

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received OCT 17 1984

date entered

NOV 15 1984

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

1. Name

historic Stone-Penn House

and or common Same

2. Location

street & number 1306 Watauga Street

N/A not for publication

city, town Kingsport N/A vicinity of

state Tennessee code 047 county Sullivan code 163

3. Classification

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

4. Owner of Property

name Raymond and Debbie Cunningham

street & number 1306 Watauga Street

city, town Kingsport N/A vicinity of state Tennessee 37660

5. Location of Legal Description

courthouse, registry of deeds, etc. Sullivan County Courthouse

street & number Main Street

city, town Blountville state Tennessee 37617

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date N/A N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Stone-Penn House (c. 1916) is located on Watauga Street in the Doby's Addition in Kingsport, Tennessee (pop. 32,027). This English Cottage style residence displays Craftsman and Colonial Revival influences, and was the second structure completed on Watauga Street during Kingsport's Model City era. Situated on an informally landscaped lot, the Stone-Penn House was recently rehabilitated and retains much of its architectural and historical integrity.

The Stone-Penn House is a two-story, five-bay, stuccoed, English Cottage style structure with a side-gabled roof structure and two dominant cross-gables. The symmetrical gables are connected by a central hall that is physically delineated in the exterior structure of the building. Large dormers protrude from the slope of the roof on the east and west elevations and a tapered, stuccoed chimney rises above each dormer.

The central doorway is delineated by four simple pilasters which flank the three-paned sidelights and the multi-paned door, which is covered by a bracketed, half-hipped roof. The south (front) elevation is laid out symmetrically around the central entry which is flanked by coupled 6/6 windows on the first level. Large, arched, multi-paned windows occur on both end bays on this elevation. The upper story has one set of 6/6 windows in each gable end and a set of smaller 6/6 windows in the main section of the house. Rectangular attic vents are situated in the peak of each gable end.

The east elevation is three bays wide and is delineated by three groupings of three multi-paned window units. The north elevation has an irregular fenestration pattern and has a breezeway attached to the west side. The west elevation is three bays wide with the central bay is filled with a grouping of three 6/6 windows and the south bay has an arched window similar to those which occur on the south elevation. Originally, all the woodwork was stained in a dark color and there were paneled shutters on all the windows. Currently the exterior woodwork is white and the shutters have been removed. The dark stained woodwork was retained on the interior porch window surrounds.

The interior of the house exhibits Colonial Revival features in the mantels, baseboards, cornices and staircase. Some original light fixtures have been retained.

New construction on the property includes a garage, breezeway which connects the garage and the north elevation of the house, a pool, and a driveway. The additions are stylistically sympathetic to the original design and do not detract from the front facade.

8. Significance

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

Specific dates c. 1916 **Builder/Architect** Clinton MacKenzie

Statement of Significance (in one paragraph)

The Stone-Penn House (c. 1916) is being nominated under National Register criteria A and C for its historical association with the development of modern Kingsport and for its architectural significance as a residential style associated with early-twentieth century suburban communities. The Stone-Penn House was the second house to be built on Watauga Street as part of John Nolen's Model City Plan. It is a fine example of the English Cottage style of architecture, a style which is evident in many of Kingsport's early twentieth century residential buildings.

Kingsport is located on the South Fork of the Holston River in Upper East Tennessee. It was a bustling riverport during the late eighteenth and nineteenth centuries but experienced a continuous decline in commerce and population when the East Tennessee and Virginia Railroad bypassed the community in the 1850s. Kingsport was linked with the national rail system for the first time with the completion of the Carolina, Clinchfield, and Ohio Railroad in 1909, providing the opportunity for economic rebirth.

The unexploited mineral and timber reserves near Kingsport attracted the attention of John B. Dennis, the New York Blair and Company banker in charge of the Carolina, Clinchfield, and Ohio Railroad project. Realizing Kingsport's potential as an industrial center, Dennis formed a land company called Kingsport Farms, Inc. in 1910 and purchased seven thousand acres of what had been Old Kingsport. The development responsibilities of this company were shifted to the newly formed Kingsport Improvement Corporation in 1915, a body whose charter members included J. Fred Johnson, Dennis' general business manager; and the managers of the ten factories that formed the town's economy. The Kingsport Improvement Corporation owned and developed nearly all of the real estate in the town as well as owning the water, electric, sewer, and telephone services. The corporation acted as the governing body for the community until 1917, when the city was incorporated and a municipal government was formed.

John Nolen, a leader in the design of new towns, neighborhoods, and in the replanning of existing cities, was chosen to design the plan for modern Kingsport in 1915. The city is laid out in a barbell plan around two focal points, the Church Circle (NR 1972, originally called the Civic Circle) to the north and the Clinchfield Railroad Depot (NR 1972) to the south. These two points are connected by Broad Street, the city's main commercial artery. The residential district radiates north and east from the Church Circle. The industrial district is located between the railroad tracks and the South Fork of the Holston River. The plan reflects the civic minded ideals of the Progressive era and became a model for other planned industrial communities.

The Stone-Penn House is located directly east of Church Circle on the upper part of Watauga Street, in modern Kingsport's first upper class neighborhood. Constructed c. 1916 on land owned by the Kingsport Improvement Corporation, the Stone-Penn House was

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property approximately 1 acre

Quadrangle name Kingsport, Tennessee

Quadrangle scale 1:24000

UTM References

A

1	7	3	6	2	1	2	0	4	0	4	5	2	0	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See Continuation Sheet

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

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

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

11. Form Prepared By

name/title Martha Gray Hagedorn, Historic Preservation Planner

organization First Tennessee Development District date July 6, 1984

street & number 207 North Boone Street, Suite 800 telephone 615-928-0224

city or town Johnson City state Tennessee 37601

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

Deputy State Historic Preservation Officer signature Herbert L. Hagen

title Executive Director, Tennessee Historical Commission date 10/3/84

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

for Melissa Byers date 11-15-84
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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the second structure to be built in the Dobyys Addition, the J. Fred Johnson House (c. 1915, NR 1972) being the first. Both homes were designed by Clinton MacKenzie, the first architect for the Kingsport Improvement Corporation, and were built by the W. H. Bostwick Construction Corporation of Johnson City.

The Kingsport Improvement Corporation sold the Stone-Penn House and the 2.283 acre lot to Jerry C. Stone for \$6,000 in 1920. Stone was the president of the Tennessee Eastman Company (founded 1920) and the vice-president of the Kingsport Improvement Corporation. In 1922 Stone sold the property to George E. Penn, Jr. for \$15,000. Penn was a lawyer for the Carolina, Clinchfield, and Ohio Railroad and became the legal counsel for the Kingsport Improvement Corporation. He was a founding partner in the law firm of Morrison, Kelly, and Penn; now Hunter, Smith, and Davis. The Penn family sold the property to Terry B. Schamore in 1981 who sold the property to R. C. Cunningham, the present owner in 1983.

The choice of the English Cottage style for the Stone-Penn House reflects the early-twentieth century fascination with picturesque and romantic designs for emerging suburban American neighborhoods. The house exhibits trademark characteristics of the English Cottage style in its closely spaced double gabled facade and stuccoed exterior walls. The use of cement stucco, the white exterior treatment, the dark stained wood window surrounds, and the proliferation of porches reflect the Arts and Crafts style, an influence which permeated the picturesque house designs of the early-twentieth century. Clinton MacKenzie frequently employed English Cottage and English Revival styles in his Kingsport designs. His use of these styles conveys the new sense of affluency associated with Kingsport's rapid industrial and commercial growth during the 1910s and 1920s.

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Major Bibliographical References:

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- Johnson City, Tennessee. City Directories. 1914, 15, 17.
- Kingsport, Tennessee. City Directory. 1926.
- Kingsport: The Planned Industrial City. (Kingsport: The Rotary Club, 1946).
- Natural Resources Committee. Urban Planning and Land Policies. V. 11 (Washington, D.C.: 1939).
- Penn, Estelle. Personal Interview. February 1984.
- Sullivan County, Deed Books.
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Verbal Boundary Description:

The nominated property is a rectangular shaped piece of land bounded on the south by Watauga Street and on the east, north and west by adjoining property lines. This boundary includes a sufficient amount of land to insure the architectural and historical integrity of the Stone-Penn House.

