catherine Estill Terrill, p. 245-246. The Jenkins family likely did not move to Texas before 1855, for Zebulon Jenkins, born in 1854, was a native of Tuscalusa, Alabama. ("Death Claims Man and Wife," Fort Worth Press, Dec. 17, 1932.

<sup>7</sup>Young, Grapevine Area History, "Yates Dry Goods," by Cal Yates Simmons, pp. 62-63.

<sup>8</sup>"Death Claims Man and Wife," Fort Worth Press, Dec. 17, 1932.

<sup>9</sup>Weechie Yates Estill, Grapevine Recollections, p. 41. Ownership of this tract of land is found documented in the above mentioned abstract, compiled from documents filed after the 1876 Tarrant County Courthouse fire: A. F. Leonard and M. A. Leonard, to Jeff Estill, Special Warranty Deed dated Dec. 23, 1858, Recorded in Book O, p. 455, Tarrant County Deed Records; Jeff Estill and Fanny Estill to C.L. Owen, Warranty Deed dated Jan. 19, 1860, Book E, p. 91, Tarrant County Deed Records; Charles L. Owen and M. A. Owen to J. W. Dunn, Warranty Deed dated May 2, 1863, recorded in Book K, p. 165, Tarrant County Deed Records; Joseph W. Dunn to John C. Dunn, Quit Claim Deed, dated May 1, 1878, Tarrant County Deed Records, Book K, p. 168, to take the place of the original deed made on the \_\_\_ day of A.D. 186\_\_\_, said original deed supposed to have been destroyed at the burning of the Court House in Fort Worth, Texas; John C. Dunn and Nancy M. Dunn to E. M. Jenkins, Warranty Deed dated Nov. 6, 1872 and filed Feb. 13, 1874, Recorded in Book N, p. 109, Tarrant County Deed Records.

<sup>10</sup>Young, Grapevine Area History, pp. 17, 25, 36-37, 62, 93; Weechie Yates Estill, Grapevine Recollections, p. 73; "Death Claims Man and Wife," Fort Worth Press, Dec. 17, 1932.

<sup>11</sup>Tarrant County Historic Resources Survey, City of Grapevine, # 57; Young, Grapevine Area History, "W. R. Boyd House," p. 94.

<sup>12</sup>Ibid; Cushman, Grapevine Cemetery Records in Cemeteries of Northeast Tarrant County, lists Ellen Jenkins (1875-1887), daughter of A. and F.; and Eli Mathis Jenkins (1878-1896), son of Zeb and Florence, p. 97.

<sup>13</sup>"Death Claims Man and Wife," Fort Worth Press, Dec. 17, 1932; Grapevine Cemetery Records, in Cushman, Cemeteries of Northeast Tarrant County, p. 97.

<sup>14</sup>Edna May Donald to W. R. Boyd, Tarrant County Deed Records, Jan 3, 1936, Vol. 1278, p. 235; Young, Grapevine Area History, "William Ross Boyd," by Jean Williamson Wickman., p. 395.

<sup>15</sup>See Photographs for architectural characteristics.

<sup>16</sup>American Architecture Since 1870, Marcus Whiffen, Massachusetts Institute of Technology Press, London, England, 1969, p. 4.



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Fort Worth Press, Saturday December 17, 1932

"DEATH CLAIMS MAN AND WIFE IN FEW HOURS"

Zebulon Jenkins, 78, resident of Texas 73 years, and his wife died within a few hours of each other in Dallas today. They had been married for half a century.

Mr. Jenkins died of a paralytic stroke yesterday at the home of his daughter, Mr. L. O. Donald, Dallas. Mrs. Jenkins died early today of a similar illness.

A native of Tuscaloosa, Alabama, Mr. Jenkins came to Texas in a covered wagon with his parents at the age of 5. They settled in Grapevine and Mr. Jenkins remained there 71 years. During that time he was a banker, farmer, merchant and prominent Mason. He had just returned from the Masonic Grand Lodge Camp at Waco when he became ill.

Until two years ago he operated a general store in Grapevine. After selling the establishment he and Mrs. Jenkins moved to the home of their only child. He was a stockholder in the Grapevine National Bank before it became the Grapevine Home Bank.....





West Elevation



EAST Elevation





NORTH ELEVATION







South Elevation