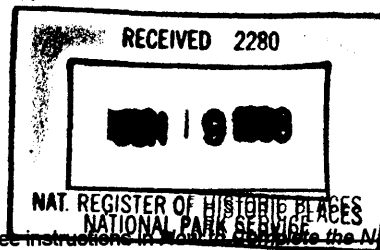


United States Department of the Interior
National Park Service



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 *Nominating or Requesting Determinations for 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 Owen, Charles, House
other names/site number Boyd, H. T. House, Owen - Boyd House

2. Location

street & number 1019 Mayes Street not for publication N/A
city or town Sweetwater vicinity N/A
state Tennessee code TN county Monroe code 123 zip code 37874

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. Huger 6/11/98
Signature of certifying official/Title 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:) _____

Signature of the Keeper Edson H. Beall Date of Action 7-15-98

Owen, Charles, House
Name of Property

Monroe County, TN
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)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2	1	buildings
		sites
		structures
		objects
2	1	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)

Federal and OTHER: Queen Anne Influenced

Materials
(Enter categories from instructions)

foundation BRICK

walls BRICK; weatherboard

roof ASPHALT SHINGLE

other WOOD, GLASS

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 whose 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 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

EARLY SETTLEMENT
ARCHITECTURE

Period of Significance

circa 1827 - 1947

Significant Dates

1827; 1857; 1929

Significant Person

(complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

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:

East Tennessee Development District

Owen, Charles, House
Name of Property

Monroe County, TN
County and State

10. Geographical Data

Acreage of Property 2.3 acres

UTM References

(place additional UTM references on a continuation sheet.)

1 16 729800 3943300
Zone Easting Northing
2 _____

Sweetwater, TN 131SW

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 Kimberly Murphy, Historic Preservation Planner
organization East Tennessee Development District date October 1997
street & number Post Office Box 19806 telephone 423 588-8553
city or town Knoxville state TN zip code 37939

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 Ms. Jo Linehan
street & number 1019 Mayes Street telephone 423 337-7128
city or town Sweetwater state TN zip code 37874

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 Reductions Projects (1024-0018), Washington, DC 20303.

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Charles Owen House, Monroe County, Tennessee

NARRATIVE DESCRIPTION

The Owen-Boyd House is located at the corner of Oakland and Mayes Streets in Sweetwater, Monroe County, Tennessee, approximately forty miles southwest of Knoxville. The house is sited on a large urban lot bordered by a tall hedge on the north and east. There are several very large oak trees on the property, some estimated to be as old as two hundred years. An unpaved driveway curves from the northeast corner of the lot towards the house. On the property is a wood frame garage located close to the house (contributing), and one 1991 non-contributing cottage.

The original two-story part of the dwelling was constructed of handmade brick in 1827. A one story vernacular Victorian frame addition was built onto the west (rear) elevation circa 1857. Improvements and remodeling of the house throughout its 150-year history have been high quality and exhibit Federal, vernacular Victorian, and some Colonial Revival details. The interior retains the original central hall and parlor plan, and contains decorative elements from the mid-19th century.

The house has a brick foundation, a gable roof of asphalt shingles, and a central hall and parlor plan. The windows in the original 1827 section were probably replaced in the late nineteenth century with one-over-one double hung wood sash windows. Historic photographs taken circa 1925 show a full width porch on the front of the house with chamfered wood columns and sawn brackets. The windows are one-over-one and are protected by louvered wood shutters. The porch on the north elevation is screened; the south porch is not. The front porch was probably removed circa 1929, when Dr. H. T. Boyd purchased the house.

The original part of the house is of handmade brick laid in four-course common bond. The primary (east) elevation has five bays with a recessed central entry with a paneled wood door and a five-light transom. Brick steps with wrought iron handrails lead to the front door. The Colonial Revival door surround was most likely added circa 1929. It has a dentilated pediment above fluted square pilasters. A screened door with a wood frame was added and the exterior was probably painted white around that time as well. The wood floor sill separating the first and second stories is visible in the facade and has the appearance of a belt course. This is most likely where the full-width porch was anchored. The windows are one-over-one wood sash and retain the original wood lintels, sills, and louvered shutters. These windows are not original and were probably replaced either when the frame addition was

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Charles Owen House, Monroe County, Tennessee

constructed or later in the nineteenth century. The upper story window openings are narrower than those in the lower story.

On the north and south elevations are exterior end chimneys with corbelled brick tops. There are no windows in these elevations. A circa 1925 photograph shows a roof in poor condition, possibly of asphalt or composition shingles. An exterior access to the cellar is located on the north side of the house and is covered with double wood doors.

The west, or rear, elevation has been altered with the construction of a circa 1857 addition. The addition is of frame construction with weatherboard cladding, and has a brick pier foundation which has been filled in, and a gabled roof. The addition has a T-shaped plan and is comprised of two rooms connected to the brick house by way of a central room with a porch on either side of it. The windows in the addition are one-over-one and have the original working shutters. The addition has such vernacular Victorian details as decorative gable ornaments and the porches retain original brackets, rails, stiles, and friezes. The original cresting at the roof line of each of the side porches has been repaired and restored as needed.

The north porch is shown screened in a circa 1925 photograph and remains screened in. It retains a wood floor, turned columns, frieze, and a beaded board ceiling. There are two one-over-one windows in the north gabled end of the addition. The gable field is decorated with sawn ornamentation.

The west elevation is a classic example of a vernacular Victorian type with a centered gable and an almost symmetrical facade. There is an inset porch in the west elevation. At the south end of the elevation is a door which has been blocked on the interior. An entry leads from the north end of the porch to the kitchen wing. The gable has a decorative sawn bargeboard.

The porch on the south elevation has been enclosed with glass. The glass has been placed inside the original porch columns. One end of the porch has been converted to a bathroom. The new interior dividing wall was placed directly behind a column. Original windows and doors were left intact, as were all decorative pieces - the frieze, brackets, floor, ceiling; the glass was simply attached on the inside to preserve the look of the porch on the outside. Small brick steps were constructed from the new glass porch door to the existing brick walk outside. There is one window in the south gabled end of the addition. The gable field is decorated with sawn ornamentation.

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Charles Owen House, Monroe County, Tennessee

The interior of the house retains its original hall and parlor plan. Hardwood floors have been preserved throughout the house. There are two parlors on either side of an entry hall which contains a staircase with turned balusters and newels. The solid wood doors throughout the house are paneled, as are the arches. The door and window frames are undecorated, with simple post and lintel construction. Some early twentieth century light fixtures remain throughout the house.

The north parlor functions as a living room. There is a fireplace on the north wall with a wood mantel and glazed facing tiles and hearth tiles. The tiles appear to be mid-19th century additions to an earlier mantel. The fireplace also has a decorative cast iron grate.

The south parlor is used as a master bedroom. There is a fireplace in the south wall which has an original wood mantel but appears to have been updated circa 1950 with a red brick surround. The hearth is open. A small bathroom is located off the southwest corner of the room, in the enclosed porch. The door to this bathroom was cut through an existing window. Another window was converted to a door which leads to the central parlor in the 1857 addition.

The stairs from the central hall take a quarter turn at the top before leading to the second floor landing. The posts at the top of the stairs are turned and have decorative newels. There is a window at each end of the landing, in the east and west walls of the house. There are two rooms upstairs with fireplaces on the exterior walls. These rooms are used for storage at present. Below the stairs is a door which gives access to the basement. A paneled wood door way leads from below the staircase to a central parlor in the 1857 addition.

This central parlor is located behind, or west of the entry hall, between the two side porches. There is a fireplace in the west wall with a simple wood mantel and a decorative cast iron grate and a slate hearth. The fireplace has a fluted column and relief carving in a fleur-de-lis motif in the frieze. There is a paneled wood and glass door leading to a sunroom in the glassed-in south porch. The original exterior wood siding and a window opening have been preserved. There is a paneled wood door in the west wall which formerly led to the dining room.

The rear wing is comprised of the dining room in the center with a bedroom in the south ell and the kitchen in the north ell. The dining room is located directly west of the central parlor and has a fireplace on the east wall. The fireplace has a wood mantel. There is a door in the north wall leading to the kitchen, and a door in the

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Charles Owen House, Monroe County, Tennessee

south wall leading to a rear bedroom. The doorway to the central parlor has been covered over

The rear bedroom is located in the south ell of the 1857 addition. The mantel has been removed and the fireplace has been enclosed, however, the original storage cabinets in the east side of the fireplace are still in use. They have paneled, accordion style doors. There is a paneled door on the west side of the fireplace. A small bathroom has been added behind the fireplace, with an original window in the south wall. This space may have been an service hallway.

The kitchen is located in the south ell of the 1957 addition. It is the most modern section of the house. There is a brick chimney flue in the center of the north wall which is flanked by two paneled doors. The north door leads to a laundry room and the south door leads to a pantry. There are windows in each of these rooms. A work island is located in the middle of the kitchen and there are counters on the west and south walls. An exterior door in the south wall leads to the inset rear porch. Another door in the east wall leads to the screened north porch.

There are two secondary structures on the property. A small mid- to late- nineteenth century carriage house is located just northeast of the rear corner of the house. It is of frame construction with vertical board siding and has a gable roof of asphalt shingles. It has a brick foundation and vertical board siding. The original doors have large iron strap hinges. The east elevation has a single width board and batten door with shed roof hood. There is a rectangular screened vent in the gable field. The west elevation has double vertical batten doors that are almost as wide as the building itself. There is a rectangular screened vent in this gable field as well. This building is a contributing structure.

A frame cottage was constructed in 1991 on the site of the original kitchen. It has three-over-one double hung wood frame windows, a centered entry with w wood and glass door, and a gable roof which overhangs a full-width porch. It is separated from the main house by a moderate size yard, hedges, and trees and does not visually impact the house. It is not readily visible from Mayes Avenue or Oakland Road. This building is used as an office and antique shop by the property owner.

The primary part of the property, that is, the section containing the house and yard, is bordered by thick hedges. There is a line of trees marking the boundary of the driveway. These trees are significant features of the historic landscape. The driveway configuration is shown in a 1940 aerial photo, establishing that its location is more

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Charles Owen House, Monroe County, Tennessee

than fifty years old and probably older. There is a wooded area behind the house, defining the yard space and buffering the noncontributing 1991 cottage from the primary contributing resource. Park Street forms a logical western boundary.

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Charles Owen House, Monroe County, Tennessee

STATEMENT OF SIGNIFICANCE

The Owen-Boyd House in Sweetwater, Monroe County, Tennessee, is being nominated to the National Register under Criteria A, and C for its significance in the history and architecture of Monroe County. The house displays three distinct architectural styles and is representative of changing tastes in its 150-year history. The oldest section of the house retains its Federal plan and many interior details, while the rear addition is typical of the vernacular Victorian styles popular in the mid-nineteenth century. Finally, the house has a few Colonial Revival details that were added circa 1929, when Dr. H. T. Boyd purchased the house.

Monroe County was one of the twenty-three counties created in Tennessee from newly opened Indian lands between 1806 and 1819. The town of Sweetwater was first settled in 1826, and incorporated in 1897. The East Tennessee and Georgia Railroad was constructed through town in 1858 and contributed greatly to its growth. Sweetwater became an agricultural and manufacturing center that evolved into the most important rail stop between Knoxville and Chattanooga by 1887.

In 1835, the Tennessee legislature divided Monroe County into seventeen civil districts, with the first district centered around the town of Sweet Water, as it was then called. The election ground for the first district was Charles Owen's house. Charles Owen was a Monroe County pioneer and prominent member of the community. The house was later the home of his son, Jesse Franklin Owen, who served in the Tennessee General Assembly from 1869 to 1871. Because the house served as the Election Ground for the First Civil District, it is eligible under criterion A for its significance in the development of government in Monroe County.

Charles Owen was born in Allegheny County, Pennsylvania, in 1793, the second of seven children. His parents settled in Tennessee in 1794 or 1795. He purchased 160 acres in the Sweetwater Valley in 1827 from Charles Matlock and immediately constructed "a brick house at the fork of the Pond Creek and Philadelphia Roads."¹ Owen was primarily a farmer but established a reputation as a money lender and broker. He was an elder in the Presbyterian Church, an anti-slavery advocate, and spoke out against the reunion of the New School Presbyterian Church (abolitionist) and the Old School Presbyterian Church in 1866. He apparently had a change of heart because he was admitted to the united church within days of his objection.

¹William B. Lenoir, *History of Sweetwater Valley*, (Richmond, VA, 1916; reprint, Baltimore: Regional Publishing Company, 1976), 261 (page references are to reprint edition).

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Charles Owen House, Monroe County, Tennessee

Jesse Franklin Owen was the eighth child (of fourteen) born in Sweetwater to Charles and Louisa Berry Owen in 1833. In 1857, he traveled to California with other young men from Monroe County but returned none the richer in 1860. He enrolled for military duty in Nashville in February 1864 as a Second Lieutenant in Company F of the Tenth Tennessee Cavalry (U.S.A.), and served until August 1865.

Owen served in Tennessee's thirty-sixth General Assembly, under Governor Dewitt Clinton Senter, 1869–1871. The biggest challenge to Senter's post-Civil War administration was complete representation of all Tennesseans in state government. Although Owen had served as a lieutenant in the Union Army, he fought the disenfranchisement of Confederate sympathizers, whose participation in government was limited. Senter's administration is distinguished for the Constitutional Convention of 1870 which adopted the state constitution now in use. Suffrage was granted to African-Americans, although with it came a poll tax which prevented many of them from exercising their newly won right to vote.

Owen returned to Sweetwater in 1871 and was appointed as Postmaster in 1873. He served in that post until 1881 and was reappointed from 1889 until 1893, serving a total of twelve years. He also served as an alderman and was elected to one term as Sweetwater's mayor. Jesse Owen died in Sweetwater in 1895.

The house stayed in the Owen family until it was purchased in 1929 by Dr. H.T. Boyd, a dentist who maintained his office in the front parlor, selling hairpieces as well as dentures. He was elected as an alderman in 1903 and in 1905 was appointed to the city's electric light committee, created to look after contracts for lights in the town. Boyd was elected to two terms as mayor and served from 1924 until 1928. The benchmarks of his terms include the appointment of the city's first tax assessor (for .50 per assessment), the passing of an ordinance regulating motion pictures, and an ordinance fixing the street tax, declaring that all male citizens of the town between the ages of twenty-one and forty-five were to work in the streets twenty hours each year or pay to the recorder a sum of five dollars for the entire year.

Frances Boyd inherited the house in 1933 and lived there until the late 1980s. It is possible that the Colonial Revival changes to the entrance were made either by H. T. Boyd circa 1929 or by Frances Boyd, circa 1933. These changes reflect a common practice in the early twentieth century to "Colonial-ize" older homes. Few major changes were made to the house and it reflects characteristics from the Federal and Victorian periods. Jo Linehan is only the third owner and purchased the house from a member of the Boyd family. She has added modern conveniences to the house – an

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Section number 8 Page 8

Charles Owen House, Monroe County, Tennessee

updated kitchen, modern electrical and plumbing systems – while endeavoring to preserve its architectural character.

The circa 1827 Federal style dwelling is an example of an architectural style which is not commonly found in the southern Central Valley of East Tennessee and is therefore eligible for National Register consideration under Criterion C. The house is simpler in design than other Federal style homes found in East Tennessee. It does not contain the characteristic corbelled brick cornice or the built in cabinets and cupboards in the parlors, features that are often seen in circa 1840 dwellings in the East Tennessee region.

The house is the oldest continually occupied house in the town of Sweetwater. As the seat of the First Civil District and as the home of two prominent families in Sweetwater, it is eligible under Criterion A for listing in the National Register of Historic Places. Changing trends in architectural styles are reflected in the construction of the rear addition circa 1857 and the circa 1929 addition of the Colonial Revival entry on the primary elevation. The original house and the 1857 changes retain architectural integrity, making the house eligible under Criterion C.

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Charles Owen House, Monroe County, Tennessee

MAJOR BIBLIOGRAPHICAL REFERENCES

History of Monroe County, Tennessee, Goodspeed Publishing Company, 1887.

Jackson, Albert, and David Day. *The Complete Home Restoration Manual*. New York: Simon & Schuster, 1992.

Lenoir, William B. *History of Sweetwater Valley*. Richmond, VA, 1916; reprint, Baltimore: Regional Publishing Company, 1976.

McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

McBride, Robert M., and Dan M. Robison. *Biographical Directory of the Tennessee General Assembly, Volume II: 1861 – 1901*. Nashville, TN: The Tennessee State Library and Archives and the Tennessee Historical Commission, 1979.

Sands, Sarah G. Cox. *History of Monroe County, Tennessee*. Sweetwater, TN: Sarah G. Cox Sands, 1982.

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Section number 10 Page 10

Charles Owen House, Monroe County, Tennessee

VERBAL BOUNDARY DESCRIPTION

The property is identified on the Monroe County Tax Assessor's map as Parcel 14 in Section "F". The boundary includes 2.3 acres of land which is bounded by Mayes Avenue on the east, on the north by Oakland Avenue, on the west by Park Street and on the south by an adjoining property (Parcel 15), and is shown on the accompanying tax map.

BOUNDARY JUSTIFICATION

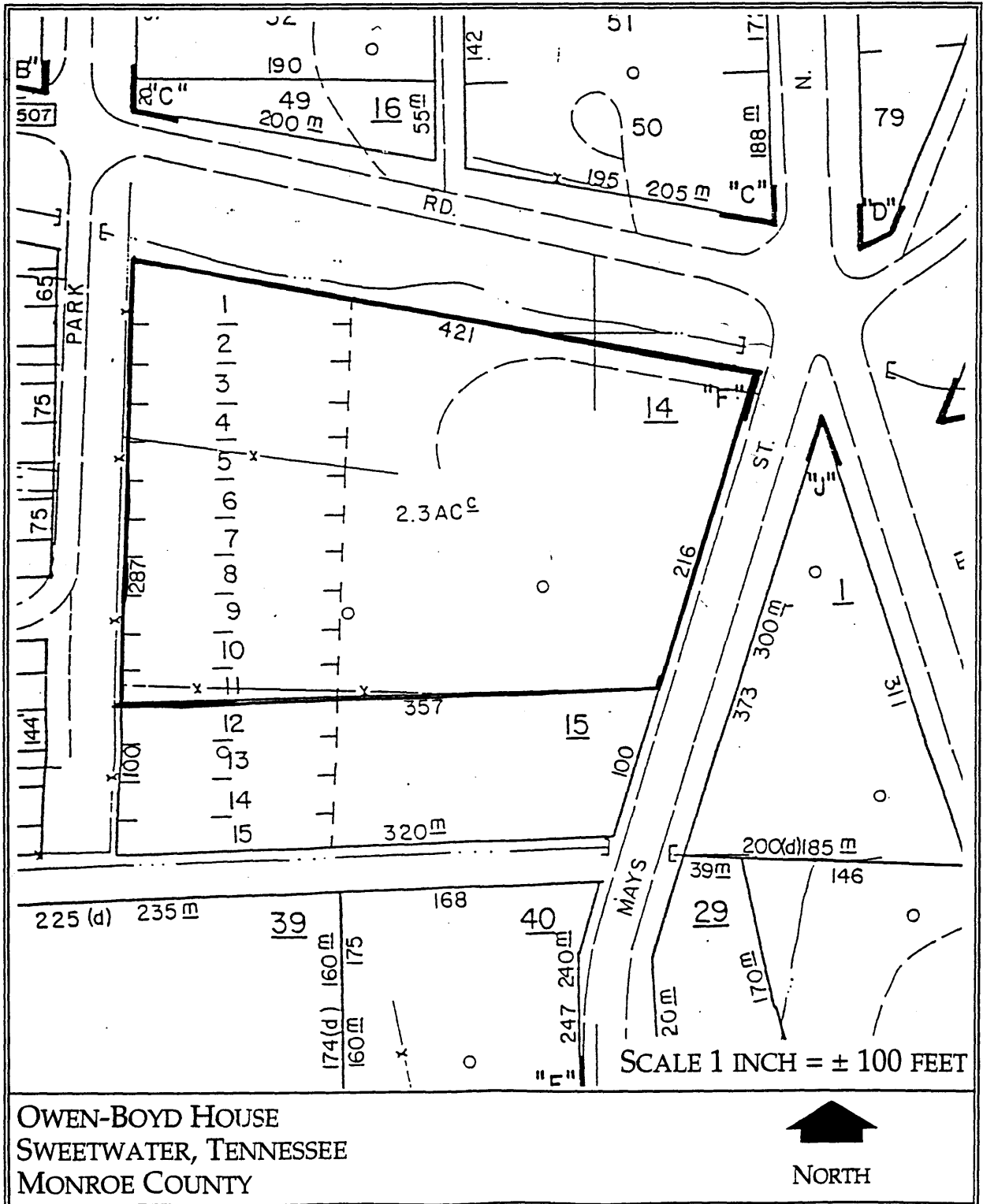
Parcel 14 includes the house and the yard surrounding it. This boundary represents the historical association of the house with this particular parcel of land. The boundary is legally defined in Deed Book 188, page 448 in the Monroe County Courthouse, Madisonville, Tennessee.

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Charles Owen House, Monroe County, Tennessee

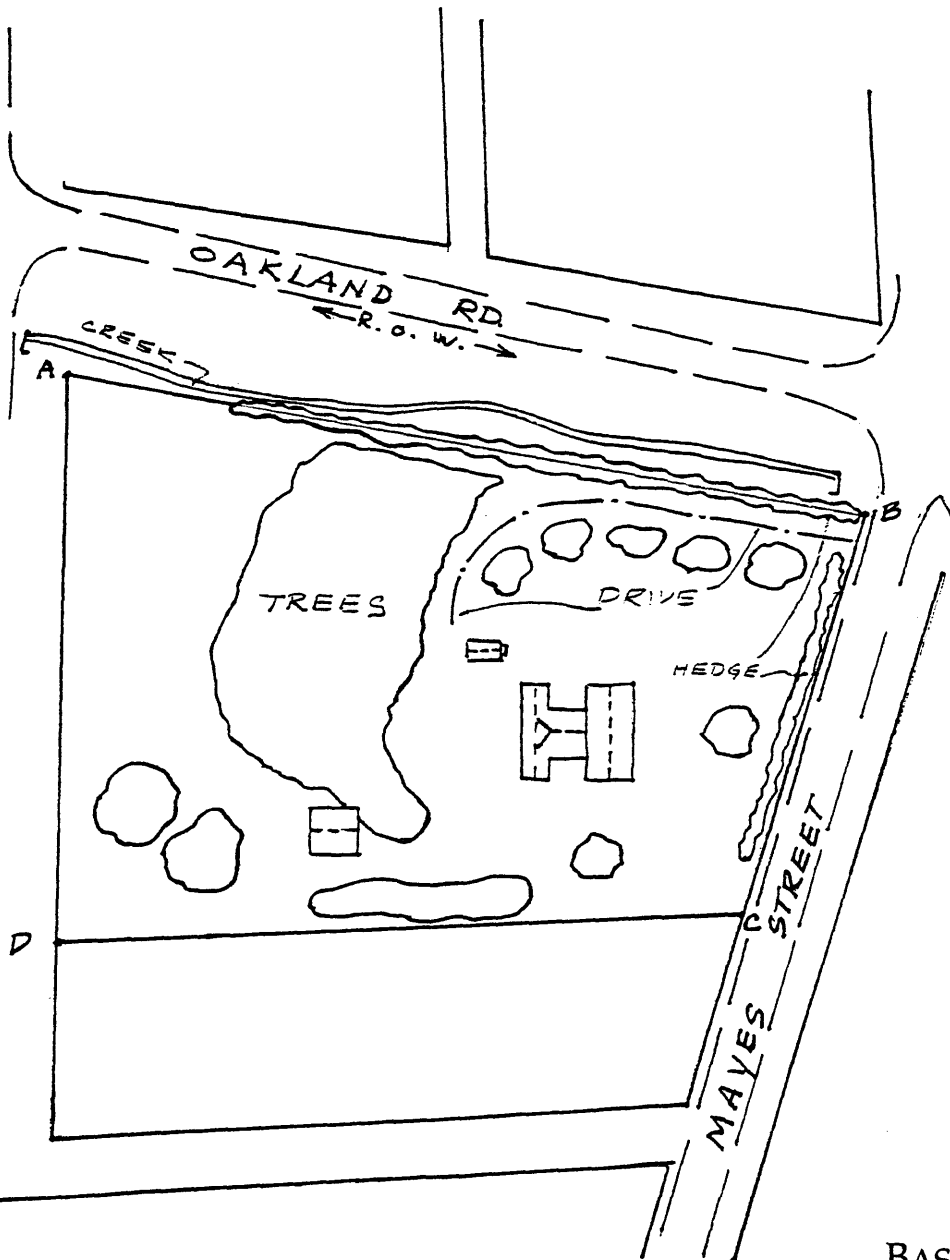


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Charles Owen House, Monroe County, Tennessee



OWEN-BOYD HOUSE
1019 MAYES STREET
SWEETWATER, TN
MONROE COUNTY

SCALE 1" = ±100'

PROPERTY BOUNDARY
MARKED A-B-C-D



NORTH

BASE MAP: MONROE COUNTY
PROPERTY ASSESSOR'S OFFICE

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Section number photos Page 13 Owen, Charles House
Monroe County, TN

Historic Views

- 1 of 5 - circa 1925 view of primary (east) and north elevations
- 2 of 5 - circa 1925 view of primary and south elevations
- 3 of 5 - circa 1925 view of house and yard, showing tree-lined driveway
- 4 of 5 - circa 1925 view from Mayes Street of the south elevation
- 5 of 5 - circa 1950 view of facade (east)

Photographs

Owen, Charles, House
1019 Mayes Street
Sweetwater, Monroe County, TN
Photographer: Kimberly Murphy
Date: 1987
Negatives: Tennessee Historical Commission
Nashville, TN

- 1 of 18 - East facade of house, looking west
- 2 of 18 - Northeast corner of house, looking southwest
- 3 of 18 - South elevation of enclosed porch, looking northeast, ca. 1857
- 4 of 18 - West and south elevations of house, looking northeast, ca. 1857
- 5 of 18 - East elevation of garage
- 6 of 18 - West elevation of garage
- 7 of 18 - Backyard looking northwest
- 8 of 18 - Guest House, looking northwest
- 9 of 18 - Entry Hall
- 10 of 18 - North parlor
- 11 of 18 - Detail of fireplace, north parlor
- 12 of 18 - South parlor (bedroom)
- 13 of 18 - Bathroom on enclosed south porch
- 14 of 18 - Sitting room on enclosed north porch
- 15 of 18 - Middle parlor of ca. 1857

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Owen, Charles House
Monroe County, TN

- 16 of 18 - Detail, fireplace of middle parlor
- 17 of 18 - Dining Room, ca. 1857
- 18 of 18 - Detail of newel posts at the top of stairs