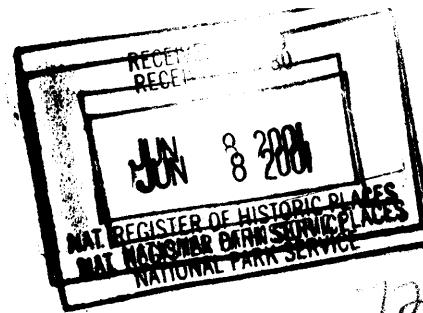


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Gainesboro Residential Historic District

other names/site number NA

2. Location

street & number Roughly along Dixie Ave. & Cox, Minor & N. Murray sts. NA not for publication

city or town Gainesboro NA vicinity

state Tennessee code TN county Jackson code 087 zip code 38562

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 for 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 nationally statewide locally. (See continuation sheet for additional comments.)

Herbert L. Harper
Signature of certifying official>Title

6/4/01
Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official>Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other,
(explain: _____)

Edison W. Beall
Signature of the Keeper

Date of Action

7-11-01

Gainesboro Residential Historic District
Name of Property

Jackson County, Tennessee
County and State

5. Classification

| Ownership of Property (Check as many boxes as apply) | Category of Property (Check only one box) | Number of Resources within Property (Do not include previously listed resources in count) | | |
|---|--|--|-----------------|------------|
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) | Contributing | Noncontributing | |
| <input type="checkbox"/> public-local | <input checked="" type="checkbox"/> district | 19 | 8 | buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | | | sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | 9 | 1 | structures |
| | <input type="checkbox"/> object | | | objects |
| | | 28 | 9 | Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of Contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate; Queen Anne; Bungalow/Craftsman

Colonial Revival

OTHER: Folk Victorian

Materials

(Enter categories from instructions)

foundation STONE; limestone

walls Weatherboard; BRICK

roof ASPHALT

other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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.
- 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 who's components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A

(Mark "x" in all boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 year of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

Circa 1860 – circa 1951

Significant Dates

NA

Significant Person

(complete if Criterion B is marked)

NA

Cultural Affiliation

NA

Architect/Builder

Multiple; unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- 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 # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Name of Property

County and State

10. Geographical Data

Acreage of Property Approximately 6.5 acres

Gainesboro, TN

UTM References

(place additional UTM references on a continuation sheet.)

| | | | |
|---|-----------|---------------|----------------|
| 1 | <u>16</u> | <u>620370</u> | <u>4024130</u> |
| | Zone | Easting | Northing |
| 2 | _____ | _____ | _____ |

| | | | | | | |
|---|-------|-------|-------|---------|-------|----------|
| 3 | _____ | Zone | _____ | Easting | _____ | Northing |
| 4 | _____ | _____ | _____ | _____ | _____ | _____ |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Stacy Weber and Philip Thomason
organization Thomason and Associates date April 2001
street & number Post Office Box 121225 telephone 615/385-4960
city or town Nashville state TN zip code 37212

Additional Documentation

submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO) or FPO for any additional items

Property Owner

(Complete this item at the request of SHPO or FPO.)

name See continuation sheets
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20303.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 1

Gainesboro Residential Historic District
 Jackson County, Tennessee

DESCRIPTION

The Gainesboro Residential Historic District extends along Cox, Minor, and N. Murray streets, and Dixie Avenue in the town of Gainesboro, Tennessee. Gainesboro is located along the Cumberland River approximately sixty miles northeast of Nashville and has an estimated population of 1,000 residents. The community remains geographically compact, largely due to its valley location in the foothills of the Cumberland Mountains. The hilly terrain and steep slopes surrounding the town have invited little outward growth. The Granville Highway (State Route 53) provides access to the town from the west. This road parallels nearby Doe Creek and eventually becomes Hull Avenue when it enters the town. The district contains twenty dwellings, of which seventeen are considered contributing to the character of the district. The district includes two contributing outbuildings and five non-contributing outbuildings. These outbuildings consist primarily of garages and storage sheds. In addition, the district contains nine contributing structures, which consist of original stone retaining walls and iron fences.

The Gainesboro Residential Historic District lies directly north of the town's historic commercial area. Cox Street runs parallel to Hull Avenue in an east-west direction and is intersected by Union Street, which divides the street into West Cox and East Cox. The Gainesboro Residential Historic District includes the 100, 200, and 300 blocks of East Cox Street and the 100 and 200 blocks of West Cox Street. The district also takes in two houses on Dixie Avenue, a single dwelling on Minor Street, and includes the 200 and 300 blocks of Murray Street, which extends north off of Hull Avenue.

The majority of properties within the Gainesboro Residential Historic District are dwellings constructed between ca. 1880 and ca. 1920, during the height of the town's steamboat era. Founded to serve as the seat of Jackson County, Gainesboro was built on a parcel of land donated by county resident David Cox. The town was platted and lots were laid out in 1819. Local tradition places the earliest residential settlement on the eastern side of town, about a mile and a half from the Roaring River, along what is now Murray Street. As the population grew throughout the nineteenth century, the town grew to the west and south. Little remains of the community's original early nineteenth-century architecture.¹ Most of the town's historic architecture, including the Gainesboro Residential Historic District, documents the growth and development associated with the steamboat trade of the late nineteenth and early twentieth centuries. The district's oldest remaining residence, which is also the oldest in the community, is the E.O. Smith House located at 204 North Murray Street. (Photo No. 7) This Italianate dwelling was constructed ca. 1860 and retains much of its architectural integrity.

The vast majority of homes built along Murray and Cox streets during this time were one-and-one-half or two-story frame houses built in Folk Victorian forms with Queen Anne or Italianate detailing. The most common of these is the gabled ell form, which features a projecting gabled bay on the main façade, decorative porches, and one or more primary entrances. Common decorative features include cornice brackets, vergeboard, and milled porch posts and railings. One of the district's oldest dwellings, the James McDearman House, located at 204 Dixie Avenue, was constructed in the gabled ell form ca. 1880. (Photo No. 12) This house features eave brackets and a partial width porch with milled columns and a milled railing. The J. Mack Draper House at 201 West Cox Street and the William M. Gailbreath House at 218 East Cox Street (Photo No. 13) are also representative of the gabled ell design. The dwellings

¹ Gainesboro Historic District, National Register Nomination, October 25, 1990.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 2

Gainesboro Residential Historic District
Jackson County, Tennessee

were constructed ca. 1895 and ca. 1900 respectively and both retain milled porch columns, milled or cutout panels, and spindled friezes.

The central passage plan I-House, also typical of the late nineteenth century, is another form of Folk Victorian architecture present in the Gainesboro Residential Historic District. This form generally features a simple two-story horizontal plan with varying degrees of Victorian era detail. The James Cox House, located at 204 West Cox Street, is representative of this form, and retains an original second-story balcony with a milled railing on the façade and a one-story shed roof porch with original milled columns on the side. (Photo No. 9)

Bungalow style homes began to appear in Gainesboro during the first two decades of the twentieth century. This type of dwelling typically displays a horizontal form with wide eaves, a large front porch, and a gable roof. The Bailey Butler House at 300 Dixie Avenue is the district's only example of this type of dwelling. It retains its original front porch with square brick columns, multi-light sidelights, transom, and glass and wood doors.

Construction within the district slowed considerably after the 1920s. As railroads and highways supplanted the steamboat business, Gainesboro's economic boom came to an end. Of the few houses built after 1930, most reflect the influence of the Colonial Revival style, which marked a return to symmetrical forms and the use of classical orders and detailing. The Meadows Montgomery House at 200 West Cox Street, for example, has an original partial width shed porch with fluted Doric motif columns and an original glass and wood paneled door with an elliptical glass light. (Photo No. 18) This house has a construction date of 1951 and is therefore one of the newest houses in the district. Some older homes in the district feature Colonial Revival additions or alterations. The James Cox House at 204 West Cox Street features pedimented window cornices and a ca. 1930 two-story Colonial Revival influenced portico with square concrete and stucco columns. (Photo No. 9)

A few of the dwellings have associated outbuildings dating from ca. 1900 or earlier that add to the character of the district. One of these is an original frame smokehouse associated with the ca. 1880 dwelling at 204 Dixie Avenue. A ca. 1900 frame barn is also located at the rear of the Meadows Montgomery House at 200 West Cox Street. A significant number of the houses also have original stone retaining walls or cast iron fences, which are considered contributing structures.

Only three post-1951 dwellings have been constructed within the district. These are located at 110 East Cox Street, 205 West Cox Street, and 201 North Murray Street. The houses at 110 East Cox and 205 West Cox are one-story brick veneer homes constructed in 1960 and ca. 1953 respectively, and are considered non-contributing. The dwelling at 201 North Murray, also considered non-contributing, is a one-story frame house constructed in 1953. (Photo No. 19) Other non-contributing buildings include a number of storage buildings, sheds, and garages associated with several of the dwellings.

Little residential construction has occurred in the district since the 1950s. Most properties continue to remain owner-occupied, and the majority of them retain their original form and plan. The district is the community's most intact collection of late nineteenth and early twentieth-century architecture, and it retains its sense of time and place from that era.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 3

Gainesboro Residential Historic District
 Jackson County, Tennessee

Individual Property Descriptions

Properties within the Gainesboro Residential Historic District designated "C" contribute to the character of the district, or "NC" for non-contributing to the district.

East Cox Street

1. 104 East Cox Street, Mounce G. Butler House

At 104 East Cox Street is a two-story frame stucco gabled ell dwelling built for the Mounce G. Butler family ca. 1880. Mounce G. Butler, who lived in the house with his wife, Nannie, and their son Bailey, was an attorney, and he served one term in the U.S. Congress. When running for a second term in Congress, Butler was defeated by Cordell Hull. Ownership of the house later passed to Bailey Butler and his wife, Dora. Sometime between 1920 and 1930, the couple remodeled the interior of the house, adding new mantels as well as new wall and ceiling finishes. Within a few years of completing the project, Dora Butler died. Lola Young Dudney later owned the house. The Dudney family occupied the residence until the late 1940s.

The house has a hipped roof of ca. 1990 crimped metal, a stone foundation, two interior brick chimneys, and a stucco exterior. On the main (S) façade is a shed roof entry porch added ca. 1925 with square wood and stucco columns. At the roof of the porch is a balcony added ca. 1950 with wrought iron posts and railing. The main entrance has original single light sidelights and a three light rectangular transom. On the second story leading to the balcony is an original single-light glass and wood door. Windows are ca. 1925 one-over-one rectangular wood sash. On the west façade is a shed roof porch with square wood and stucco columns added ca. 1925. Opening onto this porch is an original single-light glass and wood paneled door and a rectangular transom. On the second floor of this façade is a ca. 1925 porch at the second story with a five-panel door added at this location. At the rear is a ca. 1960 shed roof wing. On the east façade is a sun room that has been partially enclosed with wood and stucco panels. On the interior of the dwelling, the original staircase and some of the original second-story mantels remain intact. The doors also have original surrounds and bull's-eye corner blocks. Some original five-panel doors remain along with ca. 1925 multi-light glass and wood doors. (C)

At the rear is a ca. 1960 frame gable roof garage. (NC)

In front of the house is an original stone retaining wall and cast iron fence and gate posts. (C)

2. 110 East Cox Street

The dwelling at 110 East Cox Street is a one-story brick veneer dwelling built ca. 1960. It has an asphalt shingle gable roof, picture window and metal porch posts. (NC)

A ca. 1960 stone retaining wall. (NC)

3. 200 East Cox Street, Frank Gailbreath House

The dwelling located at 200 East Cox Street is a two-story frame, gable front dwelling built ca. 1925. Frank Gailbreath, who lived here with his family during the late 1920s and 1930s, was employed by the Bank of Gainesboro.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 4

Gainesboro Residential Historic District
 Jackson County, Tennessee

The house has a gable roof of asphalt shingles, weatherboard siding, and a stone and concrete foundation. On the main (S) façade is an added two-story ca. 1960 wing with a glass and wood door and two-over-two horizontal sash windows. On the second story is a ca. 1980 shed roof porch with wood posts and railing. Leading to this porch is an original multi-light glass and wood door. Windows on this façade are original eight-over-eight rectangular wood sash. Other windows are one-over-one, six-over-six, and eight-over-eight wood sash. On the west façade is a ca. 1980 shed roof entry porch with wood posts. This entrance has an original six-light glass and wood door. A secondary entrance on this façade has a ca. 1950 shed roof entry porch with wood posts and an original three-over-one vertical light and three-panel glass and wood door. (C)

The dwelling also has an original stone retaining wall on the main facade. (C)

4. 218 East Cox Street, William M. Gailbreath House

At 218 East Cox Street is a one-and-one-half story frame, gabled ell dwelling built ca. 1900. William M. Gailbreath and his wife America Elizabeth resided in the house in the early 1900s after moving to Gainesboro from Flynn's Lick. Gailbreath became a prominent citizen of Gainesboro and was well known for his work as a merchant, farmer, and trustee of Flynn's Lick Academy, a nearby boarding school. He also served the county for many years, first as circuit court clerk and later as clerk and master. In 1916, Gailbreath was appointed cashier of the Bank of Gainesboro.

The house has a hipped roof of asphalt shingles, weatherboard siding, two interior brick chimneys, and a stone pier and concrete block foundation. On the main (S) façade is a partial width porch with original milled columns. The main entrance has an original single-light glass and wood door. Above the door is an original rectangular single-light transom. Windows are original four-over-four rectangular wood sash. At the gables are original king posts, milled panels, a spindled frieze, and sawtooth valence. At the rear is a ca. 1930 shed roof wing with three-over-one vertical sash windows. (C)

On the main and east facades is an original stone retaining wall. (C)

5. 300 East Cox Street, J.M. Johnson House

The house at 300 East Cox Street is a two-story frame Queen Anne style dwelling built ca. 1875 by J.M. Johnson. J. Williams, a banker for the Gainesboro Bank, purchased the house in 1896. In the early 1900s, Williams deeded the house to his son, T.J. Williams, who eventually became president of the Bank of Gainesboro. Williams' daughter, Tennie Williams Roddy, and her husband, Taylor Roddy, later resided in the house. Following the Roddy family's occupancy, the house passed through several owners, including C.E. Reeves, Belle Dewitt, and M.G. Butler. During this time, several changes were made to the house, including alterations to the front porch and removal of some the decorative trim. H.O. Philpot, the Sheriff of Gainesboro, bought the house in 1937 and resided here until his death.

The house has a gable roof of asphalt shingles, weatherboard siding, two interior brick chimneys, and a stuccoed stone foundation. On the main (S) façade is a partial width shed roof porch with original milled columns on ca. 1940 brick piers. The main entrance has an original single-light glass and wood door. This entrance is located within a three-story tower on the main façade. This tower has a cross gable roof with both gable and clipped gable wall dormers. In the gable fields are fishscale wood shingles, and the third floor of the tower has fixed diamond light windows. Windows throughout the house are original one-over-one rectangular wood sash with cornices and bull's-eye corner blocks. On the west façade is a shed roof wing that was originally a porch and enclosed ca. 1960 with fixed glass windows and a

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 5

Gainesboro Residential Historic District
 Jackson County, Tennessee

glass and wood door. Also on this façade is a ca. 1960 wood carport. The entry porch on this façade has original milled columns. The rear wing is two stories and has gable dormers with wood sash windows. (C)

West Cox Street

6. 104 West Cox Street, Settles House

The dwelling at 104 West Cox Street is a one-and-one-half story frame, cross gable plan dwelling built ca. 1895. The Settles family lived in this house for many years during the mid-twentieth century. After Christine Settles, a widow, moved to a nursing home in 1979, the house remained empty for eighteen years. Upon Mrs. Settles' death, the Charlie Martin family bought the house. The Martins continue to reside in the house.

The house has a hipped roof of asphalt shingles, an interior brick chimney, a stone foundation, and exterior of vinyl siding. On the main (S) and east facades is a shed roof wraparound porch. This porch has ca. 1925 square Doric columns and a milled railing and stairs added in 1998. The porch gable retains an original cut-out sunburst panel. The main entrance has an original single-light glass and wood door. Above the door is a single-light rectangular transom. A secondary entrance opens onto the porch on the east façade that also has an original single-light glass and wood paneled door and rectangular transom. Windows are original one-over-one rectangular wood sash. At the rear façade is an original shed roof porch with original milled columns. (C)

In front of the house is an original stone retaining wall and entry gates. (C)

7. 110 West Cox Street, Anderson House

The dwelling located at 110 West Cox Street is a one-and-one-half story frame, cross gable plan dwelling built ca. 1898 by the Anderson family. The Tardy family has owned and resided in the house since 1905.

The house has a stone pier and concrete block foundation, gable roof of asphalt shingles, interior brick chimney, and exterior of vinyl siding. On the main (S) and east facades is a shed roof wraparound porch with ca. 1930 square Doric motif columns. The main entrance has an original single-light glass and wood paneled door. Windows are both original one-over-one rectangular wood sash and ca. 1930 three-over-one vertical light sash. On the east façade leading to the porch is an original single-light glass and wood paneled door. At the rear of the east façade is a ca. 1940 shed roof wing. This wing has an entrance on the south façade leading to the porch, which has a three vertical light and three panel glass and wood door. (C)

At the rear is a ca. 1970 concrete block garage. (NC)

8. 200 West Cox Street, Meadows Montgomery House

The dwelling at 200 Cox Street is a one-story brick veneer dwelling built in 1951 by Meadows and Pauline Montgomery. Pauline Montgomery continues to reside in the house. No alterations or additions have made to the house since its construction.

The house was designed with Colonial Revival influences, and has a gable roof of asphalt shingles, an exterior of brick veneer, a concrete block foundation, and central brick chimney. On the main (S) façade is an original partial width

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 6

Gainesboro Residential Historic District
 Jackson County, Tennessee

shed roof porch. This porch has original fluted Doric motif columns. The main entrance has an original glass and wood paneled door with a fanlight. Windows are original twelve-over-twelve and eight-over-eight rectangular wood sash. (C)

At the rear is a ca. 1900 frame barn originally associated with the dwelling at 110 West Cox Street. This barn has a gable roof of crimped metal, board and batten and rolled asphalt siding, a stone foundation, and central runway. (C)

In front of the house is a ca. 1900 stone retaining wall. (C)

9. 201 West Cox Street, J. Mack Draper House

At 201 West Cox Street is a one-and-one-half story frame, gabled ell dwelling built ca. 1895. J. Mack Draper, a prominent Gainesboro resident resided in the house in the early 1900s. During his career, Draper owned a local dry goods store, was part owner of the Jackson County Sentinel, and served as the postal clerk of Gainesboro. In 1916, G.B. Gailbreath purchased the house. He later deeded the house to his daughter, Joy, and her husband, Roy Brown. Joy Brown continues to reside in the house.

The house has a gable and hipped roof of asphalt shingles, two interior brick chimneys, weatherboard siding, and a concrete block foundation. On the main (N) and east facades is a one-story wraparound porch with original milled columns and brackets. The porch railing is a replica based on the original design. On the main façade are two entrances, both of which have original single-light glass and wood doors. Windows include original one-over-one rectangular wood sash, ca. 1935 three-over-one vertical light sash, and ca. 1970 one-over-one rectangular wood sash. In the gables are original fish scale wood shingles. At the eaves are milled brackets, cut-out panels, and a spindled frieze. At the rear is a gable roof wing added ca. 1935. (C)

At the rear is a storage building of frame construction built ca. 1960. (NC)

On the main and east facades is an original dart pattern cast iron fence manufactured by the Stewart Iron Works of Cincinnati. (C)

10. 204 West Cox Street, James Cox House

The dwelling located at 204 West Cox Street is a two-story frame central passage plan I-House built ca. 1880. James and Mary Cox lived in the house during the early 1900s. Following the Coxes, the house belonged for brief periods of time to the Spivey family, Reeves family, and Anderson family successively. R. A. Montgomery, who owned an insurance agency in downtown Gainesboro, bought the house in 1917. The house was converted into three apartments in the mid-twentieth century. It has remained unoccupied for approximately the last five years.

The house has a gable roof of asphalt shingles, exterior of weatherboard siding, exterior wall brick and stuccoed chimney, and a stone pier and concrete block foundation. On the main (S) façade is a full-width, two-story portico with square concrete and stucco columns added ca. 1930. On the second story is an original balcony with a milled railing. The main entrance has an original single-light glass and wood paneled door. Above the door is an original two-light transom. On the second story leading to the balcony is an original single-light glass and wood paneled door. Second story windows on the main façade are original six-over-six rectangular wood sash. These windows have pedimented cornices. Other windows are ca. 1930 one-over-one rectangular wood sash. On the west façade is a ca. 1930 frame

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 7

Gainesboro Residential Historic District
 Jackson County, Tennessee

balcony. Leading to this balcony is a ca. 1930 six-light and three-panel glass and wood door. At the rear of the house is an original one-story ell with six-over-six wood sash windows. On the east façade is a one-story shed roof porch with original milled columns. Leading to this porch is an original single-light glass and wood paneled door. Attached on the east façade of the rear wing is an original lateral kitchen wing. This wing has an exterior wall brick chimney, weatherboard siding, and a stone foundation. Windows are ca. 1930 three-over-one vertical light sash. (C)

In front of the house is an original dart pattern cast iron fence. This fence has original gate posts and rests on a stone retaining wall. (C)

11. 205 West Cox Street, Garland Anderson House

The house at 205 West Cox Street is a one-story brick veneer, gabled ell dwelling built in 1953 by Garland D. Anderson and his wife, Margaret. The Andersons are the only family to have occupied the dwelling. Garland Anderson served the community as General Sessions Judge for 36 years. For this reason, community members sometimes refer to this house as "Judge Anderson's House." Anderson died in 1993, and Margaret, continues to reside in the house. No additions or alterations have been made to the house since its construction.

The house has a gable roof of asphalt shingles, and interior brick chimney, concrete foundation, and exterior of stretcher bond brick. On the main (N) façade is an original partial width porch with wrought iron posts. The main entrance has an original three light and vertical panel door. On the main façade is an original tri-part picture window with two-over-two horizontal sash lights. Other windows are also two-over-two horizontal wood sash. In the gables are circular attic windows with louvered vents. On the west façade is an entrance with an original horizontal light and glass wood door. On the rear façade is a garage bay in the basement level with an original glass and wood overhead track door. (NC)

12. 210 West Cox Street, G.B. Settle House

The dwelling at 210 West Cox Street is a one-story frame, ca. 1900 dwelling built in a central hall plan. G.B. Settle lived in the residence during the early 1900s. In 1914, Settle sold the house to R. A. Montgomery, an insurance salesman in Gainesboro. The following year, Montgomery sold the house to P.J. Anderson, a local attorney. The house remained in the Anderson family until 1994 and has since passed through several owners. The house is now occupied by Donnie Pippin.

The house has a gable roof of asphalt shingles, weatherboard siding, an interior brick chimney and stone pier and concrete block foundation. On the main (S) façade is a partial width porch with ca. 1925 tapered wood posts on brick piers. The porch has a concrete floor. The main entrance has a ca. 1970 glass and wood door and added pilasters in the door surround. Windows are original one-over-one rectangular wood sash. On the east façade is an original wing, and leading to this wing from the porch is an original fifteen-light glass and wood door. In the gables are louvered vents. At the rear is an original ell wing with a single-light glass and wood door on the east façade. At the rear is an added wood deck. (C)

To the north of the house is ca. 1970 frame shed (NC).

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 8

Gainesboro Residential Historic District
 Jackson County, Tennessee

Dixie Avenue

13. 204 Dixie Avenue, James McDearman House

This two-story frame gabled ell dwelling was built ca. 1880 as the residence of James McDearman. Throughout the twentieth century, a succession of families has owned the house, including the Hale family, the Quarles family, the Matthews family, and the Emerson family. John and Phyllis Hawkins, the current residents, bought the house from Green and Mary Allen in 1970.

The house has a gable roof of asphalt shingles, weatherboard siding, two interior brick chimneys, and stone foundation. On the main (S) façade is a partial width shed roof porch with original milled columns, eave brackets, and a milled railing. The main entrance has an original single-light, glass and wood paneled door. Above the door is a rectangular transom. Windows are original arched four-over-four wood sash. At the eaves are modillions. (C)

To the north of the house is an original frame smokehouse with board and batten siding, a metal gable roof, stone foundation, and ca. 1910 shed roof wing of weatherboard siding. (C)

In front of the house is an original hoop and dart pattern cast iron fence. (C)

14. 300 Dixie Avenue, Bailey Butler House

The house at 300 Dixie Avenue is a one-story brick veneer Bungalow built ca. 1920, as the residence of attorney Bailey Butler. Butler evidently lived here only a few years before moving into his parent's house at 104 East Cox Street. The property was later owned by Zula Chapman. In 1952, Robert Smith and his wife, Louise purchased the house from the Chapman family. Mr. Smith worked as a county agricultural extension agent. He is now deceased and his widow continues to reside at the dwelling.

The house has a hipped roof of asphalt shingles, a concrete and stucco foundation, two interior brick chimneys, and an exterior of stretcher bond brick. On the main (S) façade is a gable roof entry porch with original square brick columns. A similar porch is located on the west façade. The main entrance has original multi-light sidelights and transom. Windows are original five-over-one vertical light sash. A secondary entrance on the west façade has an original multi-light glass and wood door. On the east façade of the dwelling are multi-light glass and wood doors and a five-panel wood door that open onto an original concrete deck with a ca. 1970 wrought iron railing. (C)

In front of the house is a ca. 1880 stone retaining wall. (C)

Minor Street

15. 108 Minor Street

At 108 Minor Street is a two-story frame, central passage plan I-House dwelling built ca. 1880. The house has a gable roof of crimped metal, a stone and concrete block foundation, exterior wall stone chimneys, and aluminum siding. On the main (W) façade is a two-story porch with ca. 1960 square wood posts on concrete and brick piers. The first floor also has wrought iron support posts and the second story has a railing of square wood balusters. The main entrance has

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 9

Gainesboro Residential Historic District
 Jackson County, Tennessee

an original single-light glass and wood paneled door. On the second story leading to the porch is an original single-light glass and wood paneled door. Windows are original four-over-four rectangular wood sash. At the rear is an original one-story ell. On the north façade of this ell is a ca. 1990 glass and wood door. (C)

North Murray Street

16. 201 North Murray Street

The house at 201 N. Murray Street is a one-story frame hall-parlor plan dwelling built in 1953 by Ruby Meadows. She has resided in the house since its construction. The house has a concrete block foundation, gable roof of asphalt shingles, and exterior of asbestos shingle siding. The main entrance has an original fifteen-light glass and wood door. Over the door is a shed roof canopy with knee brace brackets. Windows are original six-over-six rectangular wood sash. At the rear is a ca. 1960 shed roof carport with wrought iron posts. (NC)

17. 202 North Murray Street, Dr. H.L. Baugh House

The house at 202 N. Murray Street is a one-and-one-half story brick veneer dwelling built ca. 1940 by Dr. H.L. Baugh. The Minimal Traditional form house has Colonial Revival influences. The house served as an apartment building for several years during the mid-twentieth century. Channie Spivey, the present occupant, has been living in the house approximately twenty years.

The house has an exterior wall brick chimney, gable roof of asphalt shingles, concrete foundation, and exterior of stretcher bond brick. On the main (W) façade is a ca. 1980 partial width metal porch with wrought iron posts. The main entrance has an original six-panel wood door. Windows are original eight-over-eight and six-over-six rectangular wood sash. Above the foundation is a belt course of soldier and sailor brick courses. At the rear is a ca. 1980 shed roof screen porch. (C)

Adjacent to the house is a ca. 1960 frame storage building. (NC)

18. 204 North Murray Street, E.O. Smith House

At 204 Murray Street is a two-story frame Italianate dwelling built ca. 1860. The original owner of the dwelling is unknown but it may have been E.O. Smith, who resided here at the turn of the century. In 1931, the property was purchased by John Morgan, who was a postman. It was later owned by Willie Dawson VanHooser, and it is presently owned by her descendants.

The house has a stone foundation covered with pressed metal panels, an exterior brick chimney, weatherboard siding, and a gable roof of crimped metal. The main entrance is recessed within a vestibule, and has a ca. 1925 single-light and three-panel glass and wood door. Over the door is an arched transom. Windows are original four-over-four arched wood sash. At the eaves is an original floral design trim. At the rear is a one-story ell with an interior brick chimney and rectangular four-over-four wood sash windows. Attached at the rear is a ca. 1940 shed roof wing. On the south façade is an incised porch with a square wood column. There are two entrances on this façade with ca. 1925 single-light and three panel glass and wood doors. (C)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 10

Gainesboro Residential Historic District
Jackson County, Tennessee

19. 205 North Murray Street, Cordell Lock House

The house at 205 Murray Street is a one-story brick veneer gabled ell dwelling built in 1950 by Cordell Lock, who moved to Gainesboro to manage a construction business with his brother. Lock sold the house to the Ted Johnson family in 1959, and this family continues to reside in the house.

The house has an interior brick chimney, gabled roof of asphalt shingles, concrete foundation, and exterior of stretcher bond brick. On the main façade is an original incised partial width concrete porch with a centered square wood post. The two main entrances, located at the back and side of the porch, each consist of an eight-light glass and wood exterior door and a four-light glass and wood interior door. A five-light glass and wood garage door is also located on this façade. Windows are eight-over-eight and ten-over-ten double hung sash. The north and south facades also contain multi-light glass and wood doors. (C)

20. 302 North Murray Street, Perry VanHooser House

The dwelling located at 302 Murray Street is a one-and-one-half story frame, gabled ell house built ca. 1900. Perry VanHooser owned the house during the early 1900s. After his death, the house was sold to Dr. L.R. Anderson, who used the property for his office as well as his residence. Following Anderson's residency, the house was owned by the Draper family, Biggs family, and Smith family consecutively. John Whitson now resides the house.

A sun room was added to the residence in 1995. The house has a stucco and stone foundation, a gabled and hipped roof of asphalt shingles, interior brick chimney, and exterior of aluminum siding. On the main (W) façade is a partial width shed roof porch with square wood columns on ca. 1940 brick piers. The main entrance has a ca. 1925 multi-light glass and wood door. Windows are ca. 1980 one-over-one vinyl clad sash. On the south façade is a ca 1960 shed roof wing with ca. 1980 one-over-one vinyl clad windows. This wing has a single-light glass and wood door. (C)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8 Page 11

Gainesboro Residential Historic District
 Jackson County, Tennessee

Summary Statement

The Gainesboro Residential Historic District is located in the town of Gainesboro, Tennessee. Gainesboro is the seat of Jackson County and the district is located one block north of the downtown courthouse square. The Gainesboro Residential Historic District is significant under National Register Criterion C for its grouping of late nineteenth and early twentieth century dwellings. The district contains twenty dwellings of which seventeen are considered contributing to the character of the district. The district contains the community's best concentration of late nineteenth and early twentieth-century dwellings, and it retains much of its architectural integrity.

Historical Overview

The town of Gainesboro, located approximately sixty miles north of Nashville on the Cumberland River, has been the seat of Jackson County since 1820. Jackson County was formed in 1801 from a portion of Smith County and named in honor of General Andrew Jackson. During the early years of the county's history, the court convened at various locations. An act of the assembly established the county's first permanent seat at Williamsburg in 1806, but this location soon proved inconvenient for those residing in the eastern portion of the county. Residents demanded a more accessible seat of justice, and in 1817 an act of the county legislature provided for the removal of the county seat to the geographical center of the county. In 1819, another act of the county legislature formally established the town of "Gainesborough" as the new county seat.

Jackson County resident David Cox donated 40 acres of land for the new town near the mouth of the Roaring River, a tributary of the Cumberland. County Commissioners advertised the establishment of Gainesborough in the *Knoxville Register* and *Carthage Gazette*, and sixty-three lots were sold at auction. The proceeds from this sale were used to construct the county courthouse and jail. Residents chose to name their town after Major General Edmund Pendleton Gaines, commander of the Southern Department of the U.S. Army, who distinguished himself in the Seminole War of 1817. The courts were opened and the town was incorporated by an act of the legislature in 1820. The spelling of the name was eventually changed to Gainesboro under postmaster Napoleon Bonaparte Young, who "could see no reason for wasting the ink and effort."²

The history of Gainesboro has always been intricately connected to the Cumberland River. From its earliest days, transportation proved to be an issue of major concern to the residents of Gainesboro.³ The hilly terrain of the Cumberland Plateau left the Upper Cumberland region with few, if any, roads or turnpikes that connected its scattered settlements with markets. The railroads, too, were forced to bypass the unfavorable geography of the Upper Cumberland region. Although the area was rich in raw materials such as timber, residents found it difficult to transport agricultural and other products to market or to receive manufactured goods from outside the region.

In the nineteenth century, the steamboat traffic on the Cumberland River connected Gainesboro with Nashville and other markets, and brought the town considerable prosperity. Even without the benefit of roads and railroads, Gainesboro's advantageous position as a river town allowed it to achieve prominence as the commercial and

² Molden Jenkins Tayse, *Jackson County, Tennessee* (Gainesboro: privately printed, 1989), 38.

³ William Lynwood Montell, *Don't Go Up Kettle Creek: Verbal Legacy of the Upper Cumberland* (Knoxville: University of Tennessee Press, 1983), 128.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8 Page 12

Gainesboro Residential Historic District
 Jackson County, Tennessee

agricultural center of Jackson County. By the mid-nineteenth century, Gainesboro had become an important part of the Upper Cumberland's "unexcelled steamboat empire."⁴ Gainesboro's steamboat years began with the arrival of the first "packet," which made the 141-mile trip from Nashville to Jackson County in 1831. From that date on the river was heavy with traffic as the vessels made weekly stops at the nearby landing. Gainesboro residents relied upon steamboats to bring them into closer contact with the outside world by providing not only a practical means of transportation for exports and imports, but also reliable passenger service to and from the town. Steamboats served continuously as Gainesboro's chief source of transportation until the 1920s.⁵

By mid-century, civic improvements reflected Gainesboro's growing prosperity. The town's streets were macadamized in 1849, and an open drainage ditch running through the center of town was also filled and replaced.⁶ The town suffered its share of setbacks as well. A cholera epidemic broke out in 1850, and a large number of residents fell victim to the disease. Those who were not afflicted left their homes and businesses in the care of a few remaining residents and quickly fled. They remained away from town until after the first frost, a Gainesboro resident remembered in 1885, and returned to find "the streets grown up in grass and weeds."⁷ Once the epidemic had passed, however, Gainesboro quickly resumed its former growth.

Steamboating made Gainesboro a prosperous town, but never a large one. In 1860, the town boasted eight lawyers, one shoemaker, four schoolteachers, eight merchants, five whiskey stores, a sheriff, two constables, one drugstore, and various weavers, spinners and tailors.⁸ Despite its small size, however, Gainesboro soon became one of the most important steamboat landings in the Upper Cumberland region. As historian Byrd Douglas points out, the significance of a particular steamboat landing was not necessarily determined by its size but by its trade area. Two thirds of the freight passing through a steamboat landing neither originated nor terminated there, but rather in communities located some distance from the river.⁹ Gainesboro boasted one of the region's most extensive trade areas, which covered several adjoining counties with communities not situated on the river. Gainesboro thus figured prominently in the region's steamboat trade.

During the Civil War, the steamboat traffic on the Cumberland River came to a virtual halt, disrupting Gainesboro's growth and development. The nearby presence of both Union and Confederate troops made merchants and steamboat owners apprehensive. Gunboats ran up and down the river, often shooting at innocent people on the shore, many of whom fired back. Some steamboats served as army supply vessels, but the shipment of livestock, produce, and timber

⁴ Byrd Douglas, *Steamboatin' On the Cumberland* (Nashville: Tennessee Book Company, 1961), 59.

⁵ Tayse, 50.

⁶ *Jackson County Sentinel*, "A History of Jackson County," 28 July 1926.

⁷Ibid.

⁸ Jackson County Historical Society, *The Jackson County Family History Book* (Gainesboro: Jackson County Historical Society, 1996), 11.

⁹ Douglas, 63.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8 Page 13

Gainesboro Residential Historic District
Jackson County, Tennessee

declined to almost nothing. Following the war, however, steamboat traffic on the Cumberland recommenced its usual course.

After the Civil War, the citizens of Gainesboro took an active role in the introduction of log rafting into the region in the early postwar years. The timber industry dominated the economy of the Upper Cumberland from 1870-1930, and even steamboats could not accommodate the incredible number of logs the lumber industry began to harvest and sell. The majority of the dwellings in the district were constructed during this booming time. Historian Lynwood Montell argues that the importance of logging and rafting activities to the development of towns such as Gainesboro cannot be overstated.¹⁰ At that time, Nashville represented the largest hardwood lumber center in the world. The Cumberland River became an artery on which timber from throughout the region was floated to Nashville. An extensive network of creeks and tributaries fed into the Cumberland at places such as Gainesboro and many other points along its route. Logs were driven or floated in rafts from all over the region into the river. In addition to having its own logging industry, Gainesboro received logs that were floated down the Roaring River from Overton County, which log buyers then purchased and sent on to Nashville. Rafting became big business during the 1870s, and Gainesboro, along with Carthage in Smith County and Celina in Clay County, became one of the region's three major regional rafting centers.

The heyday of steamboat traffic occurred at the same time as the timber industry boom in the upper Cumberland region. From 1890 to 1912, steamboats transported approximately ten million dollars of produce each year from the Upper Cumberland region to Nashville. Unlike in other areas, where the increasing dominance of railroads rendered steamboat transportation obsolete, Gainesboro's steamboat traffic worked together with the railroads to produce a functional transportation network. The geography of the Upper Cumberland region prevented the railroad from penetrating Gainesboro and other hinterland communities. Thus, steamboats carried cargo out of the region to places such as Carthage and Nashville, where it could continue its journey by train.

Due to the success of the steamboat trade, Gainesboro became home to a significant number of prosperous merchants and businessmen during the late nineteenth and early twentieth centuries. The town expanded as prosperous citizens built fashionable residences that reflected the community's prosperity. The Gainesboro Residential Historic District documents much of this residential growth. Around the turn of the century, for example, prominent banker J. Williams resided in the fashionable Queen Anne style dwelling at 300 East Cox Street. Merchant and banker William Gailbreath also enjoyed a comfortable residence at 218 East Cox. Despite Gainesboro's importance as a steamboat landing, however, the town's small size and relatively isolated location limited the available business opportunities. Evidence indicates that many businessmen took advantage of the commercial opportunities in Gainesboro to prepare for later business ventures. Local history sources mention numerous local merchants, including Russell Kinnaird, John Bransford, and Samuel Stone, who went on to become some of Nashville's most successful entrepreneurs during that period.

Gainesboro's economic boom came to an end in the 1920s, when the competition of trucks and automobiles rendered the steamboat all but obsolete as a mode of transport. Throughout the decade, Tennessee constructed its statewide network of bridges and highways, which even included connecting roads into the more remote areas of the state. Gainesboro no longer played the role of small regional trade center. Larger cities and markets were now within easy reach of the remote communities that had previously relied upon Gainesboro's steamboat traffic. Moreover, the speed

¹⁰ Montell, 84.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8 Page 14

Gainesboro Residential Historic District
Jackson County, Tennessee

and convenience of the automobile made the steamboat schedule appear slow and unreliable in comparison. By 1930, the steamboat traffic on the Cumberland River had ceased to exist.

Gainesboro's importance as a regional commercial center declined steadily in the decades following World War II. Modern highway improvements provided area residents with access to larger, more developed commercial centers such as Cookeville in Putnam County, which drained Gainesboro of both business and population. Local merchants, catering to an increasingly affluent and mobile clientele, found it difficult to compete with the larger retail locations. The construction of highway bypasses also stimulated the development of larger scale, auto-oriented businesses. Most of the area's commercial activity has moved out to Highway 56, further reducing Gainesboro's importance as a retail center. In recent years, the community has made a strong attempt to reverse this trend through the revitalization of its downtown district. This district, known as the Gainesboro Historic District, was listed on the National Register in 1990. Community leaders and residents hope to capitalize on the unique historic character of the commercial center to stimulate reinvestment and to create new business opportunities.

The Gainesboro Residential Historic District contains a significant collection of late nineteenth and early twentieth century dwellings. The district's Queen Anne, Folk Victorian, Bungalow, and Colonial Revival plans and designs are representative of Gainesboro's growth and development at the turn of the century. The majority of the properties have been well preserved and there are few post-1951 properties. The Gainesboro Residential Historic District consists of a significant grouping of dwellings retaining their historic sense of time and place.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 15

Gainesboro Residential Historic District
Jackson County, Tennessee

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United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 10 Page 16

Gainesboro Residential Historic District
Jackson County, Tennessee

Verbal Boundary Description

The Gainesboro Residential Historic District occupies the following parcels on Jackson County Tax Map 51 IC: G-12, G-13, A-10, A-11, B-2, B-3, B-4, B-5.01, B-6, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, D-6, D-9, and D-10. These maps are drawn at a scale of 1" = 100'.

Verbal Boundary Justification

The boundary for the Gainesboro Residential Historic District is drawn to include the largest number of contiguous historic properties north of the downtown square. The district is bounded on the south by the Gainesboro Historic District boundary and post-1951 commercial and governmental buildings. The district is bounded on the west, north, and east by residential areas comprised primarily of post-1951 dwellings, or altered historic dwellings. This section of Gainesboro is characterized by dwellings constructed in 1951 or before, and development after this time took place on the edges of the Cox Avenue hillside.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number photos Page 17

Gainesboro Residential Historic District
Jackson County, Tennessee

PHOTOGRAPHS

Gainesboro Residential Historic District
Gainesboro, Jackson County, Tennessee
Photographs By: Thomason and Associates, Nashville, TN
Location of Negatives: Thomason and Associates
Date: January 31, 2001

Photo No. 1: Streetscape, West Cox Street to East Cox Street, facing northeast

Photo No. 2: Streetscape, 200 block West Cox Street, facing southwest

Photo No. 3: Streetscape, 100 block West Cox Street, facing northeast

Photo No. 4: Streetscape, 200 block East Cox Street, facing northeast

Photo No. 5: Streetscape, Dixie Avenue, facing northwest

Photo No. 6: Streetscape, 200 block of North Murray Street, facing northeast

Photo No. 7: 204 North Murray Street, facing east

Photo No. 8: 108 Minor Street, facing east

Photo No. 9: 204 West Cox Street, facing north

Photo No. 10: 104 East Cox Street, facing northwest

Photo No. 11: 300 East Cox Street, facing northwest

Photo No. 12: 204 Dixie Avenue, facing north

Photo No. 13: 218 East Cox Street, facing northwest

Photo No. 14: 302 North Murray Street, facing east

Photo No. 15: 210 West Cox Street, facing northwest

Photo No. 16: 200 East Cox Street, facing northeast

Photo No. 17: 205 North Murray Street, facing northwest

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number photos Page 18

Gainesboro Residential Historic District
Jackson County, Tennessee

Photo No. 18: 200 West Cox Street, facing northwest

Photo No. 19: 201 North Murray Street, facing northwest

Photo No. 20: 110 East Cox Street, facing northwest

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number owners Page 19

Gainesboro Residential Historic District
Jackson County, Tennessee

Property Owners – Gainesboro Residential Historic District

1. 104 East Cox Street

Reba Finch
104 West Cox Street
Gainesboro, TN 38562

2. 110 East Cox Street

Minnie Stafford
P.O. Box 325
Gainesboro, TN 38562

3. 200 East Cox Street

Therold Richardson
P.O. Box 334
Gainesboro, TN 38562

4. 218 East Cox Street

Therold Richardson
P.O. Box 334
Gainesboro, TN 38562

5. 300 East Cox Street

Carmen Didier
300 East Cox Street
Gainesboro, TN 38562

6. 104 West Cox Street

Charlie Martin
P.O. Box 828
Gainesboro, TN 38562

7. 110 West Cox Street

Mrs. Elva Tardy
P.O. Box 244
Gainesboro, TN 38562

8. 200 West Cox Street

Pauline Montgomery?
P.O. Box 371
Gainesboro, TN 38562

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

**National Register of Historic Places
Continuation Sheet**

Section number owners Page 20

Gainesboro Residential Historic District
Jackson County, Tennessee

9. 201 West Cox Street

Joy Brown
P.O. 174
Gainesboro, TN 38562

10. 204 West Cox Street

Pauline Montgomery
P.O. Box 391
Gainesboro, TN 38562

11. 205 West Cox Street

Margaret Anderson
P.O. Box 175
Gainesboro, TN 38562

12. 210 West Cox Street

Donnie Pippin
210 West Cox Street
Gainesboro, TN 38562

13. 204 Dixie Avenue

Phyllis Hawkins?
P.O. Box 265
Gainesboro, TN 38562

14. 300 Dixie Avenue

Robert Smith
P.O. Box 363
Gainesboro, TN 38562

15. 108 Minor Street

Ann Van Hooser
P.O. Box 744
Gainesboro, TN 38562

16. 201 Murray Street

Ruby Meadows
P.O. Box 121
Gainesboro, TN 38562

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number owners Page 21

Gainesboro Residential Historic District
Jackson County, Tennessee

17. **202 Murray Street**
Channie Spivey
202 North Murray Street
Gainesboro, TN 38562

18. **204 Murray Street**
Suzanne Sercy
P.O. Box 155
Gainesboro, TN 38562

19. **205 Murray Street**
Ted Johnson
P.O. Box 203
Gainesboro, TN 38562

20. **302 North Murray Street**
John Whitson
302 North Murray Street
Gainesboro, TN 38562

