

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

For NPS use only

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

received SEP 28 1984

date entered OCT 25 1984

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

1. Name

historic Grass Dale

and/or common Joseph Groseclose House

2. Location

street & number 774 Bloomingdale Pike N/A — not for publication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 checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" 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 Rita Groseclose

street & number 774 Bloomingdale Pike

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		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Grass Dale (1856) is located on the Bloomingdale Pike just below East Stone Drive in Kingsport, Tennessee (pop. 32,027). The two-story, red brick house was built by Joseph Groseclose, Sr. and has been the home for four generations of the Groseclose family. The appearance of the house has changed somewhat since 1856, but many of the original features are retained. A brick springhouse and brick smokehouse, dating from the late 1850s, and an early nineteenth century log cabin also stand on the property.

Grass Dale is a three bay, two-story, brick, Vernacular Federal style structure with an ell extension off the northwest rear of the building. The building is covered with an asphalt shingled hipped roof. Two narrow chimneys project from the bays closest to the facade on either side of the house. A one-story porch supported by brick posts extends from the south (front) elevation. A Greek Revival door with sidelights and a classical entablature graces the center of this elevation. The window treatments are 6/6 throughout the house.

The ell formed by the first part of the house, provided living quarters for the family while the main section of the building was being completed. This contained a kitchen and a dining room on the first floor and two bedrooms on the second floor. There is a box staircase in the southwest corner of the sitting room. Early wrought iron hardware is found on the plank door of the box staircase.

The main part of the house has a center hall plan with two rooms flanking it on the left and one room on the right. The L-shaped staircase boasts detailed scrollwork and elaborate panelling.

Doors open onto the hallways from the front rooms on each floor. These are generously wide, four panelled doors offset by panelled door surrounds. The two hall doors on the second floor are grained to imitate maple. The other woodwork is treated with a dark stain and varnished. Flooring in both the main section and the ell is pine. The planks are approximately six inches wide. Cyprus was used for the window sills and surrounds. There are fireplaces which exhibit classically inspired mantels in all of the rooms. Less elaborate mantels are found in the ell.

In 1886, a two-story back porch was added to the east side of the ell and a new kitchen was added to the north wall of the ell. The cedar shingled roof was replaced with raised tin in 1892, shutters were added to the house in that year as well. In the 1920s, the one-story, wooden, pedimented porch with side seats and trellises was replaced by a one-story brick bungalow inspired porch which runs across almost the full length of the south elevation. The back porch was bricked in and windows and doors were added to the house in 1940. The raised tin roof was replaced with asphalt shingles in 1954.

During the Depression, tracts of the Groseclose timberland, lying north of the house above East Stone Drive, were sold to Tennessee Eastman Company. The size of the farm was further reduced in the 1950s with the construction of U.S. Highway 11W. The extant log cabin located on the property was moved to its present position to accommodate this construction. In the 1960s, the family leased a substantial section of the farm for the shopping center that now stands at the junction of the Bloomingdale Pike and U.S. Highway 11W. The expansion of the Bloomingdale Pike in 1976 further altered the original appearance of the farm and construction work associated with the project seriously affected the free-flowing spring which had been the family's water source until the 1940s.

8. Significance

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

Specific dates 1856, 1886, 1920 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

Grass Dale (1856) is being nominated under National Register criteria B and C for its significance as the generational home of the Groseclose family and as an example of mid-nineteenth century vernacular architecture. Grass Dale has been the home of four consecutive generations of this family. Its design is based on an earlier family home located in Bland County, Virginia.

In 1854, Joseph Groseclose, Sr. (1816-1890), his wife Susan Cassell Groseclose (1827-1906), and their family emigrated from Rural Retreat, Virginia to Sullivan County, Tennessee. In 1856, Groseclose purchased 263 acres of land on the banks of the Reedy Creek from Martin Roller for \$4,000. Construction of the two-story, red brick house began in 1856 and was completed except for the plastering in 1861. The bricks for the house, the springhouse, and the smokehouse were made at the Grass Dale kiln in the Bottoms, approximately two-tenths of a mile southwest of the house.

The Groseclose farm was part of the Edmond Pendleton Land Grant, issued by the Royal Governors of Virginia in 1750. In 1799, Pendleton sold this property to David Ross, who developed an iron furnace, well, and hostelry in the area referred to as the Peltier or Lovedale Community, approximately one mile east of Grass Dale. Ross heirs sold 72 acres of this property to Captain Joseph Everett in 1819. Martin Roller purchased Everett's land in 1852 and sold it, along with the 191 additional acres of the Pendleton Grant that he had acquired at some point, to Joseph Groseclose in 1856. The chronology of land ownership helps to determine the age of the log cabin which stands on the property. This cabin pre-dates Grass Dale by at least fifty years.

Grass Dale is built along the Kentucky Road or Reedy Creek Road. It served as an early migration route west and as a supply road during the Revolutionary War. During the Battle of Kingsport in 1864, Union soldiers camped in the Groseclose fields to the south of the house.

Between 1915 and 1935, the Groseclose family operated a dairy on their farm. Milk was stored and bottled in the springhouse. During the 1930s, the family sold their milk to the Pet Dairy Company. The dairy was started by Josiah Wythe Groseclose (1852-1920), son of Joseph Groseclose, Sr. Josiah graduated from Roanoke College in Roanoke, Virginia in 1876. He taught in a private school in the Lovedale Community and also in a public school in Old Kingsport. He was the tax assessor for Sullivan County and one of the founders of the Holy Trinity Lutheran Church in Kingsport.

The house is currently occupied by the granddaughter of Josiah Groseclose, Rita Groseclose. Grass Dale has changed through time to suit the needs of the Groseclose family. Despite these changes the house retains its architectural and historical integrity.

9. Major Bibliographical References

Goodspeed, History of Tennessee, Chicago; The Goodspeed Publishing Company, 1887.
Groseclose, Rita. Personal Interview, June 1984.
Spoden, Muriel, Historic Sites of Sullivan County, Kingsport; Kingsport Press, 1976,
Sullivan County Deed Books.

10. Geographical Data

Acreage of nominated property 2 acres

Quadrangle name Kingsport, Tennessee

Quadrangle scale 1:24,000

UTM References

A

1	7	3	6	0	7	4	0	4	0	4	6	8	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 The nominated property is triangular in shape and bounded on the north by East Stone Drive, on the south by Bloomingdale Pike, on the east by Bloomingdale Pike, and on the west by the Reedy Creek. This acreage includes enough land to protect the architectural and historical integrity of Grass Dale.

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 Hagedorn, Historic Preservation Planner

organization First Tennessee Development District date June 22, 1984

street & number 207 N. Boone St., 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. Sawyer

title Executive Director, Tennessee Historical Commission date 9/26/84

For NPS use only

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

John A. Brown
Keeper of the National Register

Entered in the
National Register

date 10-25-84

Attest:

date

Chief of Registration

Grass Dale
774 Bloomingdale Pike
Kingsport, Sullivan County, Tennessee

Tax Map 1" = 100'

