

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

321

JAN 22 1990

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Cumberland Gap Historic District (Town)
other names/site number _____

2. Location

street & number Roughly along Colwyn and Pennlyn St. between Cumber- not for publication
city, town Cumberland Gap land Dr. and railroad land Dr. and railroad vicinity
state Tennessee code TN county Claiborne code 025 zip code 37724

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>34</u>	<u>14</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>3</u>	<u>1</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u>2</u> structures
	<input type="checkbox"/> object	<u>38</u>	<u>17</u> objects
			<u>17</u> Total

Name of related multiple property listing: NA
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Herbert C. Hanger
Signature of certifying official Deputy State Historic Preservation Officer Date 1/19/90
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.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I hereby certify that this property is: Entered in the
National Register

entered in the National Register. 2/23/90

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:) _____

for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling

COMMERCE/TRADE: business

DOMESTIC: secondary structure

Current Functions (enter categories from instructions)

DOMESTIC: single dwelling

COMMERCE/TRADE: business

DOMESTIC: secondary structure

7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne

Craftsman

Materials (enter categories from instructions)

foundation limestone, concrete, BRICK

walls BRICK, weatherboard

roof tin, ASPHALT, ASBESTOS

other WOOD

Describe present and historic physical appearance.

The Cumberland Gap Historic District is located in the rural community of Cumberland Gap (population 269) in north central Claiborne County in East Tennessee. The town of Cumberland Gap is located near a pass or gap in the Appalachian Mountains and is built in the valley below the gap adjacent to Cumberland Gap National Park (NR 10/15/66). The district is in a valley on the eastern approach to Cumberland Gap. Towering on the north is the sheer wall of the Pinnacle; to the west is the Tri-State Peak with the Cumberland Gap between. Poor Valley Ridge is to the east with a spur ridge from it thrusting into the district. From its origin at Cudjo's Cave, Gap Creek flows south through the town, joining a branch which follows the base of the Poor Valley Ridge Spur from the east. The town is located off U. S. Highway 25E on the Virginia and Kentucky state lines. The central business district, intermixed with some housing, and the adjacent residential area compose the Cumberland Gap Historic District.

The town is on the Louisville and Nashville (L & N) Railroad, which runs northeast-southwest. The majority of resources in the district are located along Colwyn Street and Pennlyn Street, parallel roads running northwest-southeast. Colwyn, which follows the historic route of the Wilderness Road, begins at the L & N rail line on the northwest and is primarily commercial. Pennlyn also begins at the L & N rail line, but is primarily residential. The district extends down Colwyn and Pennlyn to Cumberland Drive on the southeast.

The majority of resources in the Cumberland Gap Historic District were built between the 1890s and the 1930s and include several single-family and multiple-family dwellings, commercial buildings, public buildings, a church, and an unevaluated archaeological site.

Commercial buildings in the district are primarily one- and two-part commercial blocks constructed of brick with storefront display windows and central entrances. The town's largest commercial buildings are two-story, two-part blocks (#s 5, 12, and 14). These buildings are characterized by a horizontal division into two distinct zones. The division reflects different uses inside. The zone at street level is designed for public uses, such as stores or banks, while the upper zone is reserved for more private spaces, such as offices or apartments. The one-part blocks (#s 6 and 11) have only a single story which is treated in much the same way as the lower

See continuation sheet

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zone of a two-part block. Decorative features on most of the commercial buildings are confined to window treatments and brick corbeling. Also noteworthy is the American Association Building (#3), built in 1890 in a vernacular Queen Anne residential style, but used for commercial purposes. The building's site at the head of Colwyn Street is symbolic of the dominant position the American Association held in the community's economic development.

Residential buildings are primarily one- and two-story frame structures with gable roofs and front porches predominating. Residences include a wide variety of late nineteenth and early twentieth century houses with Queen Anne and Craftsman detailing. The earliest houses in the district are primarily two-story gable and wing frame buildings with Queen Anne decorative features (#s 25, 27, 32, and 37). The district also contains one-and-one-half- and two-story brick houses built in the 1890s and 1900s with asymmetrical floor plans, front porches, and Queen Anne detailing (#s 15 and 31). Residences in the district built after the turn of the century include a wide variety of stylistic influences. Most are one- and one-and-one-half-stories with Craftsman elements prevailing (#s 1, 7, and 33). Simple side gable residences with Colonial Revival detailing were built after 1925 (#s 38, 39, and 40).

The church in the district (#30) has Gothic Revival influences, typical of other turn of the century churches in the region. An unevaluated antebellum archaeological site is also part of the district.

Thirty-four buildings, three structures, and one object are considered contributing resources to the Cumberland Gap Historic District. Contributing buildings include residences, commercial buildings, public buildings, outbuildings, and a church. Very few intrusions are included within the Cumberland Gap Historic District. Most of the non-contributing resources are less than fifty years old. The greater portion of the residential and commercial buildings retain their integrity and reflect the growth and decline of Cumberland Gap and the American Association as an industrial concern.

Contributing resources (C) are significant to the historic and architectural development of the district, possess compatible design elements, and maintain the scale and use of the district. Non-contributing resources (NC) have little or no architectural significance or integrity or do not fall within the period of significance of the district. The current names

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of buildings are included in the inventory, with significant historical names given when appropriate. When an inventoried property has a visible stylistic influence, it is given in the inventory.

The architectural survey of the district was completed by Richard Betterly, David Bush, Susan Cabot, Lea Lewis, Jeff Mansell, Mary Mason McLeod, and Susan Skarbowski of Middle Tennessee State University's Center for Historic Preservation, who agreed to conduct this survey in conjunction with the Tennessee Valley Authority and the City of Cumberland Gap.

INVENTORYBrooklyn

1. 324 Brooklyn. Residence, Yoakum House. Circa 1931, Craftsman influence, brick foundation, weatherboard siding, asbestos shingles, one-and-one-half-stories, gable roof with central gable dormer, partial width porch with battered columns supported by brick piers, exposed rafter tails, multi-light sash over single light windows, exterior brick chimney, multi-light single-leaf entrance. (C)
2. 325 Brooklyn. Residence. Circa 1933, one-story, rectangular plan, large brick foundation, weatherboard siding, asbestos shingles, side-gabled moderate pitch roof, brick interior chimney, partially enclosed full width porch with wooden supports, multi-light single-leaf entrance, rear single story extension, low pitch gable roof addition. (C)

Outbuilding: Gable roof, one-story modern concrete block
garage. (NC)

Colwyn Street

3. 202 Colwyn. Commercial, American Association Building (Vacant). 1890-1891, Queen Anne, two-story stretcher bond brick, brick quoins along edges and dentils under cornice, stone foundation, tin hipped roof, asymmetrical L-plan with rear one-story frame addition, two internal end chimneys with patterned brick (northeast with flat fluted cap and northwest with semi-elliptical cap), l/l sash with stone with stone lintels and sills, double-leaf glass and wood entry doors,

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transoms above first story windows and entry. Inset front porch with slate hipped roof and four classic Ionic columns on square wood piers, wrought-iron fence between building and outbuilding. (C)

Outbuilding: One-story frame, weatherboard garage/shed.
circa 1940. (NC)

4. 204 Colwyn. Coleman Residence/Auto Repair Shop. 1974, irregular L-plan, two-story frame, concrete block foundation, second story aluminum siding, composition gable roof, end gable second story entry with symmetrical sliding windows, wood and metal exterior steps, two symmetrical oriels on side gable wall with 1/1 sash and sliding window between them, first story facade has asymmetrical metal entrance door and four garage doors. (NC)
5. 212-213 Colwyn. Commercial, Johnston Building. Circa 1913-1925, two-story, concrete and stone foundation, stretcher bond brick walls, parapet roof with brick patterned cornice, rectangular plan, two storefronts with asymmetrical display windows (southeast modified by closing off the alcove entrance; southeast retains the four window alcove entrance), off-center entrance door for second story stairway with blocked-shut transom, overhanging flat porch roof wraps around southeast corner and is supported by six iron rods attached to the wall below the second story windows, second story has six equally-spaced 1/1 sash, drier pipes extend through northwest wall. (C)
6. 214 Colwyn. U. S. Post Office, (Old Estep Drug Store). 1926, one-story red brick building with white trim, rectangular plan, shed roof with asbestos paper, decorative brick dentils, recessed brick panels, multi-light over large single glass panes, double leaf single light entry with multi-light transom set in cutaway corner entrance, side entrance and windows flanked by wood shutters, single-story half-hipped roof garage addition, wood slat doors with single light transoms. (C)
7. 217 Colwyn. Residence, Estep Home. 1928, Craftsman bungalow, one-story, low pitch multi-gable roof with wide overhangs, brick foundation, stucco with asbestos shingles, partial width porch, battered wood columns on brick piers, exposed roof rafters, exterior brick chimneys, multi-light windows over large single light, glass enclosed side porch, Multi-light single leaf entry. (C)

Outbuilding: Stucco, gable-roof garage, circa 1928. (C)

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8. 219-220 Colwyn Street. Site, Judge Morrison Home, ruins of pre-Civil War house. Existing features: front walk, steps, rear retaining wall of stone, stone gate entrance. Housed General George Washington Morgan during Civil War, also former site of a livery. Unevaluated resource.
9. 225-226 Colwyn. Commercial, Law's Greenhouse. Circa 1975, aluminum frame with plastic covering. (NC)
10. Northeast corner of Colwyn and Cumberland Drive. Cumberland Gap City Hall (formerly Cumberland Gap Public School). 1925. Two-and-one-half-stories, concrete block foundation, brick walls, hipped roof, center windowless dormer with pyramidal roof, 6/6 sash windows, five bays, first story one 6/6 sash with plywood infill, central double leaf glass door, decorative brickwork on first story. (C)
11. 235 Colwyn. Commercial, Pinnacle Motor Co., (Vacant). Circa 1920, one part commercial block, one-story brick walls with river stone foundation, four plate glass windows set two on each side of the double front doors. Gable front with a brick false front. (C)
12. 238-240 Colwyn. Commercial, Johnson Hardware and Supply Co. 1890, two-part commercial block, two-story common bond brick walls with stone foundation, parapet roof with four chimneys and corbeled cornice, rectangular plan. (C)

This building contains three storefronts with various treatments:

238 - The Old Bank. Cutaway corner with double leaf-glass and wood entry doors and wrought iron bars, four-light transom. Above entry is wooden oriel with five 1/1 sash and Italianate influence ornamentation. Facade features two plate glass display windows with four-light transoms and wooden kickplates separated by a cast-iron column. Wrought iron bars block access to interior stairway leading to second story. Two 1/1 sash with stone sills and brick segmented arches on second story.

239 - The English Tea Room. Central double-leaf glass and wood entry doors with four-light panels and two-light transom. One four-light display window with two-light

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transom on either side of two cast-iron columns. Wooden kickplates. Two 2/2 sash with wooden sills and segmental brick arches on second story.

240 - Cumberland Craftsmen. Plate glass display windows on either side of recessed double leaf glass and wood doors, blocked transoms. "Berkau Hardware" inlaid in tile at entrance. Two 2/2 sash with wooden sill and brick segmented arches on second story.

13. 241-243 Colwyn. Festival Park. 1976, landscaped Bicentennial pocket park with brick paving, untreated wood benches, "period" streetlights. (NC)

14. 244-245 Colwyn. Commercial, Fuson Drug Store. 1919, two-part commercial block, two-story common bond brick walls with concrete foundation, parapet roof with corbeled cornice and three hooded chimneys, rectangular plan, two-story side addition (1948), 1/1 sash on second story with brick lintels and stone sills (original building), wooden sills (addition). Two storefronts with plate glass windows, recessed glass and wood double leaf-entry doors with wooden screen doors and transoms. One offset wooden door with transom in each storefront provides access to interior staircases to second story. (C)

Outbuilding: One-story concrete block, gable front garage. (NC)

15. 247 Colwyn. Residence, the Kesterson House (Vacant). 1909, Queen Anne influence, one-and-one-half-story, common bond brick walls with brick foundation. Asymmetrical floor plan includes one-and-one-half-story central block, one-story wing with cutaway corners, and rear addition. Side-gabled, asphalt shingle roof. Frame gable ends and half-story central block covered with pressed tin panels. Asphalt shingle, hipped roof on half story central block. 1/1 sash, wooden sills; wood and glass door. Two-story entry porch with bargeboard decoration and two square wooden columns. One-story wraparound porch with square columns, turned spindle balustrade, glass-enclosed on west side on house. (C)

Outbuilding: Two-story frame garage with brick veneer; gable roof, circa 1970. (NC)

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Outbuilding: One-and-one-half-story storage shed, frame with seamed tin, gable front roof, 1909. (C)

Outbuilding: One-story single pen log cabin, side-gable wooden roof, moved to site in 1962. (NC)

16. 249-252 Colwyn. Commercial, Cumberland Gap Trading Co./Park Distributing, Inc., circa 1950, one-story commercial block. Frame with corrugated tin, pressboard, weatherboard, and plastic sheet siding. Concrete foundation, plate glass windows, wood and glass doors. (NC)
17. 253 Colwyn. Commercial, Old Stone House (Vacant). Circa 1929, one-story, two-room rectangular plan, uncut stone walls laid in irregular courses. Hipped asphalt shingle roof, stone central chimney, two windows (covered), two five-panel doors, entry porch supported by two square wooden columns with stone bases. Connected to Cumberland Trading Co. by circa 1950 corrugated tin addition. (C)
18. 254 Colwyn. Residence (originally commercial), the Old Gas Station. Circa 1929, frame with common bond brick veneer, two-story with one-story wing, concrete foundation. Enframed window wall with inlaid glazed brick decorative elements. Rectangular plan, parapet roof with concrete decorative elements at corners, chimney. 1/1 sash with wooden sills and brick lintels on second story; 6/1 sash with three-light transom, plate glass display windows on first story. Two glass and wood doors with three-light transoms. One story plastic-covered frame greenhouse addition. (C)

Cumberland Drive

19. Northwest corner Cumberland Drive and Colwyn (facing Cumberland). Fire Station. Circa 1980, concrete block with brick veneer, flat roof, asbestos shingles, rear addition, weatherboard (being bricked in), ribbed metal roof. (NC)
20. Cumberland Drive. Commercial, Cumberland Gap Gulf Service Station (Vacant). Circa 1920, one-story concrete block, flat composite roof with brick chimney, rectangular plan, two bays, double 3/1 sash windows, off-center single-leaf glass and wood entrance, gas pump connections. (C)

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21. Cumberland Drive, east side between Colwyn and Pennlyn. Monument, circa 1923, pyramid-shaped, stone with carved metal plate depicting Daniel Boone and reading "Boone Trail Highway" on top and "Daniel Boone" on bottom. (C)

Llewellyn

22. 215 Llewellyn. Residence/Storage. Unknown date (may have been built on 1913-1925 foundation), one-story irregular L-plan with shed porch supported by a two-by-four post, tar paper roof, sheet board over frame, stone foundation, street facade has only a wood and glass single-leaf door, the northeast facade has the same kind of door and two sliding windows. (NC)
23. 216 Llewellyn. Residence. Circa 1901-1906, one-story, irregular front gable with asphalt shingles, aluminum siding and shutters, stone foundation, symmetrical facade with 6/6 sash, centered single-leaf door with pent roof and hood, lean-to rear addition and side addition (circa 1925). (C)

Pennlyn

24. 209 Pennlyn. Residence, Dr. Stone House. Circa 1891, two-story frame, plaster-covered foundation, rectangular plan, asbestos siding, full width one-story shed porch with center gable, square supports, center two-story tower with bell-shaped roof, flanking single-leaf entrances, double interior chimneys, hipped roof with center gable, 1/1 sash, wooden shutters, asbestos roof shingles. (C)

Outbuilding: One-story frame garage, asbestos siding.
Post-1940. (NC)

25. 210 Pennlyn. Residence, Dr. J. S. Morrison House. Circa 1891, Queen Anne influence, two-story frame, rusticated stone foundation, asbestos siding, tin-standing seam cross-gable roof, L-plan, one-story partial width shed porch with weatherboard-covered porch supports, 1/1 sash, squared bay windows with centered gable with sunburst detail, interior brick chimney, bargeboard and stick work, heavy bracketing and sunburst detail on facade. (C)
26. 211 Pennlyn. Residence, Bumgarten House. Circa 1920, three-story frame, concrete block, raised foundation, asbestos siding, tin standing seam gable roof with twin cross gables, rectangular plan, 1/1

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sash, gable roof full width single story porch with square posts and wooden balustrade supported by first floor concrete block piers, wooden staircase leading to porch, exterior chimneys with asbestos siding. Moved from original location to present site, 1984. (NC)

27. 214 Pennlyn. Residence. Circa 1891, Queen Anne influence, two-story frame, stone foundation, weatherboard siding, metal seamed gable roof, one-story wing, L-shaped plan, one-story shed roof partial porch with wood posts and brackets, interior and exterior chimneys, single-leaf entry, 2/2 sash windows, one-story addition (circa 1901). (C)
28. 215 Pennlyn. Residence. Circa 1891, two-story frame, stone foundation, weatherboard siding, metal seamed gable roof with one story wing with asbestos shingles, center cross gable on west facade, L-shaped plan, partial one-story shed roof porch with wood supports and railing, interior brick chimney, single-leaf entry with lights, 6/6 sash windows, one-story rear addition with shed roof. (C)
29. 216 Pennlyn. Residence, Parsonage. Circa 1926, one-and-one-half-story frame, stone foundation, asbestos siding, metal seamed side gabled roof with center cross gable, 2/2 sash windows, full width porch with shed roof, five square wood supports on wooden piers, rear one-story addition with shed roof, one-story side addition connecting structure with church. (C)
30. 217 Pennlyn. The Church of the Living God (formerly Cumberland Gap Methodist Church). Circa 1905, Gothic Revival influence, one-story frame structure, stone foundation, weatherboard siding, metal seamed gable roof, rectangular plan, flanking square tower containing double-leaf entrance with multi-light arched transom, cross gable roof with fishscale shingles and decorative stick detail, arched ventilation openings with wooden slats, multi-light stained glass windows in Gothic arches. (C)
31. 218 Pennlyn. Residence, Overton House. Circa 1898, Queen Anne influence, two-story brick, common bond, stone foundation, low pitch composition shingle gable roof, irregular plan with rear addition and rear porch enclosure, double interior brick corbeled chimneys, three bays each story, both stories 1/1 sash window with segmental brick arches and arched wood surrounds, off center entrance with transom and segmental brick arch, second story off center double-leaf glazed entrance with transom and segmental brick arch, both stories have double 1/1 sash bay windows in projecting gable wing, fishscale

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shingles above each bay window, open porch with three fluted wood column supports, flat porch roof with modern metal balustrade, brick retaining wall. (C)

Outbuilding: One-story shed, circa 1989, weatherboard, metal seamed roof with exposed roof rafter ends, one double and one single vertical board hinged doors. (C)

32. 219 Pennlyn. Residence. Circa 1898, Queen Anne influence, two-story frame, stone foundation, weatherboard, composite roof with cement over brick central chimney, gable and wing plan, three bays first story, double 1/1 sash windows, central entrance, 2/2 window, one-story wraparound open porch with square tapered column supports, decorative star in front gable, concrete and brick retaining wall with metal railing. (C)

Outbuilding: One-story frame shed, weatherboard, metal gable roof, two entrances. (C)

33. 220 Pennlyn. Residence. Circa 1920, Craftsman influence, two-story frame, concrete foundation, hipped roof, tile roof ridge trim, square plan, end brick chimneys, three bays first story, 1/1 sash window, single-leaf wood entrance with sidelights and transom, ribbon windows enclosing part of front porch and all of side porch, one-story side gable partially enclosed wraparound porch, brick piers with double square column supports at each porch corner, two diamond-shaped basement vents. (C)

Outbuilding: One-story concrete garage, circa 1980. (NC)

34. 224 Pennlyn. Residence, Poore House. 1913, irregular front gable with side wall gables, one-story with concrete block foundation, frame with stretcher bond brick, composition gable roof with exposed rafter tails and off-center brick chimney, 1/1 sash with arched lintels and centered entry with single-leaf door, three ribbon 6/6 sash with arched lintels, wrap around porch with Ionic columns on square brick piers and cement block foundations, rear asbestos siding addition, attached to the northwest corner of porch is a carport with asbestos siding and concrete block foundation. (C)

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Outbuilding: Circa 1925, one-story concrete block shed with sloping frame roof connected to an open wood pen which is connected to a second plywood covered frame shed with sloping frame roof. (C)

35. 225-226 Pennlyn. Commercial, Moore Building (Vacant). Circa 1891, two-story frame with weatherboard, stone foundation, flat overhanging roof with small brackets and central chimney, rectangular with two story rear addition (post-1933), asymmetrical front facade with recessed entrance covered by pent roof, 2/2 sash with wood flower box sills on first story, full-length flat tar-papered roof supported from below with two-by-four framing, southeast wall connected to a two-story log cabin addition (circa 1965) and one-story wood and brick lean-to addition (circa 1968-1970), dovetail notching and cement fill, external stone chimney, asymmetrical side gable single-leaf entrance, 8/8 sash and 6/6 sash), decorative water wheel (from Blackfox Mill) addition to northwest wall. (C)
36. 227 Pennlyn. Residence. Circa 1925, four-room plan, side gable, one-story frame with stone foundation, aluminum siding and shutters, asphalt shingle gable roof with off-center brick chimney and centered gable dormer, rear one-story addition with concrete block foundation and shed roof, 1/1 sash and paired 1/1 sash in dormer, centered entry with double-leaf wood panel doors and glass/metal storm doors, shed roof porch supported by four turned posts and decorated frieze suspended from porch ceiling. (C)
37. 235 1/2 Pennlyn. Residence. Circa 1891, Queen Anne influence, one-story wood frame, concrete block foundation, weatherboard siding, gable front and wing, asphalt shingles, decorative trusses on gable ends, 2/2 windows, semi-circular vents, brick chimney, three full-length rough-hewn square posts, circa 1906 rear addition, original wood and glass. (C)

Outbuilding: Outbuilding: One-story garage, circa 1925, cement foundation, concrete block walls, metal sheathing roof, board and batten door, double side-hinged wood doors. (C)

38. 236 Pennlyn. Residence, Nola Estep Comer House. Circa 1925, one-story frame on raised basement, cement block foundation, weatherboard

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siding, gable side and wing roof, asphalt shingles, brick chimney, 4/1 sash windows, Classical Revival gabled portico with two Doric columns. (C)

Outbuilding: One-story garage, circa 1950, cement block walls, front gable roof, asphalt shingles, vertical board and batten in gable end. (NC)

39. 238 Pennlyn. Residence, Johnson-Harmon House. Circa 1935, one-story frame, brick-over-concrete foundation, brick veneer siding, side gable roof, diamond asphalt shingles, brick chimney, rectangular plan, three 10/10 windows, five 8/8 windows, original side entrance with side gable, flat roof, one Doric column support, original double wood and glass doors, Colonial Revival gabled portico, four Doric columns, filled in transom with ornate elliptical sunburst wood carving. (C)
40. 240 Pennlyn. Residence. Circa 1930, Colonial Revival influence, one-story frame, concrete foundation, weatherboard, side-gable roof, rectangular plan with ell addition, metal sheathing roof, brick chimney, brick half-wall porch, battered piers supporting hipped roof, glass and wood door. (C)

Outbuilding: Concrete block storage shed, shed roof, asphalt tiles, wood door, circa 1950. (NC)

Outbuilding: Garage, circa 1930, cement block foundation, vertical weatherboard, front-gabled roof, metal sheathing, two pairs of side-hinged doors. (C)

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G NA

Areas of Significance (enter categories from instructions)

Commerce
Industry
Architecture

Period of Significance

1890-1940

Significant Dates

NA

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Multiple

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Cumberland Gap Historic District, located in the rural community of Cumberland Gap (population 269), Claiborne County, Tennessee, is eligible for the National Register of Historic Places under criterion A for its significance to the patterns of Claiborne County's history as a late nineteenth and early twentieth century mining town, fueled by English capitalists, and under criterion C as a significant example of late nineteenth town architecture in Claiborne County.

For over two hundred years, Cumberland Gap has served as a significant passageway to the lands west of the Appalachian mountains. The significance of this site to early American history is well documented and the National Park Service administers the Cumberland Gap National Historical Park which serves as the town's northern boundary. The town of Cumberland Gap, Tennessee, developed as the number of travelers along the Wilderness Road increased in the late eighteenth century.

Over 300,000 people traveled the Wilderness Road from 1775 to 1840. A small town, comprised of trading posts, inns, taverns, stores, and blacksmiths, evolved on the Tennessee side of the Gap. The settlement received its initial post office designation in 1803. By this time, the town also had a small industrial base, consisting of an iron furnace (located on the Virginia side of the state line, the remains are now within the boundaries of the national park) and a grist mill.

By the middle of nineteenth century, the development of railroads and the popularity of other more direct western routes left the Wilderness Road largely abandoned by travelers and the town of Cumberland Gap, whose economic structure had been largely based on serving those travelers, declined accordingly. Accounts of the community during the Civil War document a town in serious economic depression. Both the North and the South used the town as a camp as their armies struggled over the rough and

9. Major Bibliographical References

Previous documentation on file (NPS): NA

- 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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property approximately 13 acres

UTM References

A

17	261270	4053680
Zone	Easting	Northing

B

17	261780	4053540
Zone	Easting	Northing

C

17	261620	4053400
Zone	Easting	Northing

D

17	261200	4053550
Zone	Easting	Northing

Middlesboro South, TN-KY-VA

See continuation sheet

Verbal Boundary Description

The Cumberland Gap Historic District extends the lengths of Colwyn and Pennlyn Streets from the northwestern boundary of the Louisville & Nashville railroad line to the southeastern boundary of Cumberland Drive. The cross streets of Lewellyn, Brooklyn, and Merlyn are also included in the district.

See continuation sheet

Boundary Justification

The Cumberland Gap Historic District includes all properties that represent the historic and architectural development of the town.

See continuation sheet

11. Form Prepared By

name/title Graduate students in historic preservation

organization Center for Historic Preservation date May 1, 1989

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deteriorated Wilderness Road route. The movement of troops back and forth destroyed almost everything that remained of the original settlement as the armies took what they needed from the town and surrounding countryside.

This early history of Cumberland Gap is vitally important for its associations with the Wilderness Road and Civil War period. But today, only a historical archaeological site, at 219-220 Colwyn Street (#8), the foundations of the Judge J. H. S. Morrison House, remain to document the town's pre-Civil War history. The cultural resources contained within the Cumberland Gap Historic District today document a later, yet still vitally significant, chapter of Claiborne County history: the arrival of foreign capital and its impact on the renewed development of Cumberland Gap and Claiborne County during the late nineteenth and early twentieth centuries.

Foreign capitalists found the United States to be an exciting and profitable place for investment in the late nineteenth century. Throughout the undeveloped sections of the world, western capitalists poured millions of dollars into projects designed to exploit areas of rich natural resources. In the eyes of a group of English investors, the Cumberland Gap area was rich in coal, iron, and timber resources, ready for the taking.

The leader of those investors was a Canadian, Alexander Arthur, who first explored the Gap area in 1886. Arthur was convinced that the region held enough coal and iron deposits that its development would lead to the creation of a "Birmingham" of the Appalachian region. That same year, he and a group of British investors formed the American Association, Limited and purchased thousands of acres on both the Kentucky and Tennessee side of the Gap.

The Association's plan for economic development of the area was typical of other capitalistic efforts in underdeveloped lands. Middlesboro, Kentucky, was to serve as the primary base of their operations and the headquarters of the company. The Association built a massive, imposing, Richardsonian Romanesque company headquarters in Middlesboro, a building listed in the National Register of Historic Places in 1978. On the southern side of the town, the Association created two company towns which survive today: Cumberland Gap and Harrogate. Both of the settlements were to serve as feeder communities to the larger industrial concerns of Middlesboro. Here, natural resources would be loaded on the company's rail network and sent to Middlesboro for processing.

Of the two communities, Cumberland Gap was designated as the more important, as is evident in the company's construction of the two-story brick, Queen Anne-influenced American Association Building. It is located at the

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head of a newly-reconfigured town plan which consisted of two primary streets, Colwyn (which roughly follows the Old Wilderness Road route and was largely commercial) and Pennlyn (which was largely residential). The company selected the street names, which had no association with the history or original residents of the Gap, and laid out the town grid. The Association's grand plans for stores, hotels, and other businesses were never completed, but its outline still defines the town today. There is no evidence whether or not the company constructed any buildings, save for their headquarters.

From 1886 to 1891, an almost entirely new town replaced the shacks and randomly distributed buildings of old Cumberland Gap. Today nine properties remain within the proposed historic district to document the first boom, 1886-1891, in the town's history. The most significant is the American Association Building at the head of Colwyn Street. In arranging the town in such a manner that company headquarters stood at the head of the primary commercial artery (Colwyn), the American Association asserted their predominance in late nineteenth century Cumberland Gap. The company building was, and remains, the town's most imposing and aesthetically distinctive structure, a visual reminder of the American Association's power and authority over the community. This period also witnessed a population boom as the company built its own railroad to bring in new residents and workers and to transport the area's natural resources, especially iron deposits, to the processing center at Middlesboro. Exploitation of natural resources (iron and timber) was a key factor in the town's initial boom in population and building, as it would again in the 1920s when the exploitation of coal deposits fueled the town's second boom.

During the 1890s, Cumberland Gap probably would have developed more qualities typical of a company town, but the failure of Baring Brothers, an international private banking firm based in London, in 1890 spelled doom for investors across the world. It also spelled doom for the American Association's plans to further develop the Cumberland Gap area. The Gap had developed into a thriving town of about 500, the railroad was working well, and sawmills and other stores stayed busy. But the failure of Baring Brothers, and the brief financial panic that ensued, spelled doom for Cumberland Gap. New investment capital disappeared and building stopped. Also in the early 1890s, the once rich deposits of iron ore ran out and any hopes for recovery were dashed by the Panic of 1893, which began a depression that would not end at Cumberland Gap until 1898.

Indeed, the built environment of the Cumberland Gap district documents this sad turnaround. No new properties were constructed in the town until 1898, a year of general economic recovery throughout the country. But the two

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residences built in 1898 should not be taken as proof that the Cumberland Gap was booming again. While the L & N Railroad acquired control over the former American Association rail line and built a new depot for the town in circa 1900, and a few additional residences were built before the beginning of World War I, true prosperity did not return to Cumberland Gap until the wartime years and the 1920s. (The depot is extant but has been moved and placed on an inappropriate foundation, so it is not included in the nomination.)

Once again, outside investors became interested in the Gap's natural resources, especially its coal deposits. Throughout the Southern Appalachian region in the early twentieth century, capitalists created coal companies to mine the wealth of the mountains and spurred the creation of small towns to service the mines and the workers who toiled in them. Cumberland Gap prospered during the 1920s as it had during the late 1880s. While the revitalization of natural resource exploitation was important so too was the town's location on the Boone Highway, which followed the old Wilderness Road route, and brought travellers through the town on a regular basis. The town's first service stations date to the 1920s (the Pinnacle Motor Company, the Old Gas Station, and the Gulf Service Station) and the Boone Highway Association placed a historical marker in the town (behind the local school) in circa 1923. Several of the remaining commercial buildings on Colwyn Street date to this period. Of particular significance is the former restaurant "Corner Cafe" (now post office), which dates to 1926, the expansion of the Johnston Building in 1925, and the Fuson Drug Store of 1919.

The number of residences also increased during the 1920s and eight homes dating to those years remain today. Perhaps a better indicator of town growth was the construction of the two-story, brick town school (now the City Hall) in 1925. The school's construction reflects not only the influx of new families in the area and the need for a larger school because of population growth but also reflects the permanent establishment of public education as a force for reform in the community. The property is located at the end of the historic district at the intersection of Colwyn and Cumberland.

Claiborne County is home to twenty-eight Tennessee Century Farms. One would expect that a small community like Cumberland Gap would have a history dominated by agrarian concerns, just like hundreds of small towns throughout Tennessee. Nothing could be farther from the truth. Cumberland Gap's historical significance lies in its association with the general

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patterns of capitalistic exploitation of the mineral and timber resources of underdeveloped areas of America in the late nineteenth and early twentieth centuries.

In both of the town's periods of extensive activity, the late 1880s and the 1920s, major economic depressions abruptly ended prosperity and economic growth. The town never really rebounded from the Great Depression of the 1930s. Today's residents rely on the tourist traffic from Cumberland Gap National Historical Park and on job opportunities across the state line in Middlesboro. The town's relative isolation from the local major highway has resulted in the survival of a significant number of cultural resources which document the town's period of significance. Sadly the same is not true for its once sister city, Harrogate. Fires, the construction of a four-lane highway through the town, and the forces of economic change mean that Harrogate shares none of Cumberland Gap's qualities as a boom-bust company town of the turn of the century. The town of Cumberland Gap is the best representative remaining in Claiborne County of the significance of the American Association and the mining and timber industry in the county's late nineteenth and early twentieth century history.

Because of the town's economic structure, it is not surprising to find that the commercial buildings of the historic district are primarily one- and two-part commercial blocks, constructed of brick with storefront display windows and central, first floor, entrances. The decorative features are almost always confined to simple window treatments and brick corbelling. Due to the town's size and its relationship with Middlesboro, it made little sense for a merchant to construct anything more grandiose.

Stylistically the town's most dominant twentieth century influence is that associated with the Craftsman style, especially the bungalow. The stuccoed Estep house on Colwyn Street, with its companion garage, is a classic example of the bungalow form. First made popular in California by the Greene brothers and in the northeast by Gustav Stickley's The Craftsman magazine, and then widely distributed by builders and through such mail-order catalogs as Sears, Roebuck, and Company, the bungalow was a natural choice for those families locating in Cumberland Gap during the boom of the 1920s.

While few of the residences and dwellings would be architecturally distinctive enough to merit individual listing in the National Register, as a district the properties clearly represent a significant and distinguishable entity of architectural value in the context of small town architecture in Claiborne County.

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This architectural significance becomes particularly apparent when the resources of Cumberland Gap are compared to its sister city to the immediate south, Harrogate. While Harrogate shares a common history, and like Cumberland Gap, was heavily dependent on commercial and industrial development rather than agriculture, it has little architectural integrity left. A modern four-lane highway has caused much of this mischief. The town retains almost no sense of place and totally lacks Cumberland Gap's outstanding historical setting. Indeed, Cumberland Gap is perhaps the outstanding representative of small-town architecture in Claiborne County.

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Cumberland Gap Historic District
Colwyn and Pennlyn Streets between
the Cumberland and CSX railroads
Cumberland Gap, Claiborne County, Tennessee
Photos by: C. V. West
Date: February 1989
Negs: Tennessee Historical Commission
Nashville, Tennessee

Facing southerly, Colwyn Street
#1 of 19

Facing easterly, U. S. Post Office
#2 of 19

Facing northeast, 212-213 Colwyn
#3 of 19

Facing southeast, American Association Headquarters
#4 of 19

Facing southerly, Colwyn Street
#5 of 19

Facing southerly, Pennlyn Street
#6 of 19

Facing westerly, Pennlyn Street
#7 of 19

Facing westerly, Pennlyn Street
#8 of 19

Facing north, Church of the Living God, 217 Pennlyn
#9 of 19

Facing westerly, Pennlyn Street
#10 of 19

Facing westerly, Pennlyn Street
#11 of 19

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Facing northerly, Colwyn Street
#12 of 19

Facing easterly, Pennlyn Street
#13 of 19

Facing north, 219 Pennlyn Street
#14 of 19

Facing northwest, Cumberland Gap Overview
#15 of 19

Facing north, Cumberland Gap Overview
#16 of 19

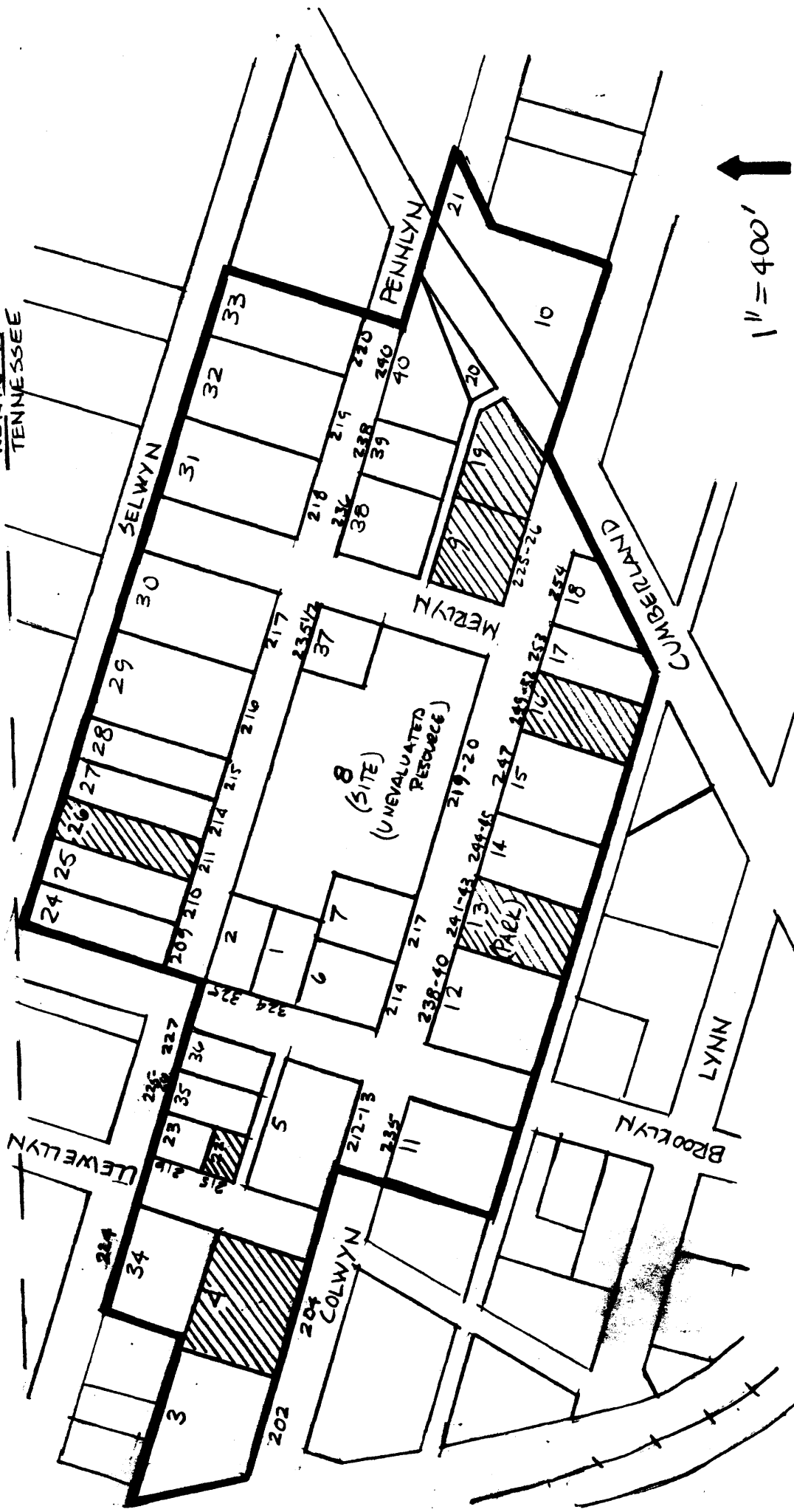
Facing southeast, City Hall
#17 of 19

Facing southwest, Old Gas Station, 254 Colwyn
#18 of 19

Facing northerly, Merlyn Street
#19 of 19

CUMBERLAND GAP HISTORIC DISTRICT
 CUMBERLAND GAP, CLAIBORNE COUNTY, TN

VIRGINIA
~~KENTUCKY~~
 TENNESSEE

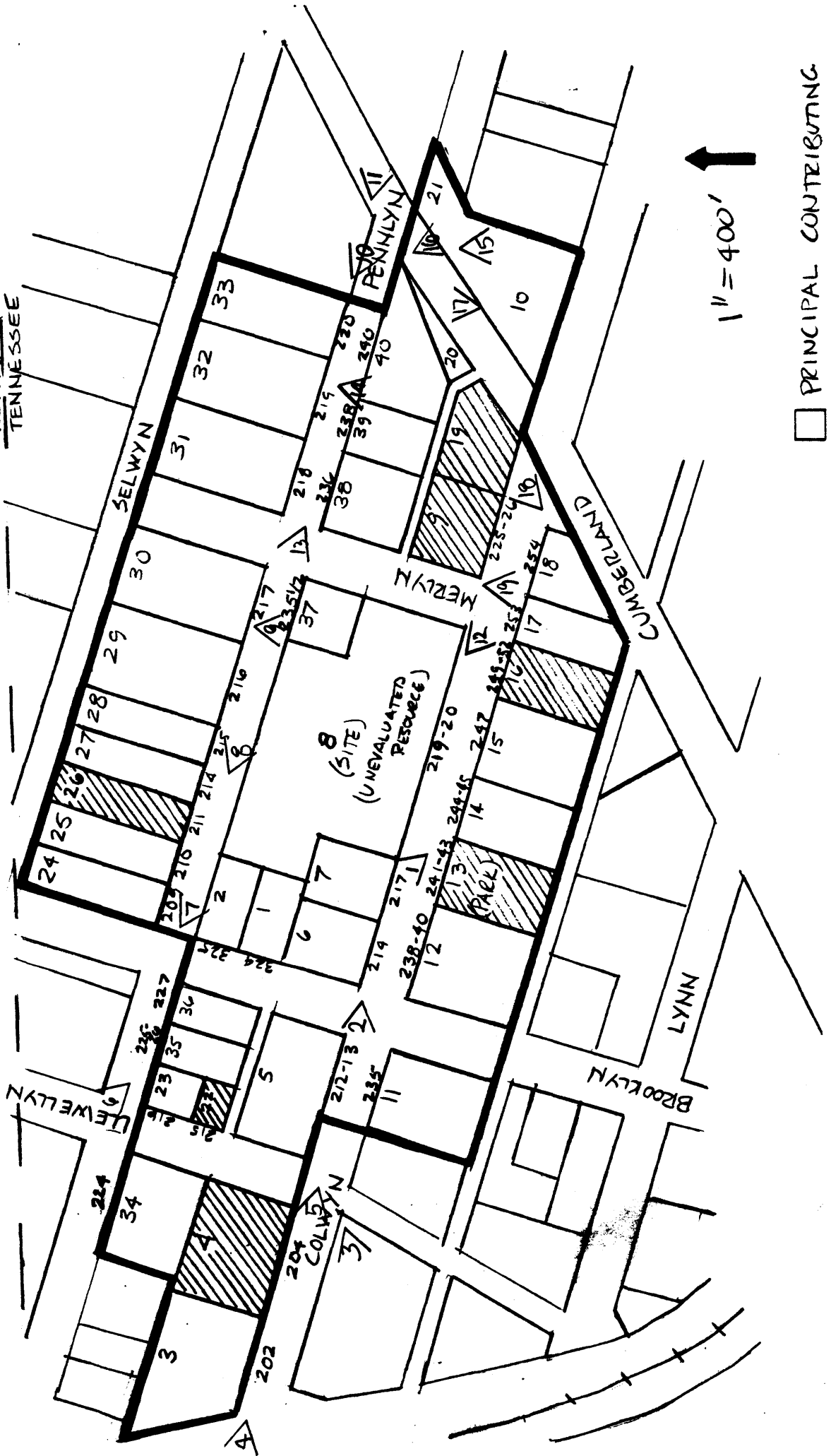


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PHOTO KEY MAP

CUMBERLAND GAP HISTORIC DISTRICT
CUMBERLAND GAP, CLAIBORNE COUNTY, TN

VIRGINIA
~~KENTUCKY~~
TENNESSEE



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