

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

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



1. Name

historic The Lenoir City Company

and/or common N/A

2. Location

street & number Depot Street - P.O. Box 220 N/A not for publication

city, town Lenoir City N/A vicinity of congressional district Second

state Tennessee code 047 county Loudon code 105

3. Classification

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

4. Owner of Property

name The Lenoir City Company

street & number Depot Street - P.O. Box 220

city, town Lenoir City N/A vicinity of state Tennessee 37771

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number Courthouse

city, town Loudon state Tennessee 37774

6. Representation in Existing Surveys

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

date N/A N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

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

Describe the present and original (if known) physical appearance

Constructed in 1890, the Lenoir City Company Office is a one story frame structure which exhibits the influence of Stick style of architecture or what is otherwise a rather single Victorian cottage. The office is located on a shaded lot which was situated so as to be readily accessible to the railroad near its south border and to the commercial blocks immediately to its north. It originally served as the ticket office serving passengers on the East Tennessee, Virginia and Georgia Railway in addition to its function as the land office for the Lenoir City Company. Primarily square in plan the office rests on a limestone foundation and is crowned by a complex hipped roof which has a single dormer containing two louvered attic vents. The exterior walls are covered in stagger butt pattern wood shingles which are broken by a belt course of tongue and groove boards at the bottom and a panelled frieze at the roof line. Windows are asymmetrically placed and include both single light and multi-light hung sash.

A projecting bay at the rear of the building was created when the area around the original exterior railroad ticket window was enclosed to provide additional office space. Another addition to the original structure is the small projecting porch which presently shelters the original front door.

The interior of the structure has undergone only minor alterations through the years. One ceiling has been slightly lowered, carpet has been added and the woodwork has been painted. The original door and window trim, wainscotting, doors and ticket window are still intact, and the interior spaces retain their integrity of feeling and association as the structure continues to function as the Lenoir City Company Office.

8. Significance

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

Specific dates 1890 **Builder/Architect** Baumann Brothers, Knoxville

Statement of Significance (in one paragraph) Criteria A,C

The Lenoir City Company Office is significant as the only surviving original building associated with the Lenoir City Company which planned and developed Lenoir City, Tennessee. This building continues to serve as the office for the Lenoir City Company which is still functioning as a land development and ownership concern. The office is additionally significant as an example of Victorian Cottage architecture.

Late in the 1880s a group of investors, principally from Knoxville, Tennessee, formed the Lenoir City Company for the expressed purpose of building and developing Lenoir City as a "manufacturing city". It was their contention that the geographic location and natural resources of this East Tennessee region would form the foundation for successful enterprises in steelworks, sawmills and lumberyards, woodworking plants, wagon spoke, handle and furniture factories, canneries and all kinds of textile mills. Toward that end they surveyed their almost 3,000 acres of land and developed the town plan for Lenoir City. On September 30, 1890, property in the development area was placed on sale. Lenoir City today is a town of almost 6,000 people; however, it never became the "manufacturing city" envisioned by its developers. The Lenoir City Company continues to operate out of its original company office and manages over 700 parcels of land still under its ownership. The original town plan for the city remains intact and Lenoir City is one of only a few commercially planned and developed towns in Tennessee.

The Lenoir City Company Office was designed by the Knoxville architectural firm of Baumann Brothers and is principally reminiscent of Victorian Cottage architecture. Despite its small size, the structure exhibits many details of Stick Style architecture which was popular in the 1890s and is the only example of such in Lenoir City.

9. Major Bibliographical References

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

Lenoir City Company, Prospectus of the Lenoir City Company, Lenoir City, Tennessee, 1891.

10. Geographical Data

Acreeage of nominated property Less than 1 acre

Quadrangle name Lenoir City, Tennessee

Quadrangle scale 1:24000

UMT References

A

1	6	7	4	7	1	8	0	3	9	6	3	9	5	0
Zone		Easting				Northing								

B

Zone		Easting				Northing							

C

Zone		Easting				Northing							

D

Zone		Easting				Northing							

E

Zone		Easting				Northing							

F

Zone		Easting				Northing							

G

Zone		Easting				Northing							

H

Zone		Easting				Northing							

Verbal boundary description and justification The property nominated consists of less than one acre and is the original lot on which the Lenoir Company Office was constructed. It is bounded as follows: Commencing at the point of the southwest corner of the intersection of Depot Street

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

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title R. Paul Cross, Historical Projects Officer

organization Tennessee Historical Commission date

street & number 4721 Trousdale Drive telephone 615/741-2371

city or town Nashville state Tennessee 37219

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

Deputy State Historic Preservation Officer signature Herbert E. Hagen

title Executive Director, Tennessee Historical Commission date 2/5/82

For HCRS use only	
I hereby certify that this property is included in the National Register	Entered in the National Register
<u>Melonia Byers</u>	date <u>3/19/82</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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



Continuation sheet

Item number 10

Page 2

and Bank Street and proceeding thence 110' south along Bank Street to a corner, and thence 130' west to a corner, and thence 79' northwest along A Street to a corner, and thence 200' northeast along Depot Street to the point of origin.