

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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NATIONAL
REGISTER

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 Sims, John Green, House
other names/site number N/A

2. Location

street & number Normandy Road not for publication
city, town Wartrace vicinity
state Tennessee code TN county Bedford code TN 003 zip code 37183

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>5</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>5</u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register N/A

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 L. Singer 10/5/87
Signature of certifying official 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.

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. 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:)

Alan Byers 11-5-87
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne / Queen Anne-Eastlake

Materials (enter categories from instructions)

foundation Limestone

walls Weatherboard

roof Tin

other Wood porch and trim

Describe present and historic physical appearance.

The John Green Sims House, located approximately one mile southwest of Wartrace, in Bedford County, Tennessee, is a two-story frame, Queen Anne dwelling with Eastlake detailing. The house has three main bays with a wrap-around porch and two second story balconies. A pressed metal, cross gable roof with two corbeled interior brick chimneys tops the building and supporting the whole is a continuous rough cut, stone foundation. The house, built in 1884, is a good example of a transitional architectural style from the earlier Italianate style to the Victorian Queen Anne/ Eastlake style. The bay window on the main (east) facade, with paired brackets and flat hipped roof, is an Italianate characteristic, while the wrap-around porch with its decorative spindlework and gable decoration is typically Queen Anne with Eastlake influences.

The main gable bay end of the Sims House, facing east, protrudes to form a tripartite bay window with an almost flat, hipped roof over the bay. Along the cornice of this bay roof are paired Italianate brackets, with single panels between them to simulate transoms above the double-hung, single pane, sash windows. Three paneled aprons are located below the window sills. On the upper level of this gable end are paired windows crowned with triangular hoodmolds. The roof line of the main (east) facade has a raked cornice with gable corner trim and decorative brackets. The central bay of the main (east) facade features a recessed entrance and is the starting point of a heavily embellished, Eastlake, wrap-around porch which features a decorative spindlework frieze supported by square chamfered porch posts with brackets in small "P" shaped designs. A balustrade runs the length of the porch, its cutout design echoed in the two second story balconies.

The walnut entrance door is a single panel, wood and glass combination, crowned with a broken scroll pediment joining the top rails. Below the locking rail is a panel with delicate sawtooth trim above a curved leaf-shaped carving. A raised wooden bar is set below this and is surrounded with four circular corner molds. Above the door is a glass, single light transom. The entrance is emphasized by a second story porch with an open gable for the roof, with molded exposed rafters. Other details include the quatrefoil molding in the gable, brackets, and a balustrade.

The most notable feature of the north facade is a canted bay window, capped with a one bay balcony on the second story. The window is almost identical

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Sims, John Green, House

to the one described previously, but is adorned by two curved corner brackets with pendants and is covered by a flatter, hipped roof, rather than an open gable. This section pleasantly interrupts the wrap-around porch which is continued to the rear. Two side entries on this facade are evident, both of which are panel and glass combinations topped by three light transoms.

In the rear (west) of the house is a small, shed roof, frame addition, sheathed in aluminum siding. This is the only section of the house that has obtrusive siding, and the owners have no intentions of extending the siding to the main body of the house. The addition does not detract from the overall feeling of the house, as it is not visible from the road, the entrance, nor other principal views.

The south facade is relatively plain with three sash windows, with the pedimented hoodmolds being the only ornamentation on the first floor, and a double, one-over-one-light, sash window with an adjoining hoodmold set with the gable on the upper level. This gable features identical ornamentation to the gable ornamentation on the first bay of the east facade.

The interior of the house opens into the entrance hall which features a grand walnut carved staircase, which repeats the quatrefoil and rosette molds evident on the exterior of the house. The floors are of Georgia pine, laid out in an east/west direction with a six inch baseboard of poplar that is grained. The walls are plaster, but were covered with panelling in the 1960s. This has recently been removed and wallpapered by the present owners. The ceiling is of beaded boards.

Opening into the parlor is a ten-paneled poplar door which displays excellent graining techniques, and is topped by a three-light transom. On the north side of the parlor is a tripartite bay window which retains the original, grained shutters and fluted window surrounds. The window surrounds simulate pilasters between each window and feature rosette motifs at the corners. Below the sills are single paneled aprons of poplar which meet the baseboard at each end. On the opposite wall is a heavily carved mantel above an arched cast iron grill. There is a one-over-one-light, sash window on the south wall with the same fenestration as the bay windows. The ceiling is plaster covered with a 1930s wallpaper.

The entrance hall opens into the dining room to the west through a four-paneled, poplar door with a three-light transom. This room is bounded to the north with the other tripartite bay window, which also retains its original shutters and fluted window surrounds. The window surrounds and shutters are grained and serve a two-fold purpose as a passage to the side

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porch and as a means of ventilation. There are four similar doors in this room; two provide access to the porch, one to the servery, and the other to the sitting room. The pine floor is exposed and is laid in a north/south direction; the ceiling is of beaded boards. The room was once heated with the fireplace on the south wall which features a carved poplar mantel with a rectangular cast iron grill.

The sitting room, located to the south of the dining room, has pine floors laid in a north/south direction, a ceiling of beaded boards, a six inch baseboard, and a closed fireplace with a carved mantel. A modern bathroom has been installed to the west of this room. The original window with its fluted surround remains. This room, which originally served as a sitting room, once opened into the servery. The original door remains and is identical to the previously described doors, except that it is surmounted by a two-light transom.

The servery presently is used as a hall, connecting the dining room to the kitchen. A pantry, two-and-a-half feet deep, occupies the south wall with a door opening into the side porch opposite. The present owners have installed a modern kitchen in the original location, while keeping the original doors and windows. The door on the south wall once opened into a small side porch which was removed circa 1940 when the kitchen was converted into a sitting room. All of the rooms on the first floor have twelve foot ceilings and have been restored as much as possible to their original appearance since 1984.

The second floor is composed of three bedrooms, arranged around the stair hall. The stairs rise to meet a small balcony on the main facade, accessible through a small, narrow one-over-one-light sash window. The ceilings in each of the rooms are of beaded boards, and the doors are of poplar, each four panels. The fireplaces in the two rooms to the west have been removed to install built-in closets.

The bedrooms on the east retains the original fireplace, which features an open cast iron grill below a simple carved mantel. It is complemented by the exposed pine floor which is laid in a north/west direction. The ceilings in this room, and the one behind it, are sloped. The west bedroom has carpet, and sheet rock has been applied to the walls. On the north wall are two one-over-one-light sash windows which open onto a portico.

There are five early twentieth century outbuildings associated with the John Green Sims House. These include a well house and a smokehouse both located to the south of the house, built circa 1900. The smokehouse is a small rectangular frame building with a gable roof of wooden shakes. The

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well house is a simple shelter consisting of four posts with a pyramidal standing seam tin roof sheltering the original well area. A small double privy with a gable roof of metal, circa 1920, stands to the west of the house. Also on the property is a circa 1925 frame shed with two side shed wings and a metal gable roof and a circa 1900 small frame barn with metal gable roof. All of the outbuildings are non-contributing.

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 N/A

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1884

Significant Dates
1884

Cultural Affiliation

N/A

Significant Person
N/A

Architect/Builder
Unknown

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

The John Green Sims House, located on the Normandy Road one mile southeast of the historic community of Wartrace, is nominated under National Register criterion C for its architectural significance in Bedford County, Tennessee. Situated on an ideal site among rolling hills, this two story Queen Anne/Eastlake style building is one of the most intact late nineteenth century houses in the area. Being very irregular in plan with multiple gables, two bay windows, two second floor porticoes, and a heavily embellished wrap-around porch, the 1884 house is a revealing representation of the Victorian builders' desire to escape from the ordered, symmetrical plans of earlier styles.

The house was built in 1884 for John Green Sims and his wife Mary (Wright) Sims on land purchased by John's father, Jerry Cleveland Sims, a local merchant and farmer. It is believed to be a copy of a similar house in Nashville admired by the family, although there is no known documentation to prove this belief. In December 1944, the house passed to Lucius B. Sims, the son of John Green Sims, who occupied it until 1965. Subsequent owners converted the second floor into an apartment with the addition of a bathroom and panelling was added to several of the rooms. In 1984, Kevin P. Wright, with his wife, Paula, bought the property and have since returned the house, as much as possible, to its original state.

The interior retains many of its original features, including an impressive carved walnut staircase; all of the four-paneled doors, some with graining; two complete sets of interior shutters which continue to function; fluted door and window surrounds; and several carved mantels with cast iron grills in decorative patterns.

There are very few surviving examples of this type of Queen Anne house located in the northeastern section of Bedford County. The majority of comparable examples that exist are located in the corporate limits of Wartrace and include 107 Main Street, a simple two story frame house, circa 1900, that has lost some of its architectural integrity due to the application of aluminum siding. Also in Wartrace at 113 Main Street, is a

See continuation sheet

9. Major Bibliographical References

Personal Interviews with Jerry Cook, Local Historian of Bedford County, 1985.
Personal Interviews with Paula Wright and Mary Sims, 1985.
Deed Books and Court Records, Bedford County Court House, Shelbyville, TN.

See continuation sheet

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
Specify repository: _____

10. Geographical Data

Acreage of property 3.65 acres

UTM References

A

1	6	5	6	15	4	0	3	9	3	0	9	8	0
Zone		Easting				Northing							

C

Zone		Easting				Northing							

B

Zone		Easting				Northing							

D

Zone		Easting				Northing							

Wartrace, TN 78SE

See continuation sheet

Verbal Boundary Description

The nominated area for the John Green Sims House is irregular in shape and is bounded on the north and east by the Normandy-Wartrace Road, and on the south and west by adjacent property lines. See Tax Map.

See continuation sheet

Boundary Justification

The boundary for the John Green Sims House includes sufficient property to protect the architectural and historic integrity of the building.

See continuation sheet

11. Form Prepared By

name/title Miranda T. Roche, Preservation Assistant
organization South Central Tennessee Development date July 10, 1987
street & number P.O. Box 1346 Dist. telephone
city or town Columbia state TN zip code 38402

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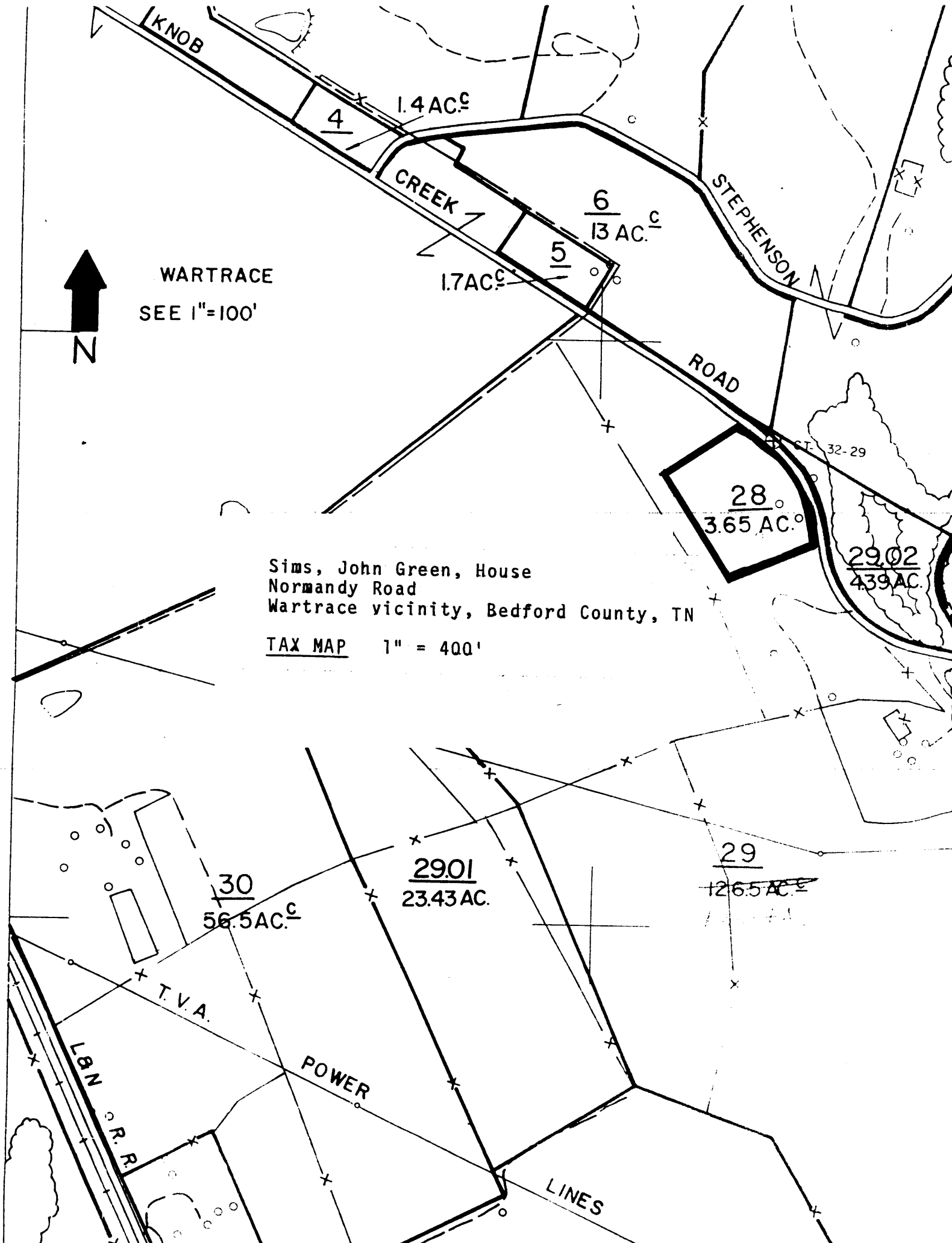
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significant frame Queen Anne house built in 1906. However, the house is much later than the Sims House and displays a Classical influence rather than an Eastlake influence evident on the Ionic columns on the circular porch. The house at 221 College Street is also similar, built in 1889 it is a comparable two story frame dwelling with similar irregular plan, but the house is significantly smaller in size and has little Eastlake decoration.

There are only two Queen Anne style houses listed on the National Register in Bedford County, the Gov. Prentice Cooper House in Shelbyville (NR 6/5/75) and the Henry A. Clark House in Wartrace (NR 8/30/85). Both of these houses are brick and have a formal, Classical influence rather than Eastlake. The John Green Sims House retains its integrity and is an excellent example of a Queen Anne residence with Eastlake detailing in Bedford County.



WARTRACE
SEE 1"=100'



Sims, John Green, House
Normandy Road
Wartrace vicinity, Bedford County, TN

TAX MAP 1" = 400'

4
1.4 AC.±

CREEK

6
13 AC.±

STEPHENSON

5
1.7 AC.±

ROAD

28
3.65 AC.±

29.02
439 AC.

30
56.5 AC.±

29.01
23.43 AC.

29
126.5 AC.±

T.V.A.

POWER

LINES

L.B.N.
R.R.