

NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES

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Property Name Dublin Plantation 

State Texas

County Guadalupe

Reference Number 13000918

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

RE: 2080
OMB No. 1024-0019
OCT 25 2013
NAT. HISTORIC PLACES
REGISTRY SERVICE

916

1. Name of Property

Historic Name: Dublin Plantation
Other name/site number: George Francis Farmstead; Sites 41GU153, 41GU154, 41GU155, 41GU156, and 41GU157
Name of related multiple property listing: N/A

2. Location

Street & number: [Redacted]
City or town: [Redacted] State: Texas County: Guadalupe
Not for publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
 national statewide local

Applicable National Register Criteria: A B C D

M. [Signature] State Historic Preservation Officer
Signature of certifying official / Title Date 10/2/13
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting or other official Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register.
- removed from the National Register
- other, explain: _____

John Edson H. Beall
Signature of the Keeper

12.11.13
Date of Action

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
2	2	buildings
4	0	sites
4	4	structures
1	0	objects
11	6	total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions: DOMESTIC / dwelling; secondary structures
 AGRICULTURE/SUBSISTENCE/agricultural field; outbuildings; animal facility
Current Functions: DOMESTIC/dwelling; secondary structures
 AGRICULTURE/SUBSISTENCE/agricultural field and outbuilding

7. Description

Architectural Classification: MID-19th CENTURY/OTHER: mixed
 OTHER: utilitarian

Principal Exterior Materials: WOOD/Weatherboard
 CLAY TILE
 STONE
 BRICK
 CORRUGATED METAL

Narrative Description (see continuation sheets 7-6 through 7-15)

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

8. Statement of Significance

Applicable National Register Criteria

<input checked="" type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
<input checked="" type="checkbox"/>	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: N/A

Areas of Significance: AGRICULTURE; ARCHITECTURE; ARCHAEOLOGY/PREHISTORIC & HISTORIC-NON-ABORIGINAL

Period of Significance: 1851-1963

Significant Dates: 1851; c. 1855; c. 1876; 1958

Significant Person (only if criterion b is marked): N/A

Cultural Affiliation (only if criterion d is marked): unknown

Architect/Builder: Unknown

Narrative Statement of Significance (see continuation sheets 8-16 through 8-32)

9. Major Bibliographic References

Bibliography (see continuation sheet 9-32)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # TX-304-A
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State historic preservation office (Texas Historical Commission, Austin)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

Historic Resources Survey Number: Texas Historical Commission, Guadalupe County Rural Survey #321756

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

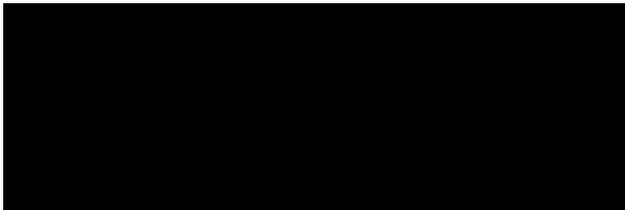
10. Geographical Data RESTRICT FROM PUBLIC ACCESS ALL SPECIFIC LOCATIONAL DATA

Acreage of Property: 365.29 acres

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A



Verbal Boundary Description: Dublin Plantation consists of 365.29 acres out of the Robert Smith league, Abstract 33. It is bordered on the northeast by York Creek, on the southwest by Cotton Wood Creek Road (County Road 238), and on the northwest and southeast by adjoining rural property owned by other individuals. The nominated property is identified by the Guadalupe Appraisal District by Property ID #58886 (0.5 acres) and Property ID #58885 (364.79 acres).

Boundary Justification: The nominated property includes 365.29 acres of the original 735 acre tract purchased by George Francis in 1851. The nominated acreage has remained in the family since that time and was acquired by the present owner in 1958.

11. Form Prepared By

Name/title: Maria Watson Pfeiffer
Street & number: 213 Washington Street
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Date: April 1, 2013

Additional Documentation

Maps (see continuation sheet Map-35 through Map-38)

Additional items (see continuation sheets Figure-39 through Figure-50)

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Photographs

Name of Property: Dublin Plantation (George Francis Farmstead)
City or Vicinity: Kingsbury Vicinity
County, State: Guadalupe County, Texas
Photographer: Maria Watson Pfeiffer
Date Photographed: January 29, 2013
Number of Photos: 12

TX_Guadalupe County_Dublin Plantation_0001.tiff
Entrance from Cottonwood Creek Road looking northeast

TX_Guadalupe County_Dublin Plantation_0002.tiff
South façade of George Francis house (Resource 1, contributing) looking northeast

TX_Guadalupe County_Dublin Plantation_0003.tiff
George Francis house (Resource 1, contributing), north elevation looking southwest

TX_Guadalupe County_Dublin Plantation_0004.tiff
George Francis house (Resource 1, contributing), east and north elevations looking southeast

TX_Guadalupe County_Dublin Plantation_0005.tiff
Pendleton Francis house (Resource 2, contributing), north elevation looking southeast

TX_Guadalupe County_Dublin Plantation_0006.tiff
Cattle barn and pens (Resource 4, contributing) looking northwest

TX_Guadalupe County_Dublin Plantation_0007.tiff
York Creek Crossing (Resource 5, contributing), looking north

TX_Guadalupe County_Dublin Plantation_0008.tiff
Dog trot house site (Resource 3, contributing) looking north

TX_Guadalupe County_Dublin Plantation_0009.tiff
Cistern (Resource 8, contributing)

TX_Guadalupe County_Dublin Plantation_0010.tiff
Blacksmith Shop (Resource 14, noncontributing) looking northwest

TX_Guadalupe County_Dublin Plantation_0011.tiff
Smoke box (Resource 13, contributing) and smokehouse (Resource 12, noncontributing)

TX_Guadalupe County_Dublin Plantation_0012.tiff
Trough (Resource 10, contributing)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Narrative Description

Dublin Plantation is located on Cottonwood Creek Road (County Road 238) in northeastern Guadalupe County, Texas. The roughly 365-acre property is sited on the southwest bank of York Creek just above its confluence with the San Marcos River. The land is part of a 735-acre tract purchased by pioneer farmer George Francis in 1851. George and Margaret Ann Rector Francis built their first cabin on the high bank of the York Creek at the northeastern edge of the nominated property. The cabin was relocated to the site of the present house c. 1855 and enlarged to its current size and appearance. The Francis farm, known for many years as Dublin Plantation, was typical of small and medium sized agricultural enterprises that characterized Guadalupe County in the 19th century. George Francis divided his land among his children beginning in the middle 1850s. The main house later became the home of his son, Joseph, who continued to operate the farm until the early 1900s. It was subsequently managed by Joseph's son, Sidney J. Francis, M.D. The nominated property was inherited and purchased by George Francis' great-great grandson, Sidney J. Francis, II, who continues to own and manage the property today. Dublin Plantation, with its agricultural fields, main house and outbuildings, reflects the evolving lifestyle of the Francis family from its arrival in Guadalupe County to the present day. It is an intact example of a rural domestic property that has remained in the same family since 1851. The high degree of integrity of the rural setting, the Francis house and outlying cottage, as well as remnant ancillary structures and archaeological sites all contribute to the importance of the property.

Dublin Plantation is an irregularly shaped, 365.29-acre tract bounded on the northeast by York Creek, on the southwest by Cottonwood Creek Road, and on the northwest and southeast by adjoining rural property. It is located just above the confluence of York Creek and the San Marcos River. The nominated tract is part of a 735-acre parcel out of the Robert Smith Survey purchased by George Francis from W.A. Matthews and John C. McKean in 1851. The family later purchased additional land, eventually owning some one thousand acres. In the intervening years, some of the original Francis property was sold outside the family and later reacquired by the current owner, Sidney J. Francis, II. Some adjoining parcels, including land on the east side of York Creek left family ownership and were not repurchased.

The site, which is characterized by rolling prairie, is largely cleared. Post and wire fencing defines the perimeter of the site and divides the land into pastures. Some pastures are cultivated while others are used for grazing cattle. Only the land along York Creek and near standing structures is wooded. Vegetation near the houses and creek consists of live oak, post oak and Texas persimmon. Retama, huisache, hackberry and cacti grow along fence lines.

A caliche road leads from Cottonwood Creek Road into the property through utilitarian farm gates and across a cattle guard (Photo 1).¹ The road approaches the main house through open fields. The house is located approximately one-thousand feet from the road in a wooded grove that is separated by fences and cattle guards from surrounding fields. An old road which led directly to the front of the main house is still visible and usable,

¹ Throughout this narrative, items in parenthesis labeled as Map, Figure, or Photo reference the illustrations contained within the continuation sheets, beginning on page 33.

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

but primary access today is by a newer road that ends in the back of the house. A caliche road leads from the main house to a smaller house (Pendleton Francis house) approximately one-third mile to the northeast.

The fenced compound around the George Francis house contains the majority of standing structures, while a second developed area is adjacent to the ancillary structure known as the Pendleton Francis house.

The following resources are contributing to the site. These resources are illustrated on Maps 3 and 4 by property number.

- 1) George Francis house
- 2) Pendleton Francis house
- 3) dog trot house site
- 4) cattle barn and pens
- 5) York Creek crossing
- 6) first George Francis house site
- 7) kitchen ruins
- 8) cistern
- 9) well
- 10) trough
- 13) smoke box

The following resources are non-contributing.

- 11) dairy barn
- 12) smokehouse
- 14) blacksmith shop
- 15) outhouse
- 16) swimming pool
- 17) pens

Inventory of Properties

1. George Francis House- (contributing; c. 1855 and later)

(Map 4; Photos 2, 3, 4; Figures 1, 2, & 3)

Description: The George Francis house is an irregularly shaped wood frame structure that, with porches, measures approximately forty-seven by sixty-two feet. The main entrance to the house faces south. The kitchen and dining room comprise the original part of the structure, thought to date to c. 1851 and moved to this site c. 1855. Later additions to the house, with the exception of a bathroom, veranda and enclosed porch, were made in the mid-to-late nineteenth century. The resulting final floor plan is a double dog trot configuration.

The enclosure of the dog trot passages is evident by the detail and installation of the infill walls. Had the halls been enclosed from the time of construction, the window and door configuration would have been trimmed out with the same detail as the other windows and doors. This is not the case. While the enclosing doors are period appropriate, they may have come from other houses. Each enclosure is detailed differently and made to "fit"

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

the opening. Door casings have been modified by trimming the sides to fit the opening or by installing side lights with very thin trim, which is not indicative of the period.

The bathroom and veranda at the southwest corner of the house were added in 1919. The open porch connecting the bathroom with the main house was enclosed in 2010.

The main entrance to the house is on the south elevation (Photo 2). The entrance consists of a projecting portico with gabled roof. Double, wood paneled doors are flanked by multi-paned side lights. Texas Historical Markers commemorating both Dublin Plantation and the Francis sons who served in the Civil War are mounted on either side. The George Francis farmstead was designated a Recorded Texas Historic Landmark in 1968.

Two four-over-four, double hung windows emit light to the bedrooms to the right and left of the entrance. The wood sash windows are largely original, though some have been repaired. A covered veranda, added in 1919, surrounds the southwest corner of the house and is supported by simple square wood chamfered columns. The bathroom at the southwest corner of the house, also added in 1919, has no windows on its south elevation. Originally accessed from an open porch, the porch was enclosed 2010. Double, wood paneled doors are flanked by multi-paned sidelights.

The west elevation features the chimney for the bedroom at the southwest corner of the house. The brick chimney base tapers to a flue that extends above the gabled roofline. The oldest portion of the house, which now serves as the kitchen and dining room, is located at the northwest corner of the structure. Two four-over-four windows emit light to the kitchen and one six-over-six window lights the bathroom.

The north elevation of the house consists of a covered veranda at the northeast corner, double, wood paneled doors leading into the main entry gallery, the brick parlor chimney flanked on either side by four-over-four windows, two six-over-six windows that emit light into the dining room, and a wood paneled door leading into the kitchen (Photos 3 & 4).

The east elevation consists of two, four-over-four windows in the southeast corner bedroom, double, wood-paneled doors leading into the secondary gallery, and two four-over-four windows in the parlor at the northeast corner of the house.

The main entry leads into a gallery with a bedroom on either side. A secondary entrance from the veranda on the east side of the house leads into another gallery. To the right of the secondary gallery is a parlor that opens into the dining room. The dining room is entered from both the parlor and the enclosed porch. The kitchen is entered from the dining room. There are fireplaces in the bedroom to the left of the main entrance gallery and in the parlor.

The house is covered in shiplap wood siding. It is estimated that approximately seventy-percent of the siding is original. Deteriorated siding was cut to match the original material. The ridgeline of the metal "V" crimp roof is approximately eighteen feet high. The original roof was wood shingle. The wooden porches are elevated approximately two feet above grade and roofs are supported by plain, square wooden columns. Wooden stairs leading to the porches have been replaced with concrete stairs. The original stone foundation piers were strengthened with concrete piers c. 2005. The chimney foundations are of sandstone and petrified oyster reef rock and the flues are brick. It is estimated that the chimney flues were reconstructed in brick c. 1900.

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Significance: Built as the home of George and Margaret Ann Rector Francis beginning c. 1855, the house remains in the Francis family in 2013. George Francis began to farm in Guadalupe County c. 1850 and built the oldest portion of this structure at another site on his farm. The building was moved (likely reassembled) at this location in the middle 1850s and was enlarged by various family members. The house is a fine example of rural vernacular architecture.

2) Pendleton Francis House (contributing; c. 1890) (Map 3; Photo 5)

Description: The one-story, three room board and batten structure measures approximately twenty-eight feet square. It is elevated on a cedar post foundation and has a gabled roof covered with corrugated metal. Support beams which use square-cut nails appear to pre-date the upper portion of the structure. Simple wooden stairs access a recessed porch with doors that open into the living room and kitchen. There is also a bedroom. A second exterior door leads into the kitchen. Interior walls are plain board. The central chimney is built of brick, sandstone and petrified oyster reef rock, materials also found in the chimneys of the main house. There is a fireplace in the living room and the kitchen stove is vented into the flue. The chimney is brick above the roof level. Windows are four-over-four, double hung wood sash. The house does not have electricity.

Significance:

The small frame cottage is located approximately one-third mile from the main house on property once owned by George Francis' son, Pendleton. The house appears to have been reconstructed in the early 20th century atop an earlier 19th century foundation as evidenced by the absence of square nails in the superstructure and their presence in the foundation joists. Though the house appears to have been rebuilt well after Pendleton Francis' death in 1863, it carries his name due to his association with the site and the fact that his daughter, Mary Ophelia Francis Daniels, lived there until her husband's death in 1922.

3) Dog trot house site (contributing; c. 1855) (Map 4; Photo 8)

Description: Exploratory work was only conducted to locate the structural piers of the dog-trot cabin. The tops of several original piers were visible on the surface and these were used to locate remaining piers using probes and trowels. A total of ten piers were identified in a three by three arrangement on each side of a dog trot opening with a center floor support. The piers were made of a combination of sandstone and petrified oyster reef rock irregularly dry stacked, the same material used in the chimney structures of both the George and Pendleton Francis houses. The material was likely brought from York Creek.

Significance: It is thought that George and Margaret Ann Francis' sons lived in the dog trot log house.

4) Cattle barn and pens (contributing; c. 1935 and later) (Map 3; Photo 6)

Description: Post and wire fencing encloses a compound that includes a shed for cattle and smaller structures for pigs and/or chickens. Due to the nature of the compound, it is difficult to date the structures which would have been rebuilt periodically. The enclosure is approximately one hundred feet east of the Pendleton Francis house. The shed measures approximately twenty by forty feet. It is enclosed on two sides with corrugated metal and is roofed in the same material. Structures that once housed pigs and chickens are in poor condition. The adjoining cattle pen is enclosed with post and wire fencing.

Significance: Though in deteriorated condition, these pens are the most intact remnants of farm structures that supported the agricultural operations of Dublin Plantation.

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

5) York Creek crossing (contributing; mid-19th century) (Map 3; Photo 7; Figure 4)

Description: The historic ford structure on York Creek stretches approximately fifty-feet across the creek and is approximately twenty-five feet wide. The ford was constructed using found stone within the drainage. The stones were sand stone and petrified oyster reef rock of irregular size and shape ranging from ten -inches or less in diameter to large slabs or boulders several feet across. These materials were collected and then packed into the side bank and bottom of York Creek to create a more stable surface for wagons, horses and pedestrians to cross to the opposite bank. No material culture was collected during investigations of the crossing. Regular flooding of York Creek has removed all traces of historic occupation or use aside from the stones and road. Because York Creek forms the property boundary line, only those portions of the road and ford located within the current property owner's property boundaries are nominated.

Significance: A road that connected Seguin, Prairie Lea, Lockhart, Bastrop and Austin was used by area residents as well as for twice weekly postal service in the late 1800s.

6) Pit midden, first George Francis house site (contributing; c. 1851) (Map 3)

Description: The midden includes a wide scattering of historic materials. Though no extant visible structural or architectural remains of the original George Francis house were discovered, future exploration of the site is recommended.

Significance: The pit midden likely indicates the location of the first George Francis house site which dates to c. 1851.

7) Kitchen ruins (contributing; c. 1855) (Map 4; Figure 5)

Description: The historic log kitchen structure, located near the main house, collapsed sometime after 1958. Today all that remains are deteriorating hewn logs. The current owner uncovered the floor structure which was composed of a heavy canvas covered with river sand. It is presumed that this was to protect against both moisture and fire.

Significance: The kitchen structure provided cooking facilities for the main house before this function was incorporated into the George Francis house, probably in the late 1800s. The current owner recalls that the kitchen was standing as late as c. 1958. The site could provide information about domestic life at Dublin Plantation in the mid-late 19th century.

8) Cistern (contributing; c.1855) (Map 4; Photo 9)

Description: The underground cistern is approximately twenty-eight feet from the house and a short distance from the kitchen ruins. The cistern is fourteen feet, six inches deep. It is surrounded by a circular, above-ground structure approximately ten inches thick, three feet in diameter and three feet high. The surround is built of randomly laid rubble stone and cement mortar. The cistern was likely filled with roof-top drainage from the nearby house. A single clay drainage pipe protrudes through the cistern's side wall just below ground level. There is no other evidence of a guttering system. The date of the above-ground structure is not known. It has remained unchanged since at least 1958 and is assumed to date to a much earlier period.

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Significance: The cistern was an important source of household water that supplemented well water, especially in times of little rain.

9) Well (contributing; c. 1855) (Map 4)

Description: The hand-dug well is located about forty feet from the northeast corner of the house. It is approximately one hundred feet deep and contains about twenty-five feet of water. The well is surrounded by a square, above-ground structure built of rubble stone. The walls of the circular well are of hand-stacked stone. The date of the above-ground structure is not known. It has remained unchanged since at least 1958 and is assumed to date to a much earlier period. The shed that protects the well is contemporary.

Significance: The well would have been the primary source of household water in the 19th and early 20th centuries.

10) Trough (contributing; c. 1900) (Map 4; Photo 12)

The concrete trough is built of concrete. It measures approximately eleven by five feet. The walls are six inches thick and the outside is formed by pressing tin ceiling panels into the concrete.

Significance: The trough was built to provide water for cattle that were an essential part of the farming operation.

11) Dairy barn (non-contributing; 1919 and later) (Map 4)

First constructed in 1919 by Dr. S. J. Francis for the dairy operation of his brother, Edward, the dairy barn as it stands today has been heavily altered and no longer serves an agricultural purpose. It is built of clay tile from the Acme Tile Company, McQueeney, Texas, and stands on a concrete foundation. The structure is roofed in corrugated metal. Alterations render this resource noncontributing.

12) Smokehouse (non-contributing; 2012) (Map 4)

Based on his recollections from the 1930s, the current owner has built a contemporary smokehouse on the site of the historic smokehouse which was demolished many years ago. The frame structure is roofed in corrugated metal.

13) Smoke box (contributing; c. 1900) (Map 4; Photo 11)

This square concrete structure generated smoke for the adjacent smokehouse. A fire was built in the smoke box and smoke exited from the back of the box through a metal pipe. This pipe connected to an underground pipe that extended seven feet to the smokehouse. A metal plate on the top of the box could be removed and the opening used to heat a wash pot. Like the nearby trough, the outside was formed by pressing tin ceiling panels into the concrete.

Significance: The smoke box was essential to the operation of the smokehouse that provided meat for the Francis family.

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

14) Blacksmith shop (non-contributing; 2012) (Map 4; Photo 10)

Based on his recollections from the 1930s, the current owner has built a contemporary blacksmith shop on the site of the historic blacksmith shop which was demolished many years ago. The frame structure is roofed in corrugated metal.

15) Outhouse (non-contributing; 2012) (Map 4)

The historic outhouse collapsed several years ago in a storm and a new structure of the same design was built on the site. The frame structure is roofed in corrugated metal.

16) Swimming pool (non-contributing; c. 1970) (Map 4)

The concrete swimming pool was installed by the current owner in about 1970. It is trimmed in blue tile and molded concrete coping. The surrounding concrete structure is rectangular. The pool has been out of use for many years and is slated removal due to its deteriorated condition.

17) Pens (non-contributing; c. 1960) (Map 4)

Wooden cattle pens are located immediately adjacent to and east of the smokehouse. The structures are badly deteriorated and have no integrity.

The remainder of the Section 7 narrative begins on the following page and is restricted from public access.

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Statement of Significance

Dublin Plantation is an excellent example of a Guadalupe County farmstead that has remained in the same family since it was established in 1851. Built by George Francis, the house and surrounding fields have changed little since the mid-twentieth century. The primary entrance to the site is from Cottonwood Creek Road (County Road 238). The nominated property encompasses approximately 365 acres of a 735-acre tract purchased by George Francis in 1851. The name Dublin Plantation references George Francis' birth in Ireland. It has been used by several generations of family members. The property is owned today by George Francis' great, great grandson, Sidney J. Francis, II. George and Margaret Ann Rector Francis lived here until the mid-1870s. The tract that includes the farm house was later acquired by their son, Joseph, who also purchased surrounding parcels from his siblings. Joseph Francis managed the farm and lived there until the early 1900s. It was subsequently managed by his son, David Gregg Francis, in partnership with L.D. Brown, and the house was vacant or rented to tenants for several years. After David Gregg Francis died in 1958, his son, Sidney J. Francis, II, took over the farm, repurchasing some acreage and consolidating the tract as it is today. Francis began to restore the house for his personal use in the early 1960s. Today the fields are leased for cattle grazing and to grow hay and wheat.

Dublin Plantation is nominated to the National Register under Criterion A (local level) in the area of Agriculture because of its long association with family farming in Guadalupe County. It is also nominated under Criterion C (local level) in the area of Architecture as an excellent example of rural domestic architecture typifying nineteenth century farm life in Central Texas. It is also nominated under Criterion D (local level) in the area of Archaeology-Prehistoric and Historic/Non-Aboriginal because of documented archaeological sites on the property and their potential to reveal additional data about earlier cultures in Guadalupe County. The period of significance for Dublin Plantation extends from 1851 to 1963. The George Francis house, Pendleton Francis house, dog trot house site, cattle barn and pens, pit midden at first George Francis house site, York Creek Crossing, kitchen ruins, well, cistern, trough and smoke box are considered to be contributing structures and features.

The Migration of the Rector and Francis Families to Central Texas: 1831-1848

George Francis (1794- 1884), who was descended from French Huguenots, was born in Dublin, Ireland in 1794. (Figure 6) He trained as a leather maker, immigrated to Canada in about 1810, and moved to the United States in the early 1820s. After traveling from Boston to South Carolina and Tennessee, Francis settled in northern Alabama where he purchased land and prospered as a farmer. It was in Alabama that he met Margaret Ann (also called Peggy Ann) Rector (1804-1879). They married on December 8, 1823.²

² Salmans, 173; Morgan County, Alabama, Marriage Records A:45. George Francis was the son of John and Arabella Lee Francis. He was descended from French Huguenots who were driven from France in 1572. A passenger named George Francis arrived in Newburyport, Massachusetts, on the Schooner Maria from St. John's New Brunswick, Nova Scotia, on April 1, 1823. A George Francis is also recorded in 1823 in South Carolina (Ancestry.com, Passenger and Immigration Lists Index, 1500s-1900s; Atlantic Ports, Gulf Coasts, and Great Lakes Passenger Lists, Roll 5: 1820-1873). George and Margaret Ann Francis were enumerated on the 1830 Federal Census living in Morgan, Alabama. They had three male children under the age of five, one male between five and nine

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Margaret Ann Rector was one of eleven children of Methodist minister, Morgan Rector (1780- 1863), and Amelia Ann Carter (1780-?). Her father was born in Virginia and moved to Tennessee where he met his future wife. They married in 1800. The Rectors then moved to northern Alabama c. 1810 and lived there until 1831 when they joined the great Southern migration to Texas that preceded the revolution. They settled on the Brazos River near Columbus.³

George and Margaret Ann Rector Francis were committed to joining her parents in Texas but remained in Alabama until 1848. Various factors might have delayed their move—George Francis' inability to sell their land and purchase desirable property in Texas; their growing family and son's illness and death in late 1847; and the uncertainties of life in Texas during the years of the revolution and the Republic.

Margaret Ann Rector Francis' brother, Claiborne, wrote to her on June 5, 1831 from Brazos, Austin Colony. He recommended the country as a desirable place to live and reported that the family already had "a vary (sic) fine crop growing."⁴ Three months later Margaret Ann received a letter from her mother.

...I am glad to hear that you are still in the notion of coming to Texas. I believe you may come without fear. Santa Anna has fought in favor of a free republican government and has succeeded.⁵

Also included in the letter was a note from Claiborne Rector to George Francis.

...Father [Morgan Rector] requests me to say to you the reason he has not secured your land, all the good land in this Colony is taken. There is a prospect of a Colony being let out above us on the Brazos. He is waiting to take his there and yours also. It is spoken of as a very pleasant country, fine water and good land. I think you would do well to come and choose for yourself, perhaps you could please yourself best.⁶

Prior to moving to Texas, George and Margaret Ann Francis' family grew to nine children, eight of whom survived when they left Alabama in 1848. Their children were: John R. (1824-1912); William (1826-1847); Pendleton (1830-1863); George M., Jr. (1833-64); Joseph (1835-1922); Edward (1837-1863); Amelia Ann (1840-1915); Wesley (1842-1917); and Arabella (1847-1932).

years, and a female between ten and fourteen (United States Bureau of the Census, 1830). These would have included John, William and Pendleton. The identities of the other two children is not known.

³ Salmans, 153. Ancestry.com, Tennessee State Marriages, 1780-2002; United States Bureau of the Census, 1830. Morgan Rectors was listed on the tax rolls for Rhea County, Tennessee in 1808. His daughter, Leticia, was born in Alabama c. 1815 (Ancestry.com, Tennessee Census, 1810-91; 1850 United States Bureau of the Census, 1850). The Rectors married on September 2, 1800. were enumerated in Morgan County in 1830. Their household of fifteen included five slaves.

⁴ Claiborne Rector to Margaret Ann Rector Francis, June 5, 1831. Typescript in collection of Sidney J. Francis, II. Original in San Jacinto Museum.

⁵ Amelia Rector to Margaret Ann Rector Francis, Washington-on-the-Brazos, September 3, 1832; Salmans, 153; 172.

⁶ Ibid.

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George Francis first traveled to Texas in the middle 1830s to visit his wife's family and look at property. The date of his arrival is not clear. Though his brothers-in-law, Claiborne and Pendleton Rector, both fought in the revolution, there is no proof that George arrived prior to independence. George Francis did provide service to the Republic of Texas from June 1836 until April 1837. He joined Captain B.L. Reed's First Regiment of Kentucky Volunteers under the command of Colonel C.L. Harrison, and later Lieutenant Colonel Juan Seguin's Company A, Second Regiment of the Texas Cavalry. He was subsequently granted land for his service to the Republic.⁷

George Francis returned to Alabama to join his wife and family sometime after April 9, 1837. The couple had plans to come to Texas in 1847 but their departure was delayed until the following year. Their son, John, who preceded the rest of the family, wrote to his father from Columbus in December 1846:

I learn from brother's last letter that you are coming to Texas next fall. He says that he is coming this winter. I would like to see you all here though I think that all of my friends will move out west [to] that part of the country you ought to move to.⁸

George and Margaret Ann Francis sold their land on July 14, 1848, and George resigned as administrator of a family member's estate on September 20.⁹ Their son, George M. Francis wrote of their departure:

On the 4th day of October 1848 we left our own native land and home and friends and started to seek our fortunes in a new land. We arrived at Sequine (sic) after a two months trip.¹⁰

The Establishment of Dublin Plantation

Like thousands of others, George and Margaret Ann Francis migrated to Texas seeking productive land and new opportunities. An account written in 1855 by their son, George M. (G.M.) Francis, indicates that the family first rented acreage on the San Marcos River before purchasing property. The land that they purchased in Guadalupe County near the Caldwell County line had been owned by John McKean and William A. Mathews, the son-in-law of Green DeWitt. It was part of a one league grant conveyed to Robert Smith, a member of the

⁷ Salmans, 172; Texas State Library and Archives, P. Caldwell Claim 119427; John Boen Claim, 9878; Fannin Bounty, File 001258. Pendleton Rector participated in the battle of Velasco in June 1832, and he and Claiborne Rector fought at the Battle of San Jacinto. When settlers fled the advancing Mexican army in what became known as the Runaway Scrape, George Francis' father-in-law, Morgan Rector, took the family's women and children east to the Sabine River. Sidney J. Francis, II believes, based on the birthdate of Edward Francis, that George Francis was in Texas prior to April 21, 1836. George Francis joined Reed's First Regiment on June 1, 1836, and Seguin's company on October 23, 1836. Papers on file at the Texas General Land Office Republic of Texas indicate that on October 23, 1836, George Francis gave quartermaster P. Caldwell a saddle and bridle "for the use of the Army." Another receipt dated April 9, 1837, indicates that George Francis received "a saddle etc." from John Boen.

⁸ John R. Francis to George Francis, December 6 (?), 1846, photocopy in collection of Sidney J. Francis, II.

⁹ Deed Records, Morgan County, Alabama, F:213-213 (George Francis to William Faulkner); Recollections of G.M. Francis, Guadalupe (sic) County, Texas, February 15, 1855; Resignation of George Francis as administrator of estate of Joshua J. Francis, photocopy in collection of Sidney J. Francis, II.

¹⁰ George M. Francis diary, photocopies in collection of Sidney J. Francis, II. George Francis was the administrator of the estate of Joshua Francis.

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De Witt colony who arrived in Coahuila y Tejas in 1831. Smith's land grant, patented on May 5, 1831, was on the San Marcos River just above its junction with York Creek which also ran through the property.¹¹

Robert Smith's land was sold for \$1,900 in February 1838 to a consortium that included William A. Mathews and John McKean. Smith reserved 1,500 acres "to be cut off, paying regard to wood, water, etc." Following Smith's death in 1839, his widow sued Mathews and McKean to reclaim a portion of the property and it was subsequently partitioned by court order into two equal tracts. Smith's heirs received the upper portion and Mathews and McKean received the lower portion that includes today's Dublin Plantation. Mathews and McKean held their land until December 1851 when they sold 735 acres to George Francis.¹²

It is likely that George Francis lived on and farmed this land prior to purchasing it in late 1851. He was enumerated in October 1850 as a fifty-six year old farmer with holdings valued at \$1,000. Little is known about Francis' farm in the 1850s. Tax returns for 1851 and 1852 indicate that Francis had two horses, eight cattle and one wagon (1851) and three horses, eighteen cattle and one wagon (1852). George Francis' son, George, wrote that the family first planted corn which was badly damaged by grasshoppers and frost. G.M. Francis' account also stated "...that owing to the bad health of the family we were unable to improve the new place..." and that the family continued to rent property for another year.¹³

Sidney J. Francis, II (subsequently referred to as Sidney Francis), the great, great-grandson of George Francis and current owner of Dublin Plantation, recalls oral tradition that the family built a log house on the high bank of York Creek at what later became the main crossing of the road from San Antonio to Bastrop. This land remains part of Dublin Plantation today. The crossing, constructed of field stone after the adjoining land was cleared, was sometimes referred to as "Francis Ford." The road, which is illustrated on A.M. Roessler's 1874 map of Texas, led from Seguin to Prairie Lea and Lockhart before branching to both Bastrop and Austin. It was

¹¹ G.M. Francis reminiscence, Guadalupe County, Texas, February 15, 1855; Texas General Land Office. Survey 15, Class 5; Abstract 33, Patent 139, Gonzales County, Original Book A:8 and Guadalupe County Transcript, pages 2-3 and 532-533; Rather (1904), 166. George M. Francis states that his father rented land from "Mr. Callahan." This was probably James H. Callahan. Green De Witt's empresario contract with the Mexican government was approved on April 15, 1825. The contract granted him six years to bring four hundred Catholic families to the colony (Rather, 101). De Witt's contract expired on April 15, 1831, and the remaining land reverted to the Mexican Government. It is not known if Smith, his wife and three children lived on their land near the San Marcos River. Robert Smith arrived in the Dewitt Colony on February 20, 1831.

¹² Abstract of Title in possession of Sidney J. Francis, II; Gonzales Transcript, 466-468; Guadalupe County Deed Records (GCDR) J:288-289, December 20, 1851, filed June 24, 1867. In late 1838 W.A. Mathews signed a marriage contract with Green De Witt's daughter, Naomi. Mathews gave Naomi his interest in several pieces of property including Survey 15, Class 5, which he acquired earlier in the year from Robert Smith. Smith sold to a consortium that included J.C. McKean, J.W. McKean, W.A. Mathews, Caleb Brock and Caleb P. Alexander.

¹³ U.S. Bureau of the Census, 1850; Vivian Elizabeth Smyrl, 1: 896-898; G.M. Francis reminiscences, Guadalupe County, Texas, February 15, 1855; Guadalupe County Tax Records, 1851 & 1852. Caldwell County was created in March 1848 from Bastrop and Gonzales counties. The 1850 census listed the Francis family as household number sixteen and John C. McKean and his son, W.C. McKean, as household thirteen. It should be noted that though Dublin Plantation is located in Guadalupe County, Francis and his family were enumerated in Caldwell County. Based on G.M. Francis' reminiscences, it is possible that the family was not yet living on the Dublin Plantation property. Because Caldwell County was established in 1848, it is also possible that there was confusion as to the location of residence. The closest settlement to Dublin Plantation, Prairie Lee, is in Caldwell, not Guadalupe, county.

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used twice weekly for postal service and was the only crossing for those farming the low land between York Creek and the San Marcos River.¹⁴ (Figure 4)

Based on this oral tradition, archaeologist Clinton McKenzie conducted a series of investigations that began in November 2010 and continued intermittently through the fall of 2012. Investigations consisted of site identification and recordation, a comprehensive pedestrian survey, and limited test excavations. Though the original house site was not firmly established, the possibility remains high based upon the evidence recovered. Based on family tradition, Sidney Francis believes that before 1855 the old Francis house was relocated from its original site above York Creek to the present, higher site approximately one mile southwest. The higher land was not subject to severe flooding on York Creek. It was in 1855 that George Francis transferred 100 acres fronting on York Creek to his son, Pendleton. (This acreage is part of today's Dublin Plantation.) George and Margaret Ann Francis lived at the new site until the mid-1870s.¹⁵

The George Francis house as it stands today evolved from a single dog trot to a double dog trot floor plan, however the timing of these changes is difficult to establish. The oldest portion of the structure today comprises the kitchen and dining room. Sidney Francis believes that this represents George Francis' original, relocated house. Supporting this theory is the fact that this part of the structure had a log foundation. (Figure 7) The deteriorated hewn logs were removed and replaced in the late 1990s and the original beams were retained on site.. The logs measured five by six inches and were doweled and attached with wooden pegs.

Additions to the older structure were made as the family prospered in the pre and post-Civil War period, resulting in the double dog trot floor plan. Ancillary structures including a log kitchen and a two room dog trot log cabin, both of which collapsed many years ago, were constructed near the main house. Ruins of the kitchen are still visible, and the stone foundation pillars of the cabin were excavated during recent archaeological investigations (Photo 8).

George and Pendleton Francis farmed their adjacent tracts from 1855 until Pendleton joined the Confederate army in 1862. Francis, his wife, and son, Pendleton, each owned one slave, indicating that the family was largely able to handle their farming operations without assistance. The 1860 agricultural census provides details about the extent of their respective farms.¹⁶

1860	George Francis	Pendleton Francis
Land value	\$2,540	\$1,000
Equipment value	\$100	\$40

¹⁴ Verbal communication, Sidney J. Francis, II to Maria Watson Pfeiffer, 2012. The road is said to have been surveyed by Captain James H. Callahan (Files of Sidney J. Francis, II, correspondence with Virginia Woods, [1967]).

¹⁵ GCDR E:794, January 24, 1855; Guadalupe County Marriage Records A:61 (Pendleton Francis and Margaret McGrew, April 21, 1853). Pendleton Francis married Margaret McGrew in 1853 and the couple had one child, George Robert Francis. After Margaret's death, Pendleton married Margaret Holland in 1859. They had two children, Walter Dorn Francis (1860-1867) and Mary Ophelia Francis (1862-1946).

¹⁶ 1860 Non-Population Census for Guadalupe County, Texas; Gretchen (2004), 44-45. Family tradition maintains that "The plantation at its heights just before the Civil War produced one thousand bales of cotton a year...." but no proof of this production has been located (Sidney J. Francis, II, personal files).

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Livestock value	\$1,790	\$1,300
Acres/Improved	40	80
Acres/Unimproved	575	20
Horses	12	19
Mules	0	1
Milk cows	50	20
Working oxen	4	4
Other oxen	150	30
Swine	40	40
Wheat (bushels)	100	115
Corn (bushels)	150	200
Cotton (400 lb. bales)	4	5
Butter (pounds)	100	50
Hay (bales)	5	6

These statistics indicate that the agricultural operations of George Francis and his son focused on the production of milk, butter, pork, cotton, wheat and corn.

The Francis Family and the Civil War

Pendleton Francis had farmed for seven years when the Civil War began. He and his brothers Edward, Joseph and Wesley left Dublin Plantation to join the Confederate army. Their brothers, George and John, who did not live at the farm, also joined the army. Their father remained at his Guadalupe County farm.

Pendleton, George and Edward died during in the war. Their siblings, Joseph, John and Wesley survived and returned to Texas. The extraordinary service of the Francis family to the Confederacy is commemorated on a Texas Historical Commission marker placed on the Francis house in 1968.

Pendleton Francis enlisted in Company A, 4th Texas Regiment, Texas Cavalry, in August 1862. He served in South Texas along the Gulf coast and in Louisiana where he died at the Battle of Mansfield on April 11, 1863.¹⁷

George Francis, the best-educated of the Francis children, became a teacher and attended medical school in Galveston and Philadelphia before the war. He returned to Texas and established a medical practice in Austin County where he was enumerated in 1860. He joined the 20th Regiment of the Texas Infantry as an assistant surgeon at Camp Travis in Hempstead in May 1861. Records indicate that Francis remained at Camp Travis until mid-1863. He then served as surgeon on the ship *Bayou City* in early 1863, and was briefly stationed at

¹⁷ Pendleton Francis Service Record, General Services Administration. Copies in files of Sidney J. Francis, II; Salmans, 174. Pendleton Francis married soon after coming to Texas. He and his wife had one son prior to her death. He remarried and had two more children before leaving to fight in the Civil War.

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Sabine Pass in October 1863. Francis was in Galveston by November 1863 and died there of yellow fever on October 5, 1864.¹⁸

Edward Francis enlisted as a color sergeant in the 4th Texas Brigade, Picket's Army, on July 11, 1861, at Camp Clark in Guadalupe County. He first served in Louisiana and was with his brother, Wesley, at the Battle of Chickamauga when he was killed on September 20, 1863. Wesley wrote to his father relating the details of Edward's death which was also recorded in *War of the Rebellion*, the official record of the Union and Confederate Armies.¹⁹

“ In the field near Chatanooga, September 28, 1863...here too fell the gallant Lieutenants Bookman and Killingworth, also Ed Francis, our color sergeant and many brave and gallant men.”²⁰

Joseph Francis enlisted in the Confederate Army in Caldwell County on August 27, 1861. He served with Company A, 4th Volunteer Cavalry. Sibley's Brigade on the Rio Grande and was wounded at the Battle of Glorieta in 1862. Joseph was in a Confederate hospital in Albuquerque when it was captured by Union troops. He was paroled from the hospital on August 19, 1862 and sent back to Texas. It is not known how he spent the remainder of the war.²¹

The youngest son, Wesley, saw the most military service of any family member. He enlisted with his brother Edward in the 4th Texas Brigade at Camp Clark on July 11, 1861. Wesley continued to serve after Edward was killed at the Battle of Chickamauga. After Edward's death, He then served in Pickett's army and fought at Richmond, the Wilderness, Cold Harbor and Petersburg and was present at the surrender at Appomattox Courthouse.²²

John Francis, the only son who did not live at Dublin Plantation, preceded his parents to Texas. He first settled on the Brazos River and met and married Josefa Gertrudis Navarro, the niece of Texas Declaration of Independence signer Jose Antonio Navarro, in 1854. They moved to Live Oak where John Francis raised livestock before the Civil War. Francis enlisted in the Confederate army on October 7, 1861. He served as a 4th corporal in the Fort Merrill Guards, 29th Brigade and he joined Otis G. Welch's Company, DeMorse Regiment,

¹⁸ United States Bureau of the Census, 1860; George M. Francis service records, General Services Administration. Copies in files of Sidney J. Francis, II. George Francis was arrested on December 31, 1863. The circumstances are not known. He was free by April 1864.

¹⁹ Salmans, 174; Edward M. Francis service records, General Services Administration. Copies in files of Sidney J. Francis, II.

²⁰ *War of the Rebellion, Official Record of the Union-Confederate Armies, Chickamauga Campaign*. Volume 30, Part II, Reports, Serial No. 51:514, No. 430. Volume 30, Part II, Reports. Edward Francis was also celebrated in a long poem published in M.V. Smith's *Reminiscences of the Civil War*. Smith also served in Hood's Brigade. The poem begins, "On the battle field of Chickamauga, the flag of the Fourth was held on high, by the heroic hand of gallant Francis, but his time had come to die...."

²¹ Joseph Francis service records, General Services Administration; Soldier's Application for Pension, October 17, 1921, Texas State Comptroller's Office. Copies in files of Sidney J. Francis, II; Salmans, 175.

²² Salmans 174-175; United States Bureau of the Census, 1910,

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Texas Cavalry on June 1, 1862. After the war John and Josefa Francis settled in Live Oak County where he farmed. They later moved to Messilla Park, New Mexico where he died in 1911.²³

The two Francis daughters both married and lived with their families near the old Francis farm. The older daughter, Amelia Ann, married Leroy McLeod in 1859 and it is assumed that she remained with her parents while her husband was away during the war. McLeod became a farmer after returning to Texas from the war. The couple lived first in Gonzales County and then in Wilson County. In their later years they lived with their eldest son, William, in Medina County.²⁴

The Francis' youngest daughter, Arabella, married Thomas Gabriel Merritt and the couple settled on a farm near Prairie Lea. Merritt died in the 1890s and his wife raised their seven children.²⁵

Dublin Plantation: 1868- 1876

After the Civil War, Joseph ("Joe") and Wesley Francis returned to Dublin Plantation where their father continued to farm. Joe married Miranda Johnson (1842-1871) in 1866, and they had two children, Sidney Joseph (1867-1935) and Edward (1868-?). (Figure 8) After Miranda's death in 1871, Joseph married Elizabeth (Betty) Smith in 1874 and they also had two children, Carrie Lee (1875-1926) and William A. (1876-?)²⁶

Joseph Francis registered his first cattle brand on April 2, 1867, and in 1868, received 363 acres of his father's land. Wesley Francis, who married Virginia Johnson (1845-c. 1905) in 1866, also began to farm. He registered his cattle brand in February 1867 and in 1869 received 180 acres from his father.²⁷

The comparative sizes of the father and sons' farming operations are seen in the following statistics taken from the 1870 non-population census for Guadalupe County.²⁸

²³ Correspondence, Mrs. J.A. Garvey to Sidney J. Francis, II, October 12, 1965; undated letter, Garvey to Francis. Maria Josefa Navarro Francis died on February 8, 1913; John Francis Service Record, General Services Administration. Copies in files of Sidney J. Francis, II.

²⁴ Guadalupe County Marriage Records, B:34, November 9, 1859 (Amelia Francis and Leroy McLeod); United States Bureau of the Census, 1880, 1890, 1910.

²⁵ United States Bureau of the Census, 1880, 1900. Thomas Merritt came to Texas from Alabama and first settled in Houston before coming to Guadalupe County. Arabella Francis Merritt died on December 16, 1934 at her daughter's home in Mason, Texas.

²⁶ Salmans, 158, 160; Guadalupe County Marriage Records, B:92 (Joseph Francis and Miranda Johnson), January 2, 1866; B:410 (Joseph Francis and Bettie Smith, March 2, 1874).

²⁷ Francis, 56; GCDR K:91-92, December 23, 1868; Guadalupe County Marriage Records B:95, April 16, 1866; Guadalupe County Marks and Brands Records 1:60, February 5, 1867; K:207-208, May 1, 1869.

²⁸ 1870 Non-Population Census, Guadalupe County, Texas.

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1870	Joseph Francis	Wesley Francis	George Francis
Land value	\$1,600	\$520	\$300
Acres/Improved	15	12	16
Acres/Unimproved	--	--	--
Acres/Woodland	307	160	75
Livestock value	\$230	\$250	\$600
Equipment value	\$65	\$58	\$10
Horses	5	12	1
Mules	1	--	--
Milk cows	1	--	25
Working oxen	2	2	
Other cattle	4	--	100
Swine	10	--	--

It is possible that the value of Joseph’s holdings was higher due not only to the size of his farm, but to its frontage on both the San Antonio-Bastrop Road and York Creek, as well as standing structures on the property.

Joseph Francis acquired the majority of Wesley’s property— 160 acres—in 1876. Wesley and his wife moved away from Guadalupe County and were enumerated on the 1880 United States census in Coleman County near Abilene. He continued to farm and died in 1917 in Atascosa County.²⁹

It was probably at the time Joseph consolidated his ownership of the farm in the mid-1870s that his parents moved to live with their daughter and son-in-law, Arabella and Thomas Merritt, near Prairie Lea. Both died with a few years of leaving Dublin Plantation. Peggy Ann Francis died on May 26, 1879, and George Francis passed away on January 18, 1884, just short of his 90th birthday.³⁰

Joseph Francis and Dublin Plantation: 1876- 1922

Joseph Francis’ acquisition of his brother’s farm tract in 1876 gave him control of 523 acres of their father’s original 735 acre tract and enabled him to expand his farming operations. The increase in the production of Joseph’s farm can be seen by a comparison of data from the 1870 and 1880 non-population census.

It should be noted that some census classifications changed between 1870 and 1880. In addition, the 1880 census indicates that Joseph Francis’ holdings included 800 acres in Guadalupe County. The location of acreage

²⁹ Guadalupe County Deed Records O:49-51, September 26, 1876; 1880 United States Bureau of the Census, 1880; Texas State Board of Health, Bureau of Vital Statistics, death certificate 29889.

³⁰ Both George and Peggy Ann Rector Francis are buried in the Happell Cemetery near Fentress (Happell Cemetery gravestone inscriptions).

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beyond the nominated property has not been researched. A portion of William Francis' land across Cottonwood Creek Road that remains in the ownership of Sidney Francis is not included in this nomination.³¹

Joseph Francis Holdings	1870	1880
Land value (1880- including fences)	\$1,600	\$5,000
Equipment value	\$65	--
Livestock value	\$230	--
Acres/improved (1880-acres tilled)	15	300
Acres/pasture (1880)	--	200
Acres/wooded	307	300
Horses (1880-included mules)	5	7
Mules	1	--
Milk cows	1	11
Oxen (1870)	2	--
Other	4	15
Swine	10	20
Poultry	--	46
Corn (grown on 10 acres)	--	100
Butter (pounds)	--	156

Joseph Francis concentrated his farming activities on the production of butter, a small amount of pork and chicken, and corn. He diversified his business interests in the late 1870s when he joined W.D. Mooney to establish a water-powered cotton gin and wheat and corn mill on the San Marcos River near Prairie Lea. They ran the mill until Mooney died in 1888. Mooney's widow continued to operate the mill until it was destroyed in a flood in 1895.³²

In addition to farming and milling, Joseph Francis was active in civic life. He was elected to the Texas legislature to represent the 91st District which included Caldwell, Guadalupe and Hays counties. Francis served on several committees during his tenure which extended from January 13, 1891 until January 10, 1893.³³

Soon after serving in the Texas Legislature, Joseph Francis, like his father before him, made the first of several land transfers to his sons. He sold 150 acres to his son Edward in two transactions in 1893 and 1901. In 1901 and 1913, he conveyed other property to his son William (1876-1958). Joseph continued to live at Dublin

³¹ 1870 and 1880 Non-Population Census for Guadalupe County, Texas.

³² "Francis-Mooney Enterprise Founded Early Gin and Mill," *The Luling Signal*, November 13, 1936.

³³ Legislative Reference Library of Texas. <http://www.lrl.state.tx.us>. Joseph Francis served on the following committees: Claims and Accounts' Commerce and Manufactures; Internal Improvements; Judicial Districts; and State Asylums.

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Plantation and farm his land until the early 1900s. It was likely Joseph who installed acetylene (carbide gas) lighting in the house, a technology that became a common means of lighting rural farm houses in the 1890s.³⁴

Joseph Francis was still enumerated as a farmer on the 1900 census, but by 1910 he was living with his son, William, and gave no stated profession. William, who was also a farmer, lived at Staples, a small community near Dublin Plantation. Joseph continued to live with William and his family for at least another ten years and was enumerated 1920, at the age of 84 as “retired farmer.”³⁵

By 1922, Joseph Francis had moved to Prairie Lea to live with his son Edward. He died on January 10, 1922, leaving Edward, William A. and Sidney J. Francis and Carrie L. Francis Williams as his heirs. Local newspapers eulogized Joseph Francis as “a pioneer Texan and a prominent figure in the development of the Southwest.”³⁶

Dublin Plantation: 1922-1958

It was Joseph’s son, Sidney J. (S.J.) Francis, M.D. (1867-1935), who was most responsible for continuing the family’s farming operations at Dublin Plantation during the 1910s and 1920s. (Figure 9) Educated at Prairie Lea, he taught school before studying medicine at Tulane University in New Orleans. He graduated in 1889 and returned to practice in Luling with Dr. J. Van Gasken. Dr. Francis married Annie Davis Gregg (1875-1900) in about 1895, and they had three children, David Gregg (1895-1958; Figure 10), Josie D. (c. 1900-?) and Annie G. (c. 1901-?). He served in the medical corps in France during World War I, and returned to Luling after the war to practice medicine and organize Citizens State Bank. Francis retired from medicine in the early 1920s and devoted his time to banking and farming.³⁷

In about 1919, S.J. Francis built the hollow tile dairy barn that today is remodeled as a guest house. He also constructed two chicken houses (now demolished) that stood on the right side of the road leading to the farm house. A believer in modern farming techniques, Francis is said to have purchased one of the first gasoline tractors in the area. He was also responsible for replacing the carbide gas lighting system with a Delco generating plant in 1919. The generating plant was housed in a small structure which no longer stands. Because S.J. Francis lived in Luling, his brother, Edward and wife Nannie, lived at the farm and managed the dairy and chicken business. They later moved to Prairie Lea and the house remained vacant for a time.³⁸

S.J. Francis was enumerated on the 1930 census as a farmer. Because of his friendship with local oilman Edgar B. Davis as well as his interest in agriculture, he was named a founding trustee of Davis’ Luling Foundation.

³⁴ GCDR 7:284-285, December 26, 1893 (105 acres); O:17:327, February 26, 1901 (44.86 acres); 17:323 February 26, 1901 (100 acres); 42:342-343, November 12, 1913 (137.13 acres); Sidney J. Francis, II to Maria Pfeiffer, March 2013. Sidney Francis found discarded remnants of carbide gas fixtures on the property.

³⁵ United States Bureau of the Census, 1900, 1910, 1920.

³⁶ “Pioneer Citizen Dead,” *San Antonio Express*, January 16, 1922, 4. William Francis and his wife, Sallie, lived across Cottonwood Creek Road from Dublin Plantation on a 19.3 acre tract that was part of the George Allen league (Guadalupe County Probate Records N:201; United States Bureau of the Census, 1930). Joseph Francis died intestate.

³⁷ *Luling Signal*, August 2, 1935. Dr. Francis later practiced with Doctors N. Champion, M.W. Pitts and E.A. Benbow (unidentified clipping, files of Sidney J. Francis, II).

³⁸ Sidney J. Francis, II, to Maria Watson Pfeiffer, 2012; GCDR 42:272-247, October 28, 1913. Edward and his wife, Nannie, sold 150 acres of their property to J.L. Cowley in 1913. Cowley continued to farm that tract of land.

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The foundation was established in 1927 to research and promote conservation and experimental farming techniques. It continues to operate in 2013.³⁹

In 1935, Dr. Francis developed a brain tumor and traveled to Mayo Brothers in Rochester, Minnesota. He died there on August 2, 1935, after undergoing an operation. At the time of his death Francis served as chairman of the board of Citizens State Bank and First National Bank in Luling and on the board of the Luling Foundation. He was widely eulogized for his contributions to the community of Luling, Caldwell County, and Central Texas. Among many accolades was a tribute from the Colored Civic and Welfare Association, acknowledging Dr. Francis' "wholesale advice and material assistance."⁴⁰

Following Dr. Francis' death, his son, David Gregg, known as "Gregg," who was living in San Antonio, returned to Luling to manage his father's estate and take over the family's banking and farming interests. David Gregg Francis (1896-1958) married Mattie Bookman Craig (1898-1991) in 1922. The couple had three children: Lillian Craig (1924-1983); Martha Anne (1926-); and Sidney J. Francis II (1932-). In San Antonio, Gregg Francis was involved in the real estate business with Russell Hill. Their investments in downtown San Antonio included the Milam Building and Robert E. Lee Hotel.

Gregg Francis assumed presidency of Citizens State Bank and also the management of Dublin Plantation, which he also called "the farm" and "the home place." His son, Sidney Francis (1932-), the current owner of the property, remembers going to the farm as a child with his father to hunt and fish. While his father supervised the farming operations, he played in the old house. Francis recalls that the Delco generating system was still operational at that time. He also remembers that an unsuccessful oil well was drilled on the farm, and that his father built tanks to provide water for cattle. A tenant who lived at the farm in the late 1930s was responsible for cutting down the heritage oak trees near the George Francis house. The five tenant cabins northeast of the house were still standing in the late 1930s. During the 1940s and 1950s, most of these, as well as the chicken house east of the road leading to the house, were demolished. One tenant house remained standing for many years until it was demolished by a tenant in 2010. The main house was vacant from 1938 until about 1961.⁴¹

Sidney Francis was returning from military service in Europe when his father died in 1958. He inherited a portion of the Dublin Plantation property and subsequently purchased additional land that had left the family's ownership, therefore consolidating the 365.29-acre tract that today comprises the nominated property.⁴²

Dublin Plantation: 1958-2013

Gregg Francis' widow, Mattie B. Francis, became president of Citizens State Bank after her husband's death, and her son, Sidney, became vice-president. Sidney Francis later succeeded his mother as president. He also

³⁹ United States Bureau of the Census, 1920, United States Bureau of the Census 1930; *History of Texas*, 91-92; *Luling Signal*, August 2, 1935; November 13, 1936.

⁴⁰ *Tri-County News*, August 8, 1935, 1; Unidentified clipping, files of Sidney J. Francis, II.

⁴¹ Sidney J. Francis, II to Maria Watson Pfeiffer, February 25, 2013.

⁴² GCDR 363:222-223, February 3, 1964 (John & Ruth V. Shirley, R.E. Joyner & Octavia S. Joyner to Sidney J. Francis, II); 562:630-633, August 21, 1968 (Mattie B. Craig Francis and Sidney J. Francis II, administrator of estate of David Gregg Francis to Sidney J. Francis, II). The tract purchased by S.J. Francis II in 1964 comprised 100 acres, and the tract acquired from his father's estate in 1968 comprised 100 acres.

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took an active interest in the farm, where he lived for several years. The farmhouse, other structures, and surrounding land were in need of extensive maintenance, and Francis began this work in the early 1960s. He root plowed and cleared the property which had been overtaken by mesquite, and also initiated designation of the George Francis house as a Registered Texas Historic Landmark in 1968. Sidney Francis converted the old dairy barn to a guest house and entertained frequently, hosting large barbecues for San Antonio friends around the swimming pool which he installed in about 1970. Area farmers continued to lease the surrounding fields for cultivation and cattle grazing.⁴³

In 2013, Sidney Francis continues to maintain and improve the Dublin Plantation house, ancillary structures and surrounding land. The house has been reroofed, windows repaired, and the dairy barn upgraded to accommodate overnight guests more comfortably. A frame cottage approximately one-third mile from the main house, known as the Pendleton Francis house because of its location on that tract of land, has been fully renovated and remains without modern conveniences. An adjacent outhouse has been rebuilt to match its original construction. Near the main farmhouse, a smokehouse and blacksmith shop have been reconstructed according to Mr. Francis' recollections of these buildings that he recalls from earlier years. In addition, University of Texas at San Antonio College of Architecture graduate students completed Historic American Buildings Survey documentation of the George Francis house in 2012. The site is designated TX-304-A.

Commerce and Agriculture in Guadalupe County

Dublin Plantation appears to have been typical of mid-sized farming operations in Guadalupe County established in the mid-1800s. Like many others who arrived in Texas from the southern United States beginning in the 1830s, members of the extended Rector and Francis families were farmers and planters who settled on the rich lands along and near the San Marcos River and its tributaries. They cleared land and cultivated and fenced their agricultural fields.

Ferdinand Roemer, documenting his travels in Texas from 1845 to 1847, describes a farm near Gonzales that appears to have resembled Dublin Plantation and likely many other small to mid-sized farms in this area during the middle 1800s.

The house with its many small outbuildings stood on a hill. Lying in front of it was a small cornfield, forty acres in area, enclosed by a strong fence extending to the bottom of the Guadalupe. Another fence enclosed a 30-acre pasture, also extending to the forested bank of the river. His farm contained, in addition to this, 80 acres of untilled, unfenced land. His chief source of income was his corn crop; but the raising of hogs, sheep and cattle added to his revenue. Mr. King did not own slaves, but cultivated his farm with the help of his sons and hired white laborers or slaves.⁴⁴

Though the Francis family came to Texas from Alabama and was therefore well familiar with the institution of slavery, Mark Gretchen's detailed analysis of slave transactions in Guadalupe County documents that George Francis, his wife and his son Pendleton each owned only one slave. This might be attributed both to economic

⁴³ Sidney Francis' hosted buffalo barbecues for his friends, which included many San Antonio debutantes.

⁴⁴ Roemer, 88-89.

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circumstances and the fact that five of the Francis sons lived on the farm prior to the Civil War. During the war, the elder Francis probably hired laborers to assist with the farm work.⁴⁵

In 1860, George and Pendleton Francis together owned only 120 improved acres on which they produced wheat, corn, hay and nine bales of cotton (approximately 3,600 hundred pounds). This mix of crops was typical for Texas farms of the period when cotton and corn were the state's most important crops. It is not known how many of the family's 120 acres were planted in cotton. The accepted, though optimistic norm at that time was that an acre of land could produce one 500 pound bale. No matter how many acres at Dublin Plantation were planted in cotton, it was a small portion of the estimated 8,977 acres of cotton in Guadalupe County in 1858. Nonetheless, Dublin Plantation produced a respectable amount of cotton.⁴⁶

George Francis was apparently using the sale of cotton to finance the education of his son George. The son wrote to his father from Philadelphia on January 3, 1859, "Edward writes that you started five bales of cotton to New York for me about the first of December." George goes on to say that he is nearly out of money and that when the cotton is received he will sell it to pay his expenses. Three weeks later, on January 27, 1859, George wrote again to indicate that the cotton had not arrived and that he been required to borrow money to pay for medicines, books and medical instruments required in his medical studies.⁴⁷

The value of George and Pendleton Francis' joint holdings in 1860, a total of \$3,540, placed the family in the mid-to-upper range of Guadalupe County farmers. The 1860 non-population census for Guadalupe County identified 381 individuals with holdings valued at less than \$2,000; seventy-four, including the Francis family, in the \$2,000-\$3,540 range; and sixty-eight with holdings valued at greater than \$3,540. Many of the latter were well in excess of \$3,540. It is difficult to calculate the family's comparative holdings in subsequent non-population census due to variations in reporting, but it can be assumed that the Francis holdings, which extended beyond the nominated property, continued to place them in the mid-to-upper range of area farmers.⁴⁸

Like other sectors of the economy, agricultural development slowed during the Civil War. Statewide, the value of farm land decreased by fifty-four per cent and acreage by twenty-seven per cent. Still, the percentage of improved farm land increased and though production decreased, the rise in the price of cotton offset production losses. The decrease in the value of farm land is seen in the Francis family holdings which together were valued at \$2,420 in 1870 as compared to \$3,540 in 1860.⁴⁹

Agriculture in Texas recovered from the effects of the Civil War by 1880. Corn and cotton remained dominant crops in the Black Prairie and Post Oak Strips that included the Guadalupe County region. It is unclear why agricultural returns for the Francis family do not indicate cotton production in the post-Civil War period. Because only Guadalupe County returns were examined, it is possible that the family was raising cotton on land outside the county and not part of the nominated property.

⁴⁵ Gretchen, 44-45.

⁴⁶ Bizzell (1924), 122; *The Texas Almanac for 1860*, 205.

⁴⁷ George M. Francis, Jr. to George Francis, January 3, 1859; January 27, 1859. Copies in files of Sidney J. Francis, II.

⁴⁸ 1860 Non-Population Census, Guadalupe County, Texas.

⁴⁹ Bizzell, 123.

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After the Civil War, Dublin Plantation, like many family farms, relied largely on hired laborers who lived in tenant houses. Sidney Francis recalls five small frame tenant houses that stood along the road a short distance from the main house. These no longer stand.

Consistent with statewide trends, a comparison of Joseph Francis' holdings in 1870 and 1880 shows that both tilled acreage and corn production increased. In addition, by 1880, Joseph had acquired more milk cows, though he did not hold as many as his father and brother did prior to the Civil War. Until the establishment of large dairies, small operations such as that at Dublin Plantation were important in meeting the need of growing towns for milk and butter. S.J. Francis built the farm's dairy barn which was managed by his brother, Edward. He also practiced modern farming techniques and reportedly purchased one of the first gasoline tractors in the area. It was likely his knowledge of farming practices as well as his friendship with local oil man Edgar B. Davis that led to Dr. Francis' appointment as a founding trustee of the Luling Foundation. The foundation, established by Davis in 1927 to research and promote conservation and experimental farming techniques, continues in 2013.

It became increasingly common as families moved away from their farms in the early to mid-1900s, for owners to lease their fields to area farmers. Dublin Plantation was no exception. When S.J. Francis' son, David Gregg Francis, took over ownership of Dublin Plantation, he lived in Luling and managed the property in partnership with L.D. Brown. Francis and Brown also managed other properties. When Sidney Francis took over management and ownership of the farm after his father's death in the late 1950s. After L.D. Brown's death in 1980, the fields were rented to area farmers. Francis continues to lease the fields in 2013.

In general, Dublin Plantation illustrates the evolution of the mid-sized family farm and its history is representative of agricultural trends in Central Texas spanning the period from the middle 1800s until 2013.

Rural Domestic Architecture in Guadalupe County

The most comprehensive assessment of rural domestic architecture in Guadalupe County is found in a survey conducted by the Texas Historical Commission in 1980. Previous surveys and publications provide little or no information about rural Guadalupe County residences. The Historic American Buildings Surveys conducted in 1936 and 1968 include only one rural property in Guadalupe County, the Ben McCulloch house near Kingsbury (TEX-353). The McCulloch house is a two-room, adobe structure. All other HABS-recorded properties in the county are located in Seguin and are primarily examples of the town's early concrete architecture.

The Texas Historical Commission's survey of rural structures Guadalupe County documented approximately one hundred properties representing a wide variety of vernacular residential structures. Though surveyors were not able to access all properties, the inventory appears to include a good representation of the county's rural domestic architecture.

The majority of documented properties date to the period c. 1900-1920 and are generally vernacular frame structures. Many of these dwellings are classified stylistically as Late Victorian or containing Victorian detailing. Defining characteristics of these properties typically include one-story construction, an L-shape floor plan, projecting bays and pedimented gables with decorative shingling. Only a few two-story structures were identified.

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Thirty-two of the surveyed structures dated to c. 1880 or earlier as follows:

- c. 1880s- ten structures
- c. 1870s- fifteen structures
- c. 1860s- one structure
- c. 1850s- three structures (one partially 1840s)
- c. 1840s- two structures

One structure, classified as the “oldest house” in the Staples community, was undated but assumed to pre-date 1880.

The George Francis house was included in this survey (#321756). The surveyor, who interviewed Sidney Francis in late 1979, classified the structure as Classical Revival, and dated it c. 1849. This date was based on the family’s arrival in Guadalupe County. The Francis house is the only Classical Revival structure identified in the survey predating 1880. The surveyor noted that the original, two-room portion of the house was moved from York Creek and dated the additions to 1867 and 1919. The only other surveyed structure dating to c. 1840s-1850s was a pioneer German house on Highway 46 at Clear Springs (#32646). This fachwerk over clapboard structure is one-story with three bays and an enclosed gallery.

In addition to the Classical Revival Francis house, the survey identified nine examples of rural Greek Revival architecture dating to the 1870s and 1880s. The Cartwright house, constructed c. 1852 (with a portion dating to the 1840s), was the earliest surveyed example of Greek Revival design. Three of the examples, including the Cartwright house, are two-stories in height. The remaining six Greek Revival structures are all one-story and have five bays. However, they are distinguished from the Francis house by their lack porches or porches that extend the full width of the structure. Two of the houses are constructed of stone. It is assumed, but not confirmed, that at least some of the six one-story houses were originally built as dog-trot structures. This configuration is not recorded for any of the surveyed structures including the Francis house.

In summary, the George Francis house, with its double dog-trot configuration, appears to be the only example of its type documented to date in Guadalupe County. Because the 1980 Texas Historical Commission survey documented primarily individual structures and not entire farmsteads, it is not possible at this time to compare the overall layout of Dublin Plantation with other mid-to late 19th century farmsteads in rural Guadalupe County.

Conclusion

Dublin Plantation is nominated to the National Register under Criterion A (local level) in the area of Agriculture because of its long association with family farming in Guadalupe County. It is also nominated under Criterion C (local level) in the area of Architecture as an excellent example of rural domestic architecture typifying nineteenth century farm life in Central Texas. It is also nominated under Criterion D (local level) in the area of Archaeology because of documented archaeological sites on the property and their potential to reveal additional data about earlier occupants of the property.

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

The George Francis house is the only double dog trot, Revival style structure identified to date in rural Guadalupe County. The period of significance for Dublin Plantation extends from 1851 to 1963. This period represents the continuous ownership of the nominated property from the time it was deeded to George Francis (1851) to the fifty-year extent of National Register eligibility (1963). Throughout this period the property has remained in the Francis family which continues to occupy the George Francis house and ancillary buildings and use the fields for agriculture. The George Francis house, Pendleton Francis house, dog trot house site, cattle barn and pens, pit midden at first George Francis house site, York Creek Crossing, kitchen ruins, well, cistern, trough and smoke box are considered to be contributing sites, structures and features.

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

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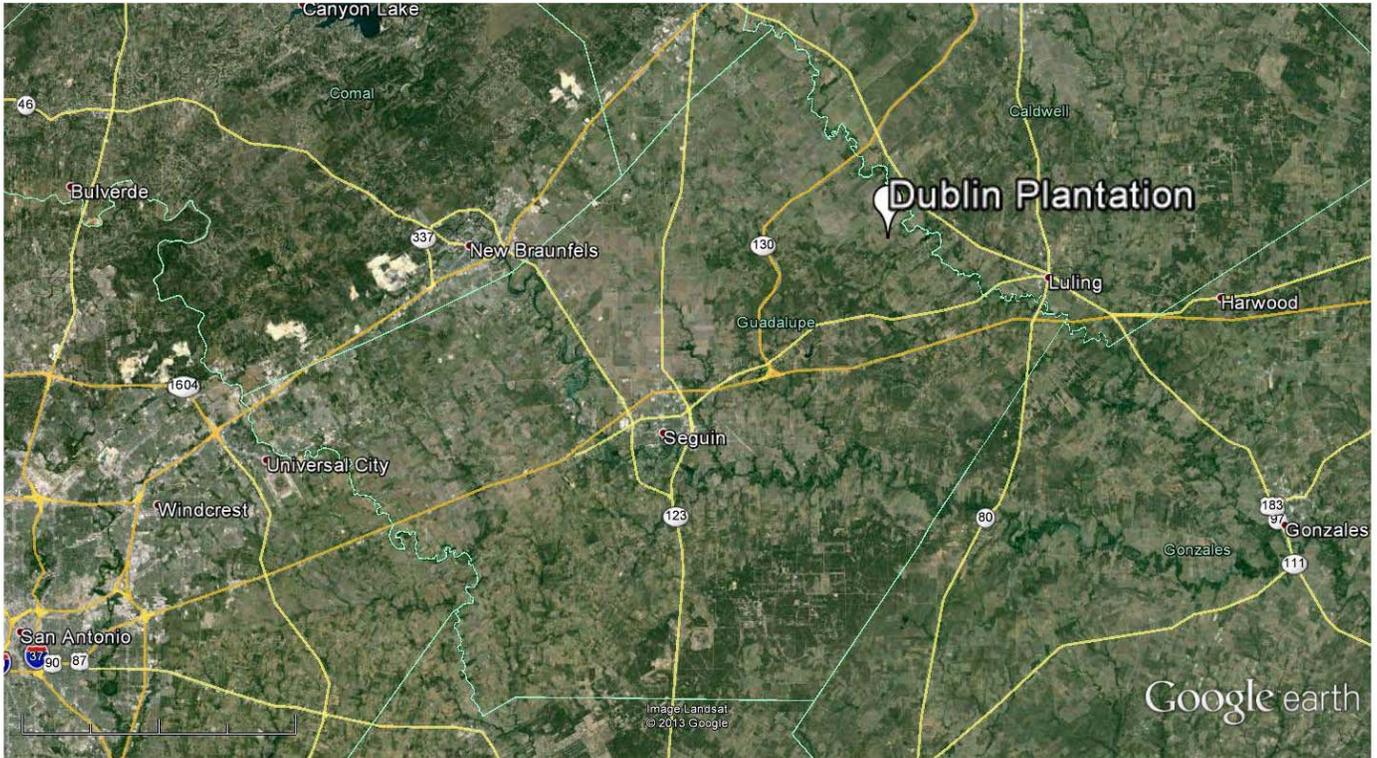
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Map 1: Google Earth map depicts location of Dublin Plantation in far northeastern Guadalupe County.



Google earth



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number _____ Page _____

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Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Figure 1: George Francis House, c. 1958.



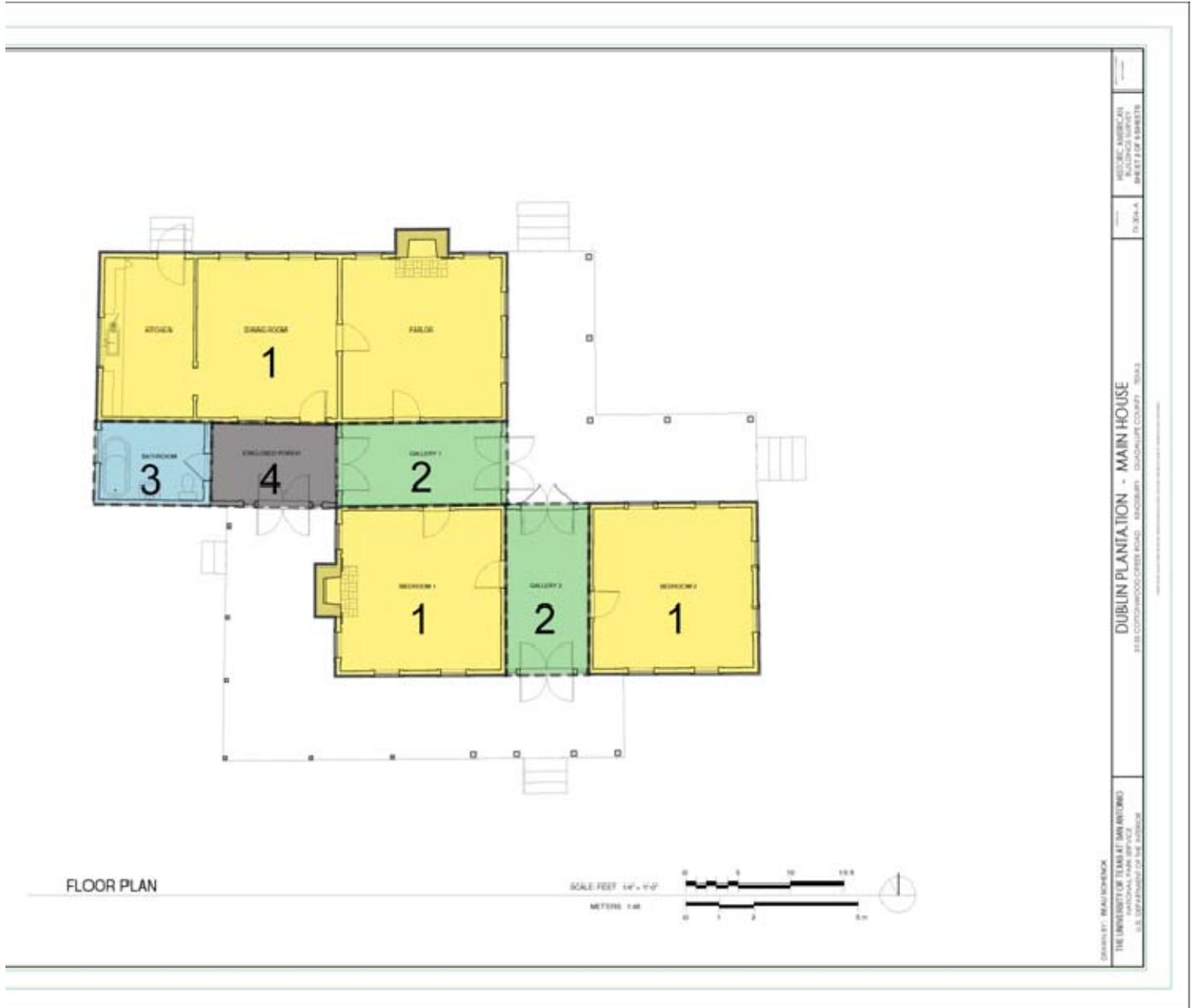
Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

George Francis House, c. 1960.



Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Figure 3: Evolution of the George Francis house plan.



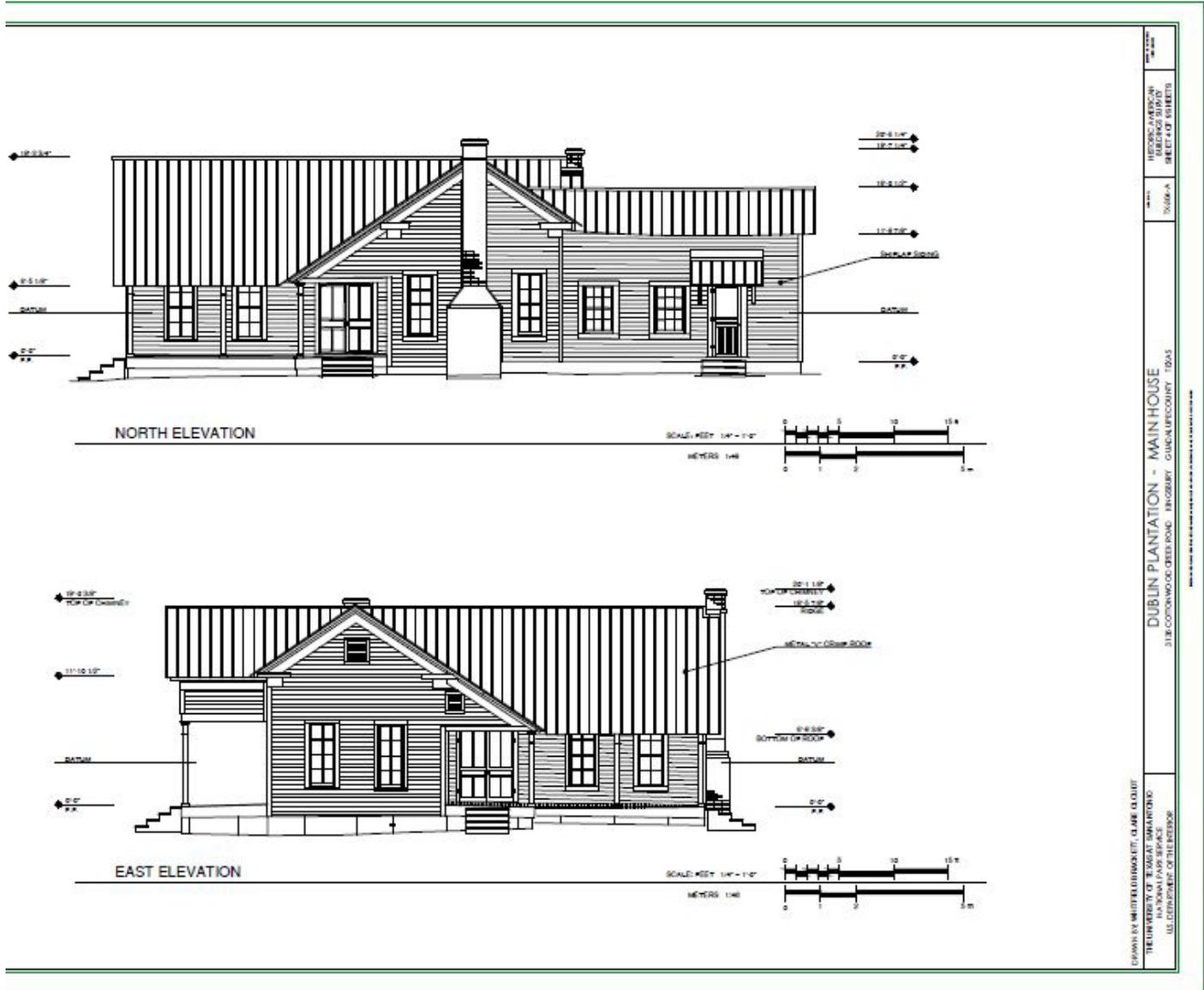
Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Figure 3(a): South and west elevations, George Francis House.



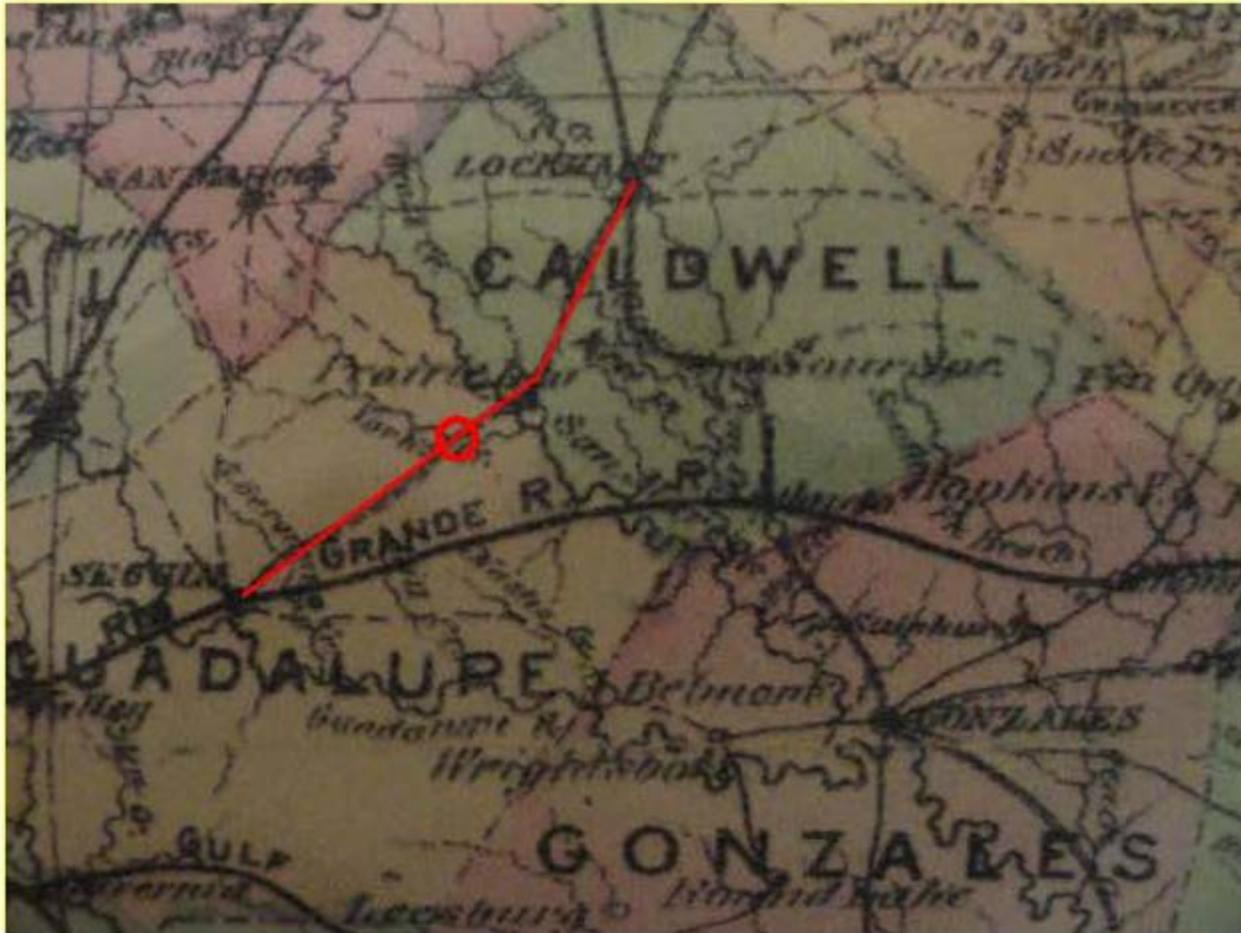
Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Figure 3(b): North and east elevations, George Francis House.



Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Figure 4: The road that connected Seguin, Prairie Lea and Lockhart in the 1870s crossed York Creek at Dublin Plantation. The crossing and road are highlighted here on A.R. Roessler's *Latest Map of the State of Texas* published in 1874.



Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

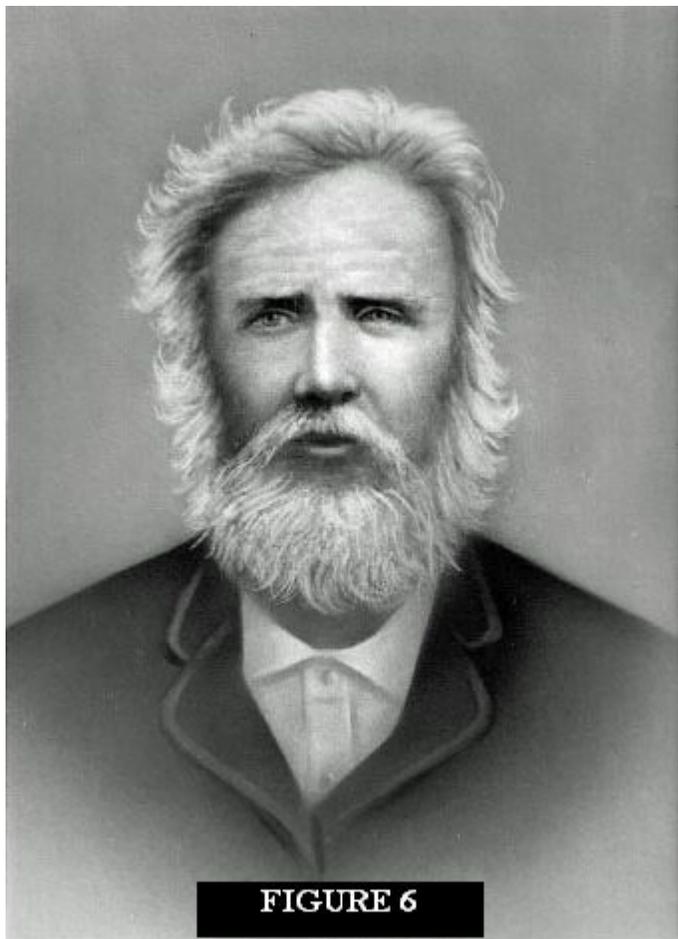
Figure 5: Kitchen ruins as they appeared c. 1958.



FIGURE 5

Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Figure 6: George Francis.



Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Figure 7: This c. 1958 photo depicts the original hewn log foundation of the George Francis House, which were removed and replaced in the late 1990s.



Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Figure 8: Joseph Francis.



Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Figure 9: Dr. S.J. Francis, MD.



Dublin Plantation, Kingsbury Vicinity, Guadalupe County, Texas

Figure 10: David Gregg Francis.

