

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name Martin-Dobyns House
Other names/site number Finucane Home
Name of related multiple property listing N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number: 1434 Watauga Street
City or town: Kingsport State: TN 37664 County: Sullivan
Not For Publication: N/A Vicinity: N/A

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 forth 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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria: A B C D

Claudia W. M. 1/30/14
Signature of certifying official/Title: Date
Deputy State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of Commenting Official: Date

Title: State of Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Tom Edison H. Beall
 Signature of the Keeper

3-26-14
 Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	1	structures
0	0	objects
2	1	Total

Number of contributing resources previously listed in the National Register 0

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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.)

OTHER: Folk Victorian

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD: weatherboard; GLASS; BRICK; CONCRETE

Narrative Description

Located in a residential neighborhood of Kingsport, Sullivan County, Tennessee at 1434 Watauga Street, the Martin-Dobyns house faces southwest toward Watauga Street and occupies the north corner of the intersection of Pecktal Street and Watauga Street. According to the U. S. Census Bureau’s 2012 estimate, the population of Kingsport is 50,501. The property is located in an area of Kingsport known as the Fairacres Subdivision. Thus, land use adjacent to the property is single-family residential. Approximately five hundred feet to the south of the house is Center Street, along which may be found a mixture of educational, religious, commercial, residential, and public land uses. The house sits on the southwest slope near the crest of a ridge which runs northwest-southeast. Topography of the area consists of gentle and steep hills.

Completed in 1884, this Folk Victorian, wood-frame house has an irregular floor plan. The house has three floors: basement, main, and second. The main floor occupies approximately 2460 square feet. There are two interior brick and one exterior end brick chimneys with seven fireplaces, a hip and gable roof covered with asphalt shingles and lightning rods at the ridgelines, and an exterior clad with weatherboard siding. The ca. 1930, Bungalow style wraparound porch extends across the length of the facade and along about one third of

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the southeast (Pecktal Street) elevation. The house retains a majority of its original windows and many of its original interior features. A number of relatively minor alterations were done in 2002. The property also contains one contributing outbuilding and several large mature trees. The house retains much of its historic material and design as when it was occupied by Kingsport's first mayor, James Wiley Dobyns, and therefore, retains its historic integrity.

Exterior

The house faces southwest and is sited about seventy-five feet from Watauga Street and about forty feet from Pecktal Street, which runs along its northeast elevation. The southwest facade is dominated by a one-story, deep set (9.5' wide), full-length Bungalow style porch, which wraps around the south corner and extends fifteen feet along the northeast elevation. One set of brick stairs with brick walls and concrete caps leads from the brick front walkway up to the porch. The porch has been enclosed with wood framed screens and entry to the porch is gained by a wood screen door. The porch's hip roof is held up by five supports consisting of three-foot-wide brick piers that are topped with concrete caps on which paired square wood posts are set. One abacus rests across the paired posts, with cross pieces protruding at the posts. A wood railing supported by turned wood balusters runs along the perimeter of the porch inside the screen between each brick pier. A dentiled molding runs along the top of the cornice. A continuous brick foundation supports the wood floor and the ceiling is bead board.

The first floor has three bays with a doorway set within each bay. The end bays have a double leaf five-light glass and wood door set within a wood surround with a small hooded lintel accented by dentils and supported by small brackets. The central bay contains the main entrance which has an original single light glass and wood door with a single light glass and wood transom set within a simple wood surround and is sited directly in front of the brick stairs that lead to the porch and brick walkway.

The second story of the façade has three bays with each bay having a centered original two-over-two double-hung wood sash window (3'10" x 5'9") set within a wood surround topped with a small hooded lintel accented by dentils and supported by small brackets similar to the first floor. Flanking the upper façade windows are original wood shutters. Above the windows in the two end bays are gable roof wall dormers. As with the remainder of the house, the siding on the second story consists of weatherboard; however, within the gable fields, siding consists of double rows of sawtooth and hexagonal wood shingles. Dentil molding is under the eaves. In the crest of each gable is decorative wood scrollwork, and at the apex of the gable field is an original circular wood attic vent.

The front porch wraps around the southeast elevation for a distance of fifteen feet. The wraparound portion of the porch has three supports identical to those on the façade along with the wood baluster railing between the piers and brick stairs that mimic the façade stairs on a smaller scale. On the main floor of the southeast elevation and within the wraparound portion of the porch is a two-over-two double-hung wood sash window (2'10" x 7') with a window surround that matches the façade surrounds. Above the porch on this elevation is an original two-over-two double-hung wood sash window (3'10" x 5'9") with a surround similar to those on the façade and flanking original wood shutters. As is the case with the façade gables, the gable field has siding consisting of double rows of sawtooth and hexagonal wood shingles and the second story is clad in weatherboard. A circular wood attic vent is at the apex of the gable field. A single story, hip roof bedroom wing extends to the rear and has an original, two-over-two double-hung wood sash window flanked by

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original louvered wood shutters. A small second floor hip roof bathroom/sitting room wing sits on top of the roof of the one-story bedroom wing and has a double leaf, two-light metal casement window on the southeast elevation and single-light casement window (3'7" x 32") on the northeast elevation.

The second floor of the southeast elevation along the rear wing has an original two-over-two double-hung wood sash window for the interior main stairs and a six-over-six double-hung wood sash window (3'11" x 6'3") flanked by original louvered wood shutters. All of these windows have a wood surround with a small hooded lintel accented by dentils and supported by small brackets. Also on this elevation of the rear wing is an enclosed one-story hip roof porch. The porch has been enclosed with weatherboard and has a glass and metal door flanked by eight-pane metal-framed side lights. To the southwest of the entry is a three light casement window (17" x 3'2") for the first floor bath. To the northeast of the entry is a storage room that has a single-light casement window (24" x 24") window on its northeast elevation. Dentil molding runs under all of the eaves on both the first and second stories.

The rear or northeast elevation has two bays that flank a brick, exterior end chimney. The uppermost eighth of the exterior brick chimney is covered in concrete/stucco, while bricks comprising the lower portions of the chimney are painted the same color as the weatherboard. These bays are flanked on the main floor by a hip roof storage room (rear portion of the enclosed hip roof porch) to the southeast and a hip roof screened porch to the northwest. Windows on either side of the chimney on the main floor are six-over-six double-hung wood sash (3'9" x 5') set within a simple wood surround. The two second floor windows are double leaf, three-light glass and metal casement windows set within a simple wood surround. A wood and screen door provides access to the screened-in porch. A vertical wood plank cellar door extends beyond the northeast wall. Gable returns are at the roofline.

The northwest elevation has three windows on the second story and five windows on the main story all set within a wood surround with a small hooded lintel accented by dentils and supported by small brackets. The first floor window nearest the front porch is a two-over-two double-hung wood sash window (2'10" x 7') with flanking louvered wood shutters. Toward the middle of the elevation is a triple set of two-over-two double-hung wood sash windows (3'5" x 6'2"). The main story window toward the rear is double leaf, single-light metal and glass casement window (3'2" x 5'). Two of the second floor windows are two-over-two double-hung windows (3'10" x 5'9") with louvered shutters, while the third, to the rear, is a six-over-six double-hung wood sash window (3'11" x 6'3") with no shutters. Beneath the eaves on the cornice is dentiled molding. As is the case with the façade and southeast elevation gables, the northwest gable has wood siding consisting of double rows of sawtooth and hexagonal wood shingles and a circular wood attic vent at the gable apex.

At the north corner (rear) of the northwest elevation is the aforementioned hip roof screened porch accessed by a wood screen door. Attached to the southwest wall of the porch is a shed roof protruding bay. The porch has a turned wood post railing and the house is accessed through a three horizontal light and three horizontal wood panel door protected by an aluminum and glass storm door.

Interior

Entering through the front door, the center hall also serves as the foyer. The parlor is to the left and the dining room is to the right. At the back of the foyer area is an entryway beyond which the front hall widens

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to accommodate the staircase, and includes wave trim molding under a wooden banister. The stairs to the second floor begin from the front hall. Stairs from the main floor down to the basement are hidden behind and under the main floor portion of staircase. To the left of this hall is the family room, and to the right is the downstairs bedroom. Behind the bedroom is the bathroom, and behind the family room are the kitchen and the breakfast nook. The second floor is comprised of four bedrooms, a library, a bathroom, a sitting area, and a hallway. Second floor bedrooms 1 and 2 are at the front of the house over the dining room and the parlor. The library is between these two bedrooms and is over the foyer. Behind second floor bedroom 2 are closets, beyond which is the second floor bedroom 3. The second floor bathroom and sitting area are behind second floor bedroom 1. Second floor bedroom 4 is at the northeast end of the hall.

On the first and second floors, most of the walls are covered with plaster that has been painted. Walls in rear portions of the first floor are wood. Most of the floors throughout the house are wood. The exceptions are the bathroom floors which consist of tile. Ceilings in the parlor, the first floor hall, and the dining room are comprised of the original beadboard. Ceilings in other rooms are plaster or gypsum board. Main floor rooms are nine feet seven inches in height, while rooms on the second floor are seven feet eleven inches.

To the left of the central hall is the parlor which is accessed by a wide entry supported by partially fluted round wood columns with plain capitals. Engaged square fluted columns are at each end of the wide entry. The ceiling is bead board, the walls are covered with plaster, and the floors are wood. At the ceiling is a dentiled molding with a wide wood cornice. This cornice is divided from the wall by another wood molding. On the southwest wall is the double glass and wood doors that lead to the porch and on the northeast wall is the fireplace. The fireplace firebox and hearth are of brick around which is a wood mantel with a beveled shelf below which is a line of dentils set above a plain frieze and is supported by round fluted columns with volutes. An original window is located on the northwest wall set within a trabeated wood surround.

Located across the central hall along the southeast side of the house is the dining room. It is accessed through a set of twelve-light glass and wood French doors. The walls in the dining room are plaster with a similar cornice and molding to that of the parlor except with no dentils. The ceiling is original beadboard and the floors are original wood. On the southwest wall are the double glass and wood doors that lead to the porch. Windows and doors in this room have a trabeated wood surround. The fireplace is located on the northeast wall and has a brick hearth and firebox. The mantel has a simple beveled wood shelf below which is a line of dentils at the top of a plain frieze. The mantel shelf is supported by plain round columns with plain capitals that sit on short brick piers. To the right of the fireplace is a set of original built-in shelves within a fluted wood surround. An original four vertical panel wood door with simple wood trim to the left of the fireplace leads into the downstairs bedroom.

Upon entering bedroom 1 from the dining room, the fireplace is to the right. The fireplace has a brick firebox and hearth with a simple stained wood mantel. The mantel has a beveled wood shelf below which is a plain wood frieze with swaged dot ornamentation. The mantel is supported by small square engaged columns. The firebox is covered with a cast iron grate. To the right of the fireplace is a closet with an original four vertical panel wood door with simple wood trim. The ceiling is gypsum board with the cornice and molding similar to that in the parlor room and the floor is wood. Another entry to the downstairs bedroom is off the central hall at the rear behind the stairwell. This entry has another original four vertical panel wood door set within a trabeated surround.

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An original hip roof porch is located behind the downstairs bedroom. It was enclosed sometime prior to 1925 to facilitate a bathroom, an enclosed porch area and a storage room. The bathroom is accessed through an entry with a six panel wood door located behind the stairwell on in the central hall. The bathroom has a tile floor, beadboard wainscoting, a claw foot tub, pedestal sink and an early toilet bowl and plain tank system. The enclosed porch section is accessed by a two arched glass and two wood panel door from the breakfast nook. The storage area is accessed from the breakfast nook through a short inset four panel wood door on the southeast side.

The breakfast nook is located at the rear of the house and has a centrally sited fireplace flanked by two windows on the northeast elevation. The fireplace has a brick firebox (box partially bricked-in) and hearth. The mantel has a wood overmantel, a deep rounded edge wood shelf under which is a band of diagonal cut-in lines. Below the band is a plain wood frieze set on a plain wood surround. Around the top of the walls is a plate shelf that is supported by both wood and metal brackets. The entry to the northwest elevation screened-in porch is on the northwest wall. Access to the kitchen is through a door on the southwest wall of the breakfast nook.

The kitchen has modern appliances and wood kitchen cupboards and cabinets along with a ceramic farm sink and a tile backsplash. A wood door on the southwest wall accesses the family room which is located behind the parlor.

The family room has a triple set of windows on the northwest wall with a simple wood trim and a wood floor. The walls and ceiling have similar plain molding as the dining room and the ceiling itself is either gypsum board or plaster. Another entrance to the family room is located off the central hallway and has fifteen-light glass and wood French doors.

Exiting from the family room into the central hall/foyer, the staircase leads to the second floor hallway. To the left of the staircase and along the northeast and southeast walls are a sitting room and the second floor bathroom. The sitting room has a window on the northeast wall for light, and the second floor bathroom is accessed through a five inset panel wood door on the southeast wall. The second floor bathroom has a pedestal sink, an early toilet bowl and plain tank system and an original bathtub. Black and white tile covers the floor. A window in the bathroom is located on the southeast wall.

The second floor bedroom 1 is located on the south corner through an original four inset wood panel door with metal hardware door set within a trabeated surround in the sitting area. The second floor bedroom 1 has windows on the southwest and southeast walls and a fireplace and closet on the northeast wall. The closet has a four vertical inset wood panel door set within a trabeated surround. The two panels on the top of the door are longer than those on the bottom. Located to the left of the closet is the fireplace. The fireplace has a glazed blue speckled ceramic tile covered firebox and hearth. The firebox is covered with a metal grate. The mantel has a beveled wood shelf supported by wood brackets. Below the shelf is a line of dentils over a plain frieze divided by a rounded horizontal line sent within a recess. The shelf is supported by engaged wood columns with a central line of fluting. Floors are original wood with wide wood trim.

Sandwiched between the second floor bedrooms 1 and 2 is the library that is accessed from the hallway by a six inset wood panel door set in a trabeated surround. The library is a small rectangular room that is longer in

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depth than in width. Bookshelves adorn the northwest wall and a window set within a trabeated surround is located on the southwest wall. There are no ceiling moldings in this room.

The second floor bedroom 2 has a wood floor with wide wood trim and windows on the southwest and northwest walls set in trabeated surrounds. The fireplace and closet are located on the northeast wall. The fireplace is to the right as the room is entered and has a glazed green and white ceramic tile firebox and hearth. The firebox is covered with a metal grate. The mantel has a simple wood shelf supported by modillion brackets. A plain square wood post supports the bracket and has some wood trim at the base for decoration.

An upstairs closet is located in the second floor hallway and has a five panel inset wood panel door. It is located on the northwest wall adjacent to the entry to the second floor bedroom 3. The second floor bedroom 3 does not have a fireplace but does have a closet with a six inset wood panel door. The room is accessed through a five inset wood horizontal panel door with a trabeated wood surround. The wall moldings and trim are similar to those in the dining room on the first floor. A window is located on northwest wall set within a trabeated wood surround.

The second floor bedroom 4 is located at the rear of the second floor on the northeast elevation and is accessed by a five inset wood panel door. The fireplace is located on the northeast wall and is flanked by two windows set in a dark stained simple wood surround. Another window is on both the southeast and northwest elevations and is set within dark stained wood trabeated surrounds. A dark stained wood molding gives the wall a border area. The fireplace has a glazed speckled green ceramic tile hearth and firebox that is covered with a grate. The mantel is of plain dark stained wood with an upper shelf. In the frieze area of the mantel are three thick wood shelves supported by wood brackets. Two of the shelves are short in length and set on either side of a longer shelf that is the length of the tiled firebox and set below the shorter shelves and above the firebox. Above the wood floors is a simple wide dark stained trim.

The basement consists of two rooms with the walls being both brick and concrete. The basement is accessed by wood stairs through a four vertical inset wood panel door in the central hall on the back side of the stairwell. Floors are hard-packed earth and concrete.

The house retains many of its original windows and the majority of its original interior features. A number of relatively minor alterations were done in 2002. Modern appliances have been installed in the kitchen and a central unit now provides HVAC for the main floor. Tile floors in the bathrooms were in poor condition and had to be replaced. The replacement tiles are of a design that is similar to what one might typically find in an early twentieth century house. Some bathroom fixtures have also been replaced. Ceilings in the first floor bedroom and in the family room originally consisted of beadboard that had to be replaced due to irreparable damage. The brick in the family room and dining room fireplaces is not original. It should be noted that one of the three second floor windows in the façade was replaced with a pre-assembled Andersen window when it was owned by the Finucanes. However, the pre-assembled window has been removed and a carpenter was employed to construct a window to look and operate exactly like the other two windows of the façade. Small windows for both of the bathrooms, the storage room, one porch, and the sitting area have metal frames and were probably installed in the 1960s or early 1970s. Many of the original windows have been covered with storm windows.

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Carriage House (C)

Behind the main house and facing Pecktal Street is the carriage house/washroom. It is a contributing building and is the only other building on the property. The carriage house/washroom is at least as old as the main house and may have been constructed immediately prior to the main house. Its façade is sited twenty feet from Pecktal Street. This one- and one-half story, wood frame carriage house has an exterior clad with weatherboard, a side gable roof covered with standing seam metal, an interior end brick chimney and a brick foundation. The roof line has four gable-roof dormers, two facing Pecktal Street (southeast) and two facing to the rear, northwest. Each gable dormer has a fixed six light wood window. A wide wood cornice surrounds the building, with dentils on the façade only; gable returns are present on the southwest and northeast elevations. A one-story wing extends off the northeast elevation.

The main floor of the carriage house occupies approximately 984 square feet and is comprised of an area in which vehicles were kept and a room in which servants resided. The southeast façade has two open bays with a square wood column for support between the two bays. The southwest elevation has an original six-over-six double-hung wood sash window set in a simple wood surround with flanking louvered wood shutters on both the main floor and in the gable field and a louvered attic vent at the apex of the gable field. The one-story wing extends off the northeast elevation and has an original six-over-six double-hung wood sash window set in a simple wood surround with flanking louvered shutters on its southeast and northeast elevations and an original five inset wood panel door on the northwest elevation. Louvered attic vents are in the apex of the gable field on both the carriage house and the wing. The northwest elevation of the carriage house has an original six-over-six double-hung wood sash window set in a simple wood surround and two entrances toward the northwest end each with an original five inset wood panel door. The northwest entry opens to the staircase that provides access to the second floor. The second floor consists of a single room which was also used by servants. The entry into the room has an original two vertical inset wood panel door with original hardware.

A small gable roof breezeway attaches the carriage house to a small washroom building. A brick walkway extends part of the distance between the carriage house and the washroom. The washroom is a small, one story, rectangular building with an exterior of weatherboard siding, a front gable roof covered with standing seam metal and an inset façade porch supported by square wood columns. The façade entry has an original five inset wood panel door with an original wood screen door. An original six-over-six double-hung wood sash window set within a simple wood surround is on the rear northeast wall.

Pergola (NC)

Located to the northwest of the Carriage House is a wood and aluminum pergola that was constructed ca. 2002 and is non-contributing to the property. The “roof” portion of the pergola is wood and is supported by aluminum covered fluted columns.

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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 the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

POLITICS/GOVERNMENT

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1884-1951 (House)

1915 – 1923 (J.W. Dobyns)

1915-1951 (Mrs. Lulu Lee Dobyns)

Significant Dates

1884; 1915; ca. 1930

Significant Person

(Complete only if Criterion B is marked above.)

Dobyns, James Wiley

Dobyns, Mrs. Lulu Lee

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

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Statement of Significance Summary Paragraph

The Martin-Dobyns House, located at 1434 Watauga Street in Kingsport, Tennessee, is locally significant for its historical association with James Wiley Dobyns (J.W.), the first Mayor of the City of Kingsport and his wife, Lulu Lee Cooper Dobyns. J. W. Dobyns purchased the home and moved into it with his family in 1915. They lived in the house prior to and during the time he served as mayor. Dobyn's wife, the former Miss LuLu Lee Cooper of Old Town, Grayson County, Virginia continued to be a community leader long after her husband's death and lived in the house until her death in 1951. The Martin-Dobyns House is eligible for listing in the National Register of Historic Places under Criterion B from 1915-1923 for its association with J.W. Dobyns as the first Mayor of Kingsport and his important contributions in the area of government and again under Criteria B for its association with LuLu Lee Cooper Dobyns in the area of social history from 1915-1951. The residence is also eligible under Criterion C from 1884-1951 as a notable example of a Folk Victorian style house. The house continues to feature many of its original materials and elements with few to minimal alterations.

Narrative Statement of Significance

The Martin-Dobyns House is being nominated under criterion B for its association with James Wiley Dobyns, the first person to serve as mayor of Kingsport, Tennessee after the city was re-chartered in 1917, and with his wife, Lulu Lee Cooper Dobyns. For his first term, Mayor Dobyns was appointed by Tennessee Governor Thomas Clarke Rye. Following the initial appointment, Dobyns was elected by large majorities to several more terms as Mayor and continued to serve in that position until his death in 1923.¹ He is considered to be one of the founders of "modern" Kingsport. The house at 1434 Watauga Street was also the home of Mayor Dobyns's wife and family, all of whom were leaders in the development of Kingsport in its early years. Mrs. Dobyns resided in the home until she died in 1951.

The History of Kingsport: 1770 to 1917

The current City of Kingsport is often called "Modern Kingsport" or "New Kingsport" because there was an incorporated municipality which preceded the existing city. For a distance of about three and a half miles, the Holston River splits into two channels as it flows past Modern Kingsport. The Long Island of the Holston (NR & NHL-listed 10/15/1966) lies between the channels. In the late 1700s and early 1800s, communities began to develop a short distance downstream from the Long Island of the Holston. They were known as Boatyard (NR-listed 12/12/1973), Christianville, and Rossville.² The name Boatyard came from the fact that flatboats were constructed and launched here to transport raw materials and finished goods to markets downriver as far away as New Orleans. In 1822, these communities were incorporated under one municipal government and officially named "Kingsport." It is sometimes called "Old Kingsport" to distinguish it from the 1917 incorporation.

Although the Holston River offered relatively few problems to shallow-draft flatboats that moved downstream with the current, its navigability was limited for steam-powered riverboats that had the ability to travel upstream. For that reason, Old Kingsport did not have the economic advantage enjoyed by cities

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served by riverboats. The town's opportunity to receive some benefit from new and fast-growing transportation technology was lost in the late 1850s. The railroad connecting existing tracks that passed through Knoxville, Tennessee with existing tracks that ended in Bristol, Virginia was completed in 1859, but Kingsport was not in its path. After studying various possibilities, decision-makers selected a more southerly route through Johnson City and Jonesborough. The completion of railroad construction through northeastern Tennessee ended the use of stage coaches, for which Kingsport had been a station along the Great Road. Goods and passengers which had previously traveled through Kingsport from the northeast to destinations to the west in Tennessee and Kentucky would now bypass this town.⁵

The absence of modern transportation infrastructure in Kingsport meant that it was isolated. Without the steam locomotives or steamboats, the town went into steady decline⁴. At some point between 1879 and 1883, Kingsport's charter was repealed and it was no longer an incorporated town.⁵

The isolation ended in 1908 when the Carolina, Clinchfield, and Ohio Railroad (CC&O) tracks connected Kingsport with Virginia's coal deposits. By 1915, the CC&O ran from Spartanburg, South Carolina to Elkhorn City, Kentucky. The CC&O was one of the many business ventures of Mr. George L. Carter. Originally from Hillsville in Carroll County, Virginia, Carter located the headquarters of the CC&O first in Bristol and then in Johnson City. In anticipation of the railroad bringing prosperity to Kingsport, Carter purchased about 7,000 acres of land in and near the community in 1905. As a result of these purchases, he owned a number of farms in the area. To operate and manage these farms, he recruited a man from Carroll County, Virginia who had been his friend since childhood: James W. Dobyns.

Between 1910 and 1915, Kingsport experienced rapid and disorganized growth. Five significant industries began during the first half of the decade and a labor shortage quickly developed. Clinchfield Portland Cement Corporation, a subsidiary of Pennsylvania-Dixie Cement Corporation, was established in 1910. Kingsport Brick Corporation began operation at about that same time. Kingsport Extract Corporation began production of a tanning extract in 1912. Kingsport Tannery, Inc. began operations three year later. The Federal Dyestuff and Chemical Corporation completed its manufacturing facilities by November 1915, and began producing dyestuffs and explosives. In 1917, Kingsport Pulp Corporation, later known as Mead Corporation, began production. There were five hundred buildings in various stages of completion by 1917. Residents had to deal with a housing shortage and crude, muddy streets.⁶

In 1914, Carter left Kingsport and sold his interest to John B. Dennis. This financier from the banking firm of Blair and Company in New York was determined to avoid or ameliorate the difficult situation associated with boomtown development. He saw the urgent need for planning and called in experts to provide advice.⁷

Early city plans were developed for Kingsport by John Nolen, a well-known city planner. Nolen was able to draw on previous plans while taking local needs into account. He created a plan for Kingsport that designated zones for commercial, industrial, spiritual, and residential growth and development. His plan called for locating the industrial center along the Holston River, residential areas at higher elevations, and commerce between the industrial and residential areas. Plans for schools, parkways, recreation areas, and businesses were included such as the area known as Church Circle (NR-listed, Church Circle District,

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4/11/1973). Growth and development opportunities were important parts of the plan. Because of these planning efforts, Kingsport came to be called the “Model City.”⁸ Thus, Kingsport became “the first thoroughly diversified, professionally planned, and privately financed city in twentieth-century America.”⁹ Against this backdrop, Kingsport reincorporated in 1917 and J. W. Dobyns became its first mayor. Not only did he undertake the challenge of leading the brand new municipal government of a rapidly-growing town, he was also the mayor for a form of local government not previously used in Tennessee. At that time “Kingsport became the first Tennessee municipality with a city-manager form of government.”¹⁰

J. W. Dobyns and Family

James W. Dobyns, along with his wife and two sons, came to Kingsport from Virginia at the behest of George L. Carter in about 1906. The Dobyns family moved into a historic mansion called Rotherwood (NR-listed, 12/12/1973 Boatyard Historic District), which still sits at the confluence of the north and south forks of the Holston River on the west side of the city. Dobyns was hired by Carter for the purpose of managing the farms he had purchased prior to construction of the CC&O Railroad.¹¹

The Dobyns family moved from Rotherwood to the residence built by Andrew F. Martin in 1884 at 1434 Watagua Street in 1915. While he was living at Rotherwood, Dobyns was closer to Old Kingsport than New Kingsport; however, with the move, he was within what would become the corporate limits of the new town. He was a prominent and active member of the community, and in 1917 he became the first mayor of the newly incorporated municipality.¹²

James Wiley Dobyns

J. W. Dobyns abilities as a manager of land became apparent while he was employed in that capacity first by George L. Carter and then by John B. Dennis. His approach and success in those endeavors led to other business involvement on his part. In 1919, a home-and-loan association was organized in Kingsport and Dobyns was its President. He was also a manager of Kingsport Stores, a large general store in downtown Kingsport.¹³ In July 1923, at the first meeting of the stockholders of a new corporation known as the Organization of Kingsport Tobacco Market, Inc., J. W. Dobyns was elected as a director and the Vice-President of the corporation. Dobyns was then named to the Building Committee, which was assigned the task of having a large warehouse constructed as quickly as possible.¹⁴

In March 1917, J. W. Dobyns was appointed as the mayor of a brand new municipal government. Because of Kingsport’s explosive growth, this new government had to establish itself quickly and become operational in a very short period of time. The enormous amount of work to be done required the new government to meet often and act fast. Kingsport’s Board of Mayor and Aldermen (BMA) met officially for the first time on March 23, 1917. It met again five days later. In April, meetings took place on the second, the fifth, the seventeenth, the twentieth, and the twenty-seventh. During the first two weeks of May, the BMA met at least four times. J. W. Dobyns was present for every meeting.

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At its first meeting, the local government adopted the Code of Criminal Ordinances of 1917, levied privilege taxes, introduced a budget, and outlawed street carnivals. At its second meeting it adopted rules of parliamentary order which gave the mayor much power to govern meetings of the BMA. During early April, an official newspaper was designated, an official depository of government funds was chosen, rules for elections and voter registration were considered, offices for housing the city government were selected, and a city engineer was appointed.

Under Dobyns's leadership, the government took possession of streets, alleys, and certain lands deeded to it by Kingsport Improvement Corporation, the entity responsible for the plan of development of the city. The issuance of bonds in the amount of \$150,000 was considered for the purposes of making street improvements, obtaining fire protection equipment, and building a school. Members of the first Kingsport Board of Education were appointed and the first City employees were selected. The City positions included the Recorder, the Treasurer, the Chief of Police, the City Health Officer, the Director of Public Works, the Building Inspector, the Judge, and the Fire Chief. A purchase order was issued for a fire truck. Franchises were granted for telephone service, electrical service, water distribution, and natural gas distribution. Minstrels and theatrical attractions were forbidden unless special permission was granted by the BMA. All of these tasks were accomplished in less than two months.

In June 1917 the BMA adopted a written description of Kingsport's corporate limits. An election was held that same month for the proposed \$150,000 bond, and the citizens approved it by a vote of 189 to five.

Not every resolution passed by the BMA resulted in immediate action, and Mayor Dobyns was responsible for seeing that the intended results were accomplished. For example, although a telephone franchise had been granted by the BMA, there was apparently some reluctance on the part of the Cumberland Telephone & Telegraph Company to provide services to Kingsport under the franchise. Mr. J. Fred Johnson (NR-listed, Fred J. Johnson House, 4/11/1973), described as Kingsport's one man chamber of commerce, reported that he and Mayor Dobyns met with Mr. George N. Welch of the Tennessee Railroad Commission to discuss the Commission requiring Cumberland Telephone & Telegraph Company to accept the franchise tendered it by the BMA. Mayor Dobyns was asked to write to the Railroad Commission and request its cooperation in having the designated telephone company operate under the franchise it had been granted.

Over the course of six meetings in July-August 1917, the BMA discussed and recommended plans for a new high school and created twelve improvement districts. These improvement districts were established so that arrangements could be made to grade and pave streets, construct sidewalks along downtown streets, and construct permanent sewer collection lines. Locations were determined for placement of fire hydrants, and 110 street lights were authorized. An ordinance was passed providing for collection of garbage. Within a few weeks, the BMA voted to purchase a garbage incinerating plant.

Minutes for September 4, 1917 state that Mayor Dobyns, the City Manager, and the City Attorney were all in Nashville for the purpose of conducting City business. Dobyns absence on this occasion was the first since the BMA had been established. Until September 4 he had been present for at least nineteen consecutive meetings over a five month period.

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After Mayor Dobyns was authorized to contract with an architect to develop plans and specifications for the new high school, the BMA voted to construct this school using force account (labor provided by local government workers). It should be noted that by October 18, 1917, the bonds totaling \$150,000 had not sold. The city began purchasing materials for school construction and for laying sewer collection lines and resolved to do all of the work required for the improvement districts by force account. Property owners living along the improvement district streets were assessed for various improvements.

In addition to establishing the services for which a municipal government is ordinarily responsible, the Board of Mayor and Aldermen was determined to take care of the fuel needs of its citizens through the winter months. Beginning in November 1917 the BMA arranged for coal to be delivered by train each week. In turn, this coal was to be sold to the citizens of Kingsport at cost.¹⁵

Serving as the head of a new government of a rapidly growing town required much time, commitment, and effort on the part of J. W. Dobyns. His dedication to carrying out the various tasks for which he was given responsibility is apparent in the way problems were confronted and solutions effected. As Kingsport's first mayor, Dobyns used the ample abilities he had developed and strengthened through his business experience.

Upon his death in 1923, an article on the front page of *The Kingsport Times* gave information concerning his civic life as well as the love and respect shown by the community for Mayor Dobyns. Mention is made of the fact that upon the formation of Broad Street Methodist Church, the name of J. W. Dobyns was first on the church roll. There, he was president of the Men's Bible Class for ten years. The article states that he was a "tireless church worker."¹⁶

According to the previously-mentioned article in *The Kingsport Times*, his record as mayor was "marked by the same honest, ability and high-toned business methods which characterized his private life." During his funeral services, all businesses in Kingsport were closed as a token of respect for J. W. Dobyns. Even Kingsport's large industrial plants shut down temporarily. The number of persons attending his funeral was estimated to be around 2,000; more than could be handled by Broad Street Methodist Church. As a result, hundreds of mourners had to remain outside during the services.¹⁷

Mayor Dobyns continues to be honored in Kingsport. Dobyns Drive is located two blocks to the northeast of the house on Watauga Street. The most notable remembrance came in 1926 when Kingsport's only high school was named Dobyns-Bennett High School to honor the first mayor and the first chairman of the Board of Education, W. M. Bennett.¹⁸ The school is still so-named.

Mrs. J. W. Dobyns

As documented below, Mrs. Dobyns must be considered to have a place in the early history of Kingsport that is distinct from that of her husband. However, the leadership roles of both Mayor Dobyns and his wife were sometimes in evidence at the same time and place. One such occasion was in connection with a general meeting of the American Electrochemical Society in April 1918. The meeting was conducted on a special passenger train proceeding out of Washington D.C. which visited cities in eastern Tennessee and northern

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Alabama. On April 29, the train arrived in Kingsport. A description of the proceedings states that the train was met by a reception committee that included J. W. Dobyns as well as Mrs. J. W. Dobyns, Chairman of the Ladies' Committee.¹⁹

Mayor Dobyns wife, Lulu Lee Cooper Dobyns, had a significant part in the early development of modern Kingsport. She was known affectionately as "Mother Dobyns" and her name is associated with various civic and charity endeavors.²⁰ Like her husband, Mrs. Dobyns was a charter member of Broad Street Methodist Church and belonged to the Women's Society of Christian Service²¹

Following the United States Congress declaration of war against Germany during World War I, the citizens of Sullivan County came together to form a chapter of the Red Cross in Kingsport. Mrs. J. W. Dobyns was elected Vice-President of the local Red Cross board in June 1917.²²

Mrs. J. W. Dobyns was a charter member of Kingsport's Women's Missionary Society of Broad Street Methodist Church. She also served as president of that organization. In 1936 she wrote a paper concerning the twenty-five year history of the society, which was presented during a special celebration.²³ She was often called upon to take some leadership role in the Society's special functions, such as giving a talk on faithfulness, loyalty, and devotion for the local group's twenty-fifth anniversary, or leading a devotional service for a regional meeting held in Clinchport, Virginia in September 1933.²⁴

Mrs. Dobyns was a member of the local school's Parent-Teacher Association. In 1919, she represented that organization at meetings of the executive committee of the Welfare Department of the Welfare Federation.²⁵ In 1922, Kingsport's three Parent-Teacher Associations formed the city's first PTA Council and it was led by Mrs. Dobyns.²⁶

Like her husband, Mrs. Dobyns also served as a public official. From September 1927 until June 1944 she served as a member of the Kingsport Board of Education (BOE). During that period, the BOE would discuss and vote on numerous individual items of business, which would cause meetings to regularly last until midnight and beyond. Even with the BOE's long meetings and tedious consideration of details, she chose to serve for seventeen years. She was the last BOE member to serve for that length of time.

The August 25, 1933 edition of *The Kingsport Times* contains an article stating that "The Kingsport NRA executive council, preparing for the 'Big Push' scheduled to start Monday, has announced committee heads and members of the committee." The article says nothing to indicate what is meant by the "Big Push", nor does it describe the organization for which the letters "NRA" stand (although the article appears a few months after the U. S. Congress passed the National Recovery Act). It lists Mrs. J. W. Dobyns as one of seven women selected to serve on the Women's Committee, all of whom were said to be "captains."²⁷

Other organizations to which Mrs. Dobyns belonged included the United Daughters of the Confederacy, of which she was the Chaplain, and the Virginia Club. In 1929, Mrs. Dobyns served as secretary of the newly-formed Long Island Chapter of the Daughters of the American Revolution.²⁸

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Dobyns' Family

The Dobyns' two sons, Ben E. Dobyns and S. Flem Dobyns, also played important parts in Kingsport's history. Ben E. Dobyns became the manager of Kingsport Farms, one of the earliest land holding companies in Kingsport. Flem Dobyns partnered with George W. Taylor to create the Dobyns-Taylor Hardware Company in downtown Kingsport in 1922. For a time, this store was the largest hardware store in Sullivan County, offering a wide variety of goods.²⁹ Like his parents, Flem Dobyns was involved in the civic affairs of his community throughout his life. He was a member of numerous civic organizations and served on several committees and boards of directors. He organized large community events. Flem Dobyns helped to organize the Kingsport Merchant's Association, which later became known as the Kingsport Area Chamber of Commerce. One of his ideas resulted in establishment of what is now known as the "Santa Train," which still makes its annual excursion taking gifts and candy to children in the coal fields of Appalachia.³⁰ In 1970 he was confined to a wheelchair by a stroke, yet served as Kingsport's Honorary Easter Seal Chairman.³¹

The Martin-Dobyns House

Although it is now part of a large residential neighborhood, the Martin-Dobyns House began its existence as a plantation house. In 1835, Thomas Bachman purchased 1,270 acres of land from Thomas Titsworth. Bachman began and developed a plantation on the land, and married Titsworth's daughter, Rebecca. Their union produced six children, the last of whom was a daughter, Elizabeth, born in 1856. In 1878, Elizabeth Bachman married Andrew F. Martin (1853 – 1924).³² On land given to him by his father-in-law, Martin built the house now known as the Martin-Dobyns House in 1884.³³

The tax records show that in 1889 Martin owned 371 acres in District 11 within which the house was located.³⁴ However, evidence indicates that this was no longer an active plantation. According to the 1890 Census, Martin was living on Pennsylvania Avenue in Bristol, Tennessee with his wife, three children, and two servants. He was working in a hardware store as a clerk.³⁵

By 1905, the Martins sold their land in District 11 to the Unaka Corporation³⁶ which was "the land company associated with the construction of the CC&O"³⁷. Within a few years, the house and 250 acres belonged to Kingsport Farms, Inc., a company formed by the New York-based financial backers of George L. Carter.³⁸ In November 1915, the house and property were sold by Kingsport Farms, Inc. to J. W. Dobyns for \$18,750.³⁹ After J. W. Dobyns' death in 1923, his wife continued to live in the house until her death in 1951. His granddaughter, Helen Elizabeth Dobyns Harmon, sold the house about nine months after her grandmother's death to Thomas P. Gannaway and his wife, Jane. The Gannaways kept the house for less than four years and sold it to Thomas W. Finucane and his wife Charlotte in 1955. The Finucanes resided in the house for many years. In 2001, they sold it to Mary Jo Case, who has restored the house and is responsible for its current good condition.

Flem Dobyns, one of J. W. and Mrs. Dobyns' two sons, inherited the acreage surrounding the house, and in 1926 he had it platted into the Fairacres subdivision.⁴⁰ The plan for the subdivision was drawn by Earle Sumner Draper. After graduating from Massachusetts Agricultural College (now the University of

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Massachusetts) in 1915, Draper worked with John Nolen, the noted city planner credited with developing Kingsport's master plan. Draper would go on to serve as a consultant and visiting professor at the Harvard School of Landscape Architecture, and to work for improvement of over 100 communities while working seventeen years for the Tennessee Valley Authority. He was appointed as assistant administrator of the Federal Housing Administration by President Roosevelt in 1940 and became the chief administrator of that agency under President Truman. The Earle Sumner Draper papers, materials documenting the life and career of E. S. Draper, may be viewed in the Special Collections of the J. Murrey Atkins Library at the University of North Carolina in Charlotte.⁴¹

The area continues to exist as a residential neighborhood with the Martin-Dobyns House occupying the lot at the northwest corner of Pecktal and Watauga. Aside from the Martin-Dobyns House, the only thing remaining from the time prior to residential development is a small cemetery. About one quarter of a mile to the west of the nominated property, a portion of Linville Street is split so that an oval is formed around the Bachman (Samuel) Cemetery which has graves from the late 1800s and early 1900s.

Several recognized historic resources are located near the property being nominated. The J. Fred Johnson House (NRHP, 4/11/1973) at 1322 Watauga and the Stone-Penn House (NRHP, 11/15/84) at 1306 Watauga are both listed in the National Register of Historic Places. Also, the Watauga Street Historic District, a locally-designated district under Kingsport's Historic Zoning Commission, is comprised of several blocks along Watauga Street to the west of the Martin-Dobyns House.

Conclusion

The nominated property has acquired its significance through its association with Mr. James W. Dobyns, the first mayor of the City of Kingsport, Tennessee, and with his wife. Mayor Dobyns and his family first occupied the house at 1434 Watauga Street in 1915. He remained there until his death in 1923 and his wife lived there until she died in 1951. The nominated house is important to the history of the City of Kingsport, Tennessee. The house meets National Register Criterion B in the area of politics/government because of its association with the first mayor of Kingsport and the fact that minimal changes have allowed it to maintain its integrity. The house is in a condition similar to what it was when it was occupied by Mayor Dobyns and his family.

¹ "J. W. Dobyns, Mayor of the City of Kingsport, Tenn., Is Claimed by Death – End Came Wed. Morning," *The Kingsport Times*, December 14, 1923.

² Carolyn Sakowski, *Touring the East Tennessee Backroads*. (Winston-Salem, NC: J. F. Blair), 161.

³ Margaret Ripley Wolfe, *Kingsport, Tennessee: A Planned American City*, (Lexington, KY: University Press of Kentucky, 1987), 11-14.

⁴ Wolfe, 14-15.

⁵ Muriel M. C. Spoden, *Kingsport Heritage: The Early Years, 1700 to 1900* (Johnson City, TN: Overmountain Press, 1991), 340.

⁶ Wolfe, 13-36

⁷ Martha Avaleen Egan, "John Bartlett Dennis," *Tennessee Encyclopedia of History and Culture*. (Knoxville, TN: The University of Tennessee Press: 2009), <http://tennesseeencyclopedia.net/entry.php?rec=373>.

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⁸ Brianne Wright, *Downtown Kingsport* (Charleston, SC: Arcadia Publishing, 2011), 7-8.

⁹ Wolfe, 1.

¹⁰ Egan

¹¹ Wolfe, 18.

¹² "J. W. Dobyns, Mayor of the City of Kingsport, Tenn., Is Claimed by Death – End Came Wed. Morning."

¹³ Wolfe, 25.

¹⁴ "Permanent Organization Is Effected By Kingsport Tobacco Market, Inc.," *The Kingsport Times*, July 13, 1923, 1.

¹⁵ Minutes of the City of Kingsport Board of Mayor and Aldermen. March – November, 1917. Kingsport, TN

¹⁶ "J. W. Dobyns, Mayor of the City of Kingsport, Tenn., Is Claimed by Death – End Came Wed. Morning"

¹⁷ "J. W. Dobyns, Mayor of the City of Kingsport, Tenn., Is Claimed by Death – End Came Wed. Morning"

¹⁸ "Dobyns-Bennett History," *Dobyns-Bennett High School*, Kingsport City Schools, Web, accessed Sep. 18, 2013.

¹⁹ "Thirty-third General Meeting," *Transactions of the American Electrochemical Society - Volume 33*, Ed. American Electrochemical Society, Philadelphia: Ware Brothers Company, 1919, 1-4.

²⁰ "Women's History Month." *Archives of the City of Kingsport*. Kingsport Public Library, 22 Mar 2011. Web accessed Aug 5, 2011. <<http://kingsportarchives.wordpress.com/category/about-the-archives/>>.

²¹ "Mrs. J. W. Dobyns, Widow of First Kingsport Mayor, Dies At Hospital", *The Kingsport Times*, February 14, 1951.

²² Winnie Malone and Jane Harris, "Our History," *American Red Cross of Northeast Tennessee* (Kingsport, TN). Web accessed Aug 28, 2013. www.redcross.org/tn/kingsport/about.

²³ "Broad Street WMS Celebrates 25th Anniversary," *The Kingsport Times*. July 28, 1936, 7.

²⁴ "Zone Meeting in Clinchport, VA.," *The Kingsport Times*. September 24, 1933, 8.

²⁵ "Plan Regular Meeting," *The Kingsport Times*, December 12, 1919, 10.

²⁶ *Kingsport Times-News*, February 16, 1958.

²⁷ "NRA Committees Are Announced," *The Kingsport Times*, August 25, 1933, 6.

²⁸ *Kingsport Times-News*, February 24, 1957.

²⁹ Wright, 45.

³⁰ Sarah Haas. "Holiday Traditions: Our 2001 Holiday Home Preserves a Part of Kingsport's Heritage." *Marquee*. December 2001: 54-55.

³¹ "Dobyns to Head Easter Seal Drive." *Kingsport Post*. February 12, 1970.

³² Muriel C. Spoden, *Historic Sites of Sullivan County*, (Kingsport, TN: The Kingsport Press, 1976), 76.

³³ Muriel Clark Spoden and Hal T. Spoden, "Historic Map of the Long Island of the Holston," (Kingsport, TN: Netherland Inn Association: 1969). Item 270.

³⁴ Sullivan County Tax Records, District 11, 1877-1905 (microfilm copy, Tennessee State Library and Archives).

³⁵ Federal Census, 1900, Sullivan County, District 17, Bristol, No. 234.

³⁶ Sullivan County Deeds, Volume 80. 11.

³⁷ Wolfe, 18.

³⁸ Wolfe, 19.

³⁹ Sullivan County Deeds, Volume 108. 289.

⁴⁰ Wolfe, 19.

⁴¹ "Earle Sumner Draper Papers," *J. Murrey Atkins Library*, University of North Carolina, Web accessed 26 Nov 2013, <<http://library.uncc.edu/manuscript/ms0285>>.

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<<http://www.redcross.org/tn/kingsport/about>>.
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Previous documentation on file (NPS):		Primary location of additional data:	
<input type="checkbox"/>	preliminary determination of individual listing (36 CFR 67 has been requested)	<input checked="" type="checkbox"/>	State Historic Preservation Office
<input type="checkbox"/>	previously listed in the National Register	<input type="checkbox"/>	Other State agency
<input type="checkbox"/>	previously determined eligible by the National Register	<input type="checkbox"/>	Federal agency
<input type="checkbox"/>	designated a National Historic Landmark	<input type="checkbox"/>	Local government
<input type="checkbox"/>	recorded by Historic American Buildings Survey #	<input type="checkbox"/>	University
<input type="checkbox"/>	recorded by Historic American Engineering Record #	<input checked="" type="checkbox"/>	Other
<input type="checkbox"/>	recorded by Historic American Landscape Survey #	Name of repository: First Tennessee Development District	
Historic Resources Survey Number (if assigned):			

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10. Geographical Data

Acreage of Property 0.439 acre **USGS Quadrangle** Kingsport 188SE

Latitude/Longitude Coordinates

1. Latitude: 36.540945 Longitude: -82.534534

Verbal Boundary Description

Property located in the 11th Civil District of Sullivan County, Tennessee, to wit:

BEGINNING at the intersection point of the northerly sideline of Watauga Street with the westerly sideline of Pecktal Street; thence with the northerly sideline of Watauga Street N. 58° 42' W 95 feet to a point on the northerly side of Watauga Street, thence a new course crossing lot 15, N 31° 18' E 200 feet to a point; thence with a line through the center of Lot No 15, S 58° 42' E 95 feet to a point on the westerly sideline of Pecktal Street; thence with the westerly sideline of Pecktal Street S 31° 18' W 200 feet to the point of BEGINNING, and being the southeasterly quarter of Lot No 15, in Block No 135, of Fairacres Addition to Kingsport, Tennessee.

Boundary Justification

The boundary given in the "Verbal Boundary Description" is, with the exception of one street name, that which is given in the deed to the property filed with the Register of Deeds in Sullivan County, Tennessee. The verbal boundary description given above uses "Pecktal Street" instead of "Ridgeway Street." Although "Ridgeway Street" is the original name given to the street that runs along the side of the nominated property, the name has since been changed to "Pecktal Street." Includes all property historically associated with the Martin-Dobyns House.

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Sullivan County - Parcel: 046N E 022.00

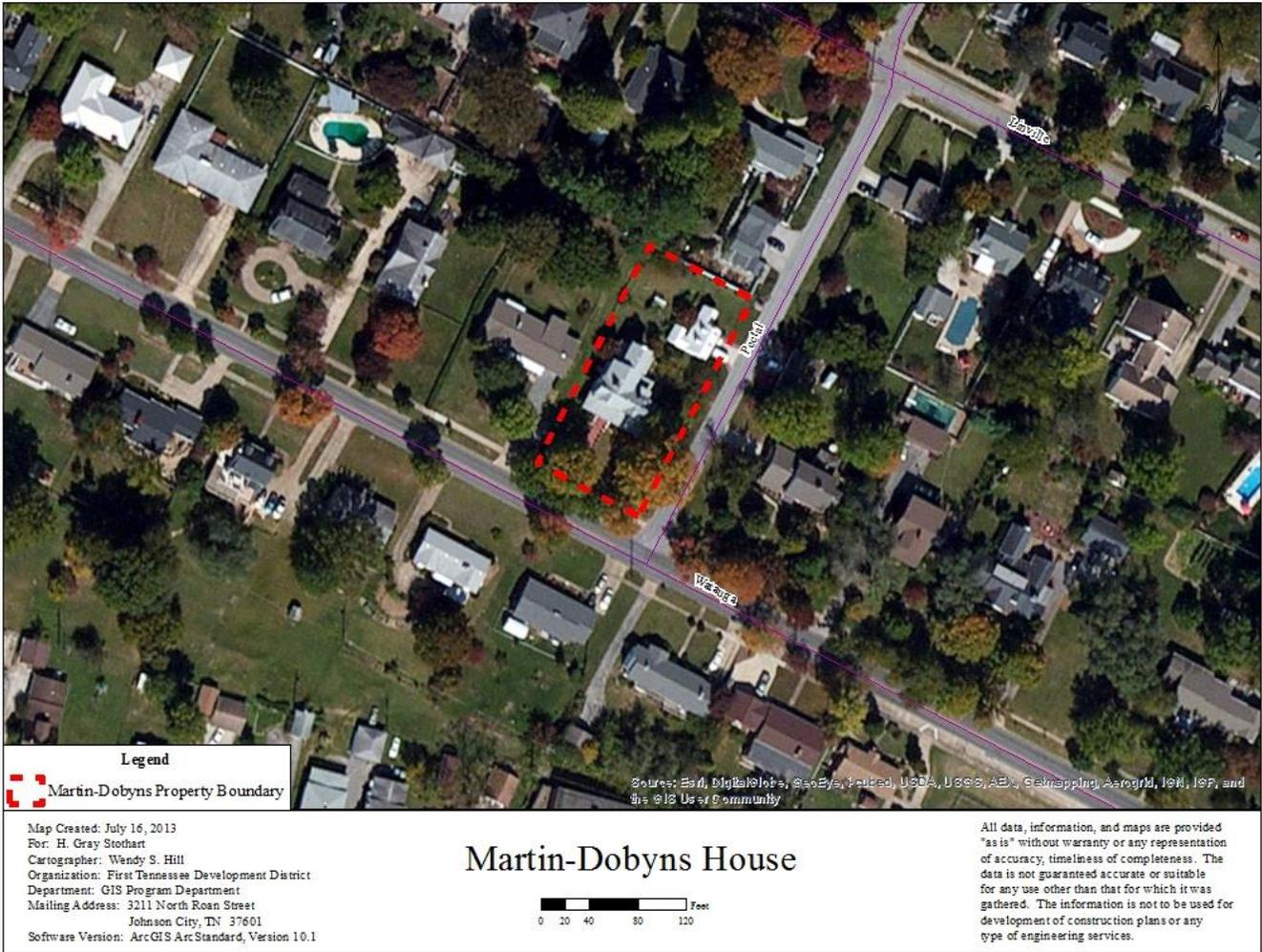


Date Created: 8/5/2013

↑North ----- Scale: One Inch Represents 200 Feet.

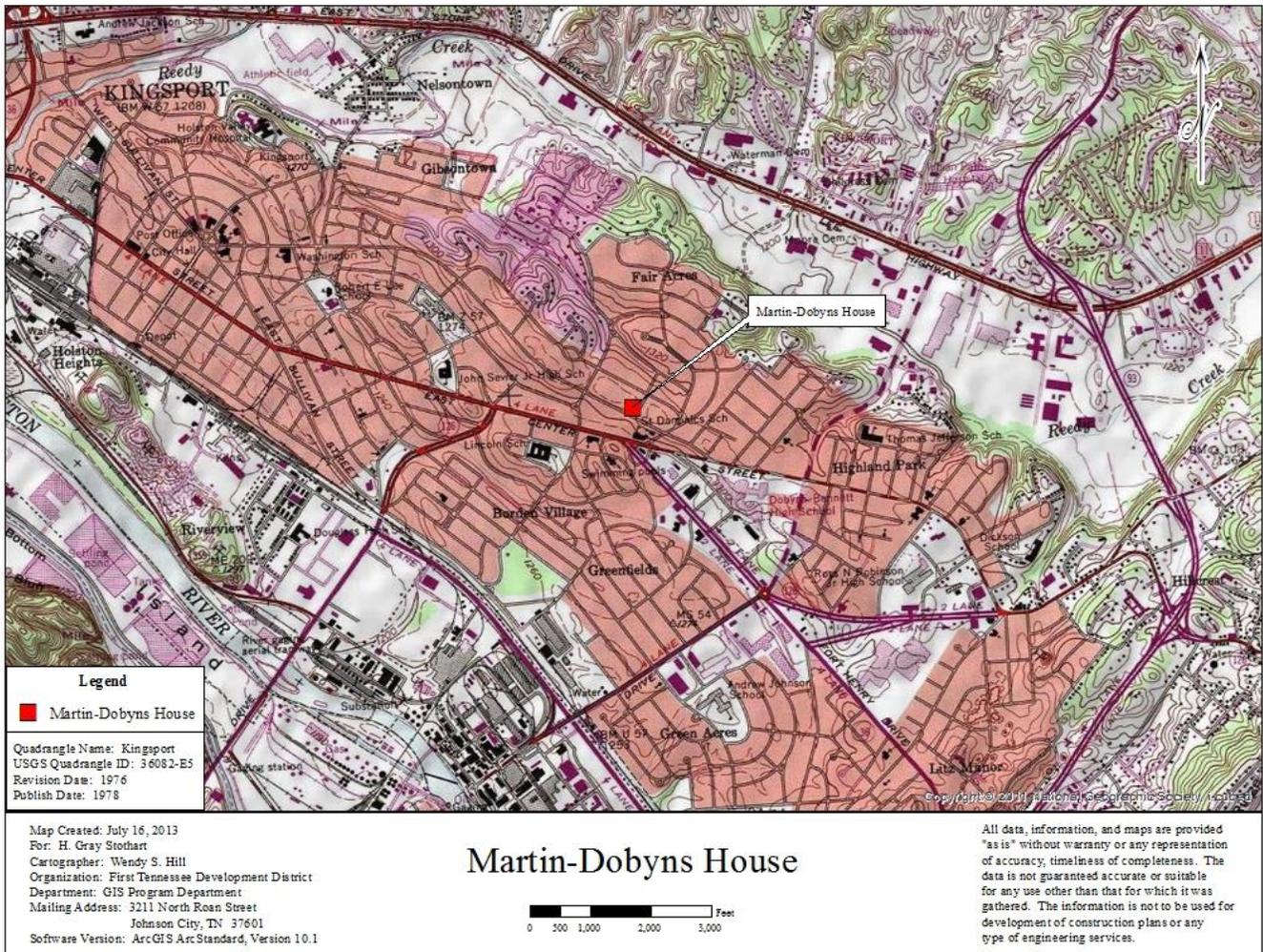
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11. Form Prepared By

Name Gray Stothart

Organization First Tennessee Development District

Street & Number 3211 North Roan Street

Date 09/26/2013

City or Town Johnson City

Telephone (423) 928-0224

E-mail gstothart@ftdd.org

State TN Zip Code 37601

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints)
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. should be included on a Continuation Sheet following the photographic log and sketch maps)

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 listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Martin-Dobyns House
Name of Property

Sullivan County, TN
County and State

Photo Log

Name of Property: Martin-Dobyns House
City or Vicinity: Kingsport
County: Sullivan State: Tennessee
Photographer: Gray Stothart
Date Photographed: July 9, 2013; November, 2013

Photo 1 of 38
House, exterior, southwest façade, camera facing east

Photo 2 of 38
House, exterior, southwest façade, camera facing north

Photo 3 of 38
House, exterior, southeast elevation, camera facing northwest

Photo 4 of 38
House, exterior, northeast elevation, camera facing south

Photo 5 of 38
House, interior front porch, camera facing southeast

Photo 6 of 38
House, interior, front porch, camera facing northwest

Photo 7 of 38
House, interior, front porch, camera facing east

Photo 8 of 38
House, interior, main floor hall, camera facing southwest

Photo 9 of 38
House, interior, main floor hall, camera facing south

Photo 10 of 38
House, interior, main floor hall, camera facing northwest

Photo 11 of 38
House, interior, parlor, camera facing east

Photo 12 of 38
House, interior, parlor, camera facing west

Martin-Dobyns House
Name of Property

Sullivan County, TN
County and State

-
- Photo 13 of 38
House, interior, dining room, camera facing east
- Photo 14 of 38
House, interior, dining room, camera facing south
- Photo 15 of 38
House, interior, dining room, camera facing north
- Photo 16 of 38
House, interior, main floor bedroom, camera facing south
- Photo 17 of 38
House, interior, main floor bedroom, camera facing east
- Photo 18 of 38
House, interior, breakfast nook, camera facing northwest
- Photo 19 of 38
House, interior, breakfast nook, camera facing east
- Photo 20 of 38
House, interior, kitchen, camera facing northwest
- Photo 21 of 38
House, interior, family room, camera facing south
- Photo 22 of 38
House, interior, second floor hall, camera facing southwest
- Photo 23 of 38
House, interior, second floor bath, camera facing southeast
- Photo 24 of 38
House, interior, second floor, bedroom 1, camera facing northeast
- Photo 25 of 38
House, interior, library, camera facing southwest
- Photo 26 of 38
House, interior, second floor, bedroom 2, camera facing north
- Photo 27 of 38
House, interior, second floor, bedroom 3, camera facing west

Martin-Dobyns House
Name of Property

Sullivan County, TN
County and State

Photo 28 of 38
House, interior, second floor, bedroom 4, camera facing east

Photo 29 of 38
House, interior, basement stairs, camera facing southwest

Photo 30 of 38
House, interior, basement, camera facing northeast

Photo 31 of 38
Carriage House, exterior, southeast façade and northeast elevation, camera facing west

Photo 32 of 38
Carriage House, exterior, southeast façade, camera facing northwest

Photo 33 of 38
Carriage House, exterior, northwest elevation, camera facing east

Photo 34 of 38
Carriage House, exterior, northwest elevation, camera facing southeast

Photo 35 of 38
Carriage House, exterior, southwest elevation, camera facing northeast

Photo 36 of 38
Carriage House, interior, first floor southeast wing, camera facing ??

Photo 37 of 38
Carriage House, interior, second floor, camera facing southwest

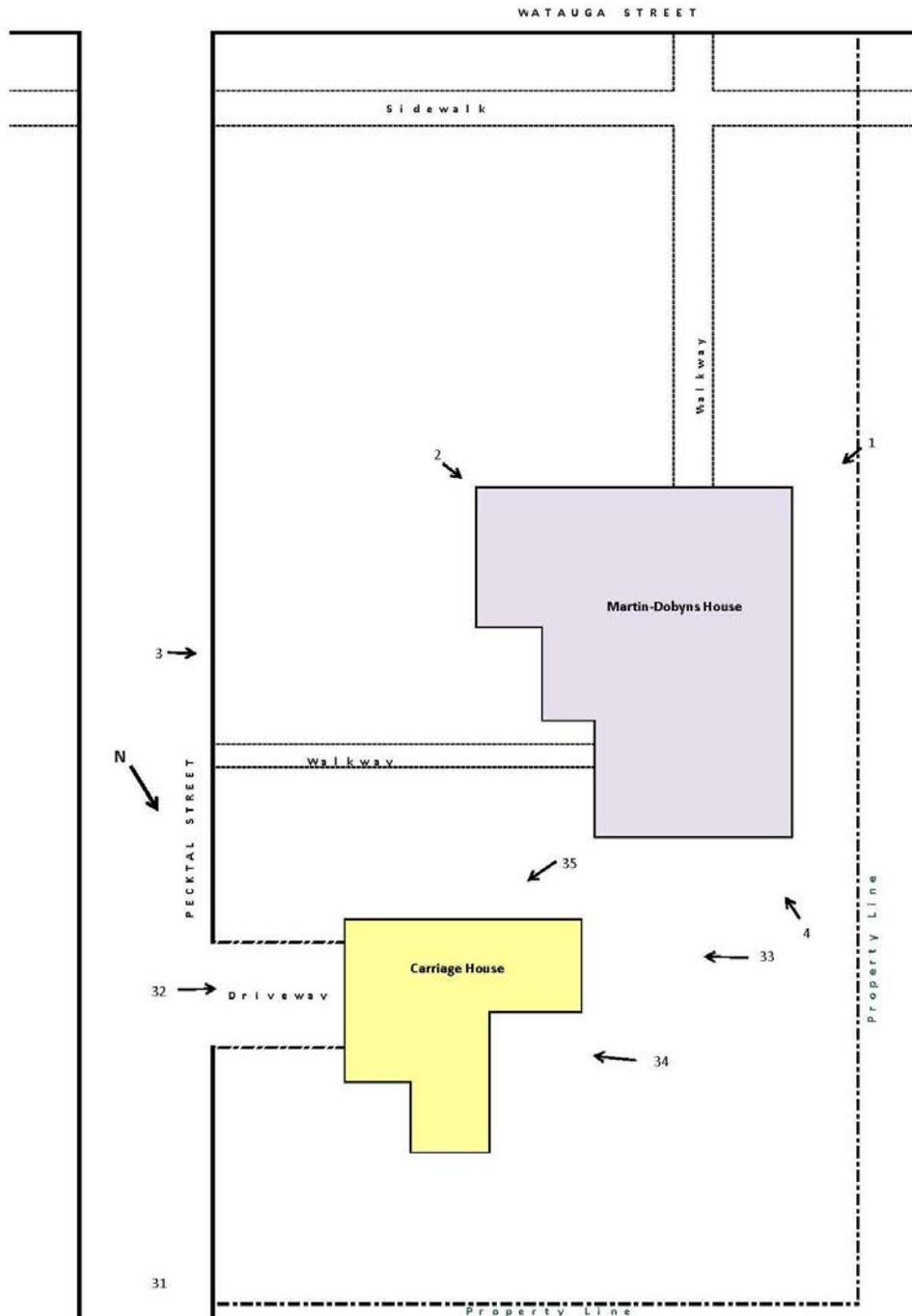
Photo 38 of 38
Carriage House, interior, second floor, camera facing northeast

Martin-Dobyns House
Name of Property

Sullivan County, TN
County and State

Site Plan and Photo Key (not to scale)

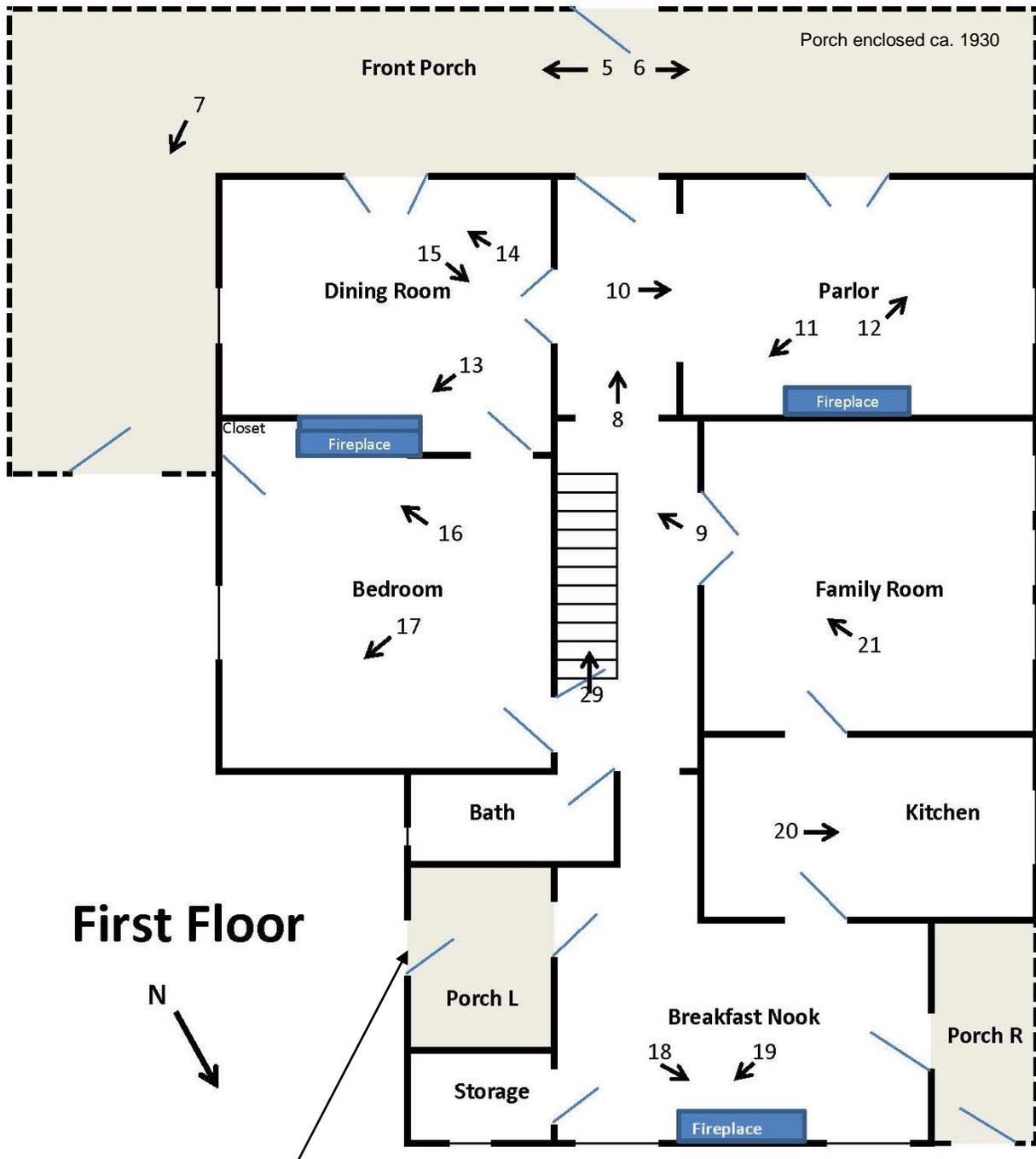
Martin - Dobyns House at 1434 Watauga Street in Kingsport, Tennessee
NOT TO SCALE



Martin-Dobyns House
Name of Property

Sullivan County, TN
County and State

First Floor Plan and Photo Key (not to scale)



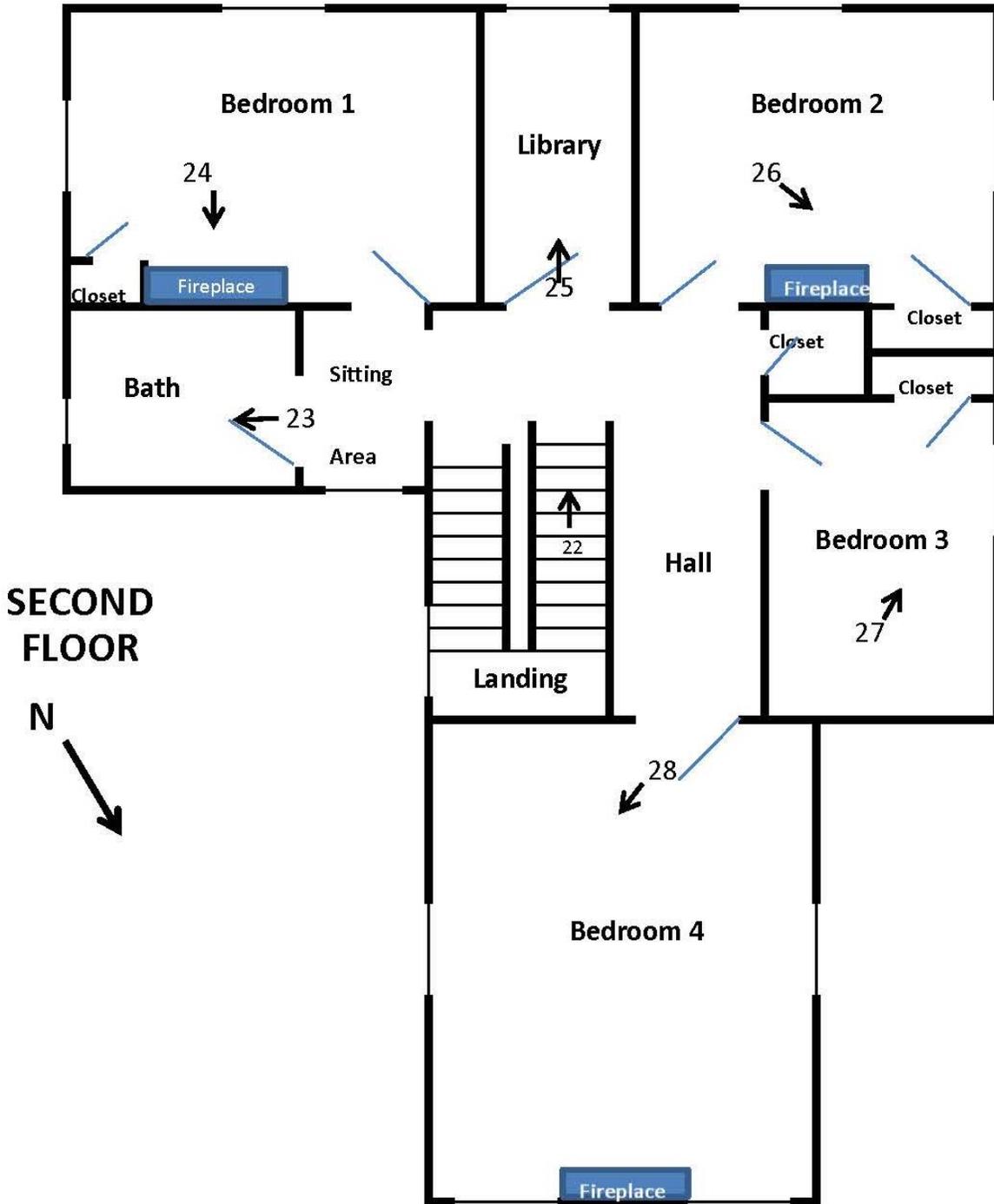
First Floor

Side porch enclosed prior to 1925

Martin-Dobyns House
Name of Property

Sullivan County, TN
County and State

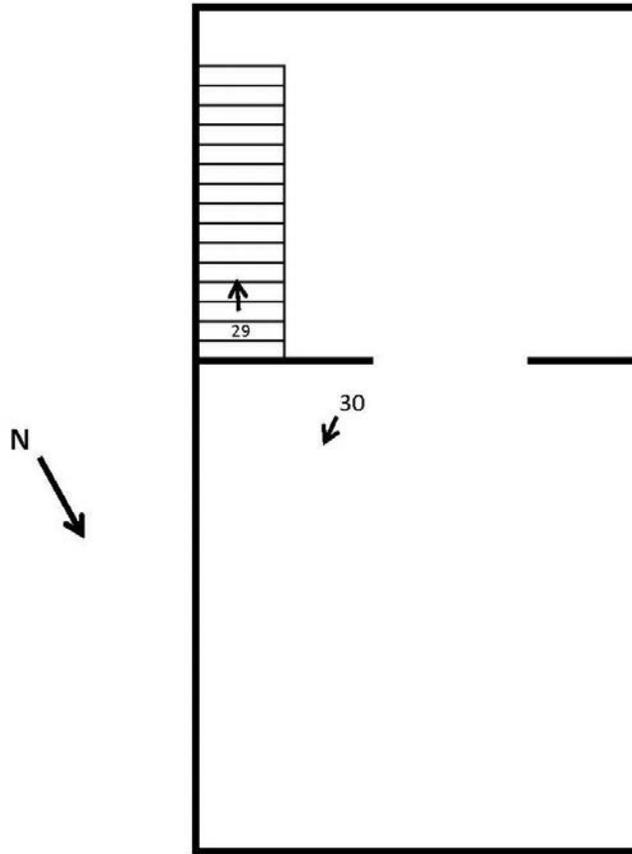
Second Floor Plan and Photo Key (not to scale)



Martin-Dobyns House
Name of Property

Sullivan County, TN
County and State

Basement and Photo Key (not to scale)

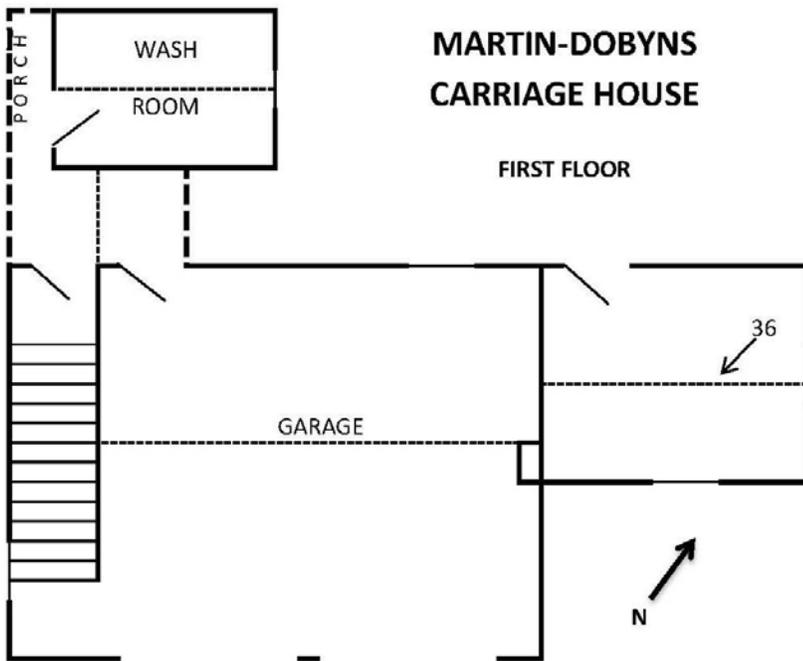


Basement

Martin-Dobyns House
Name of Property

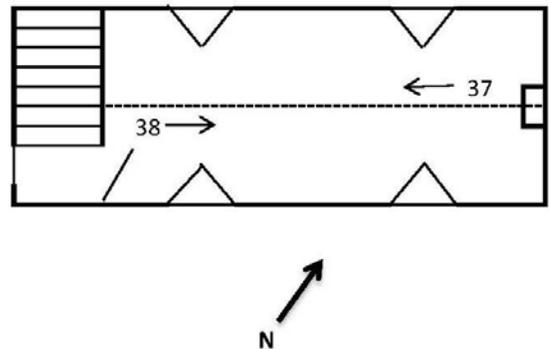
Sullivan County, TN
County and State

Carriage House Floor Plans and Photo Key (not to scale)



**MARTIN-DOBYNS
CARRIAGE HOUSE**

SECOND FLOOR



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Figures Page 36

Martin-Dobyns House

Name of Property

Sullivan County, Tennessee

County and State

Name of multiple listing (if applicable)

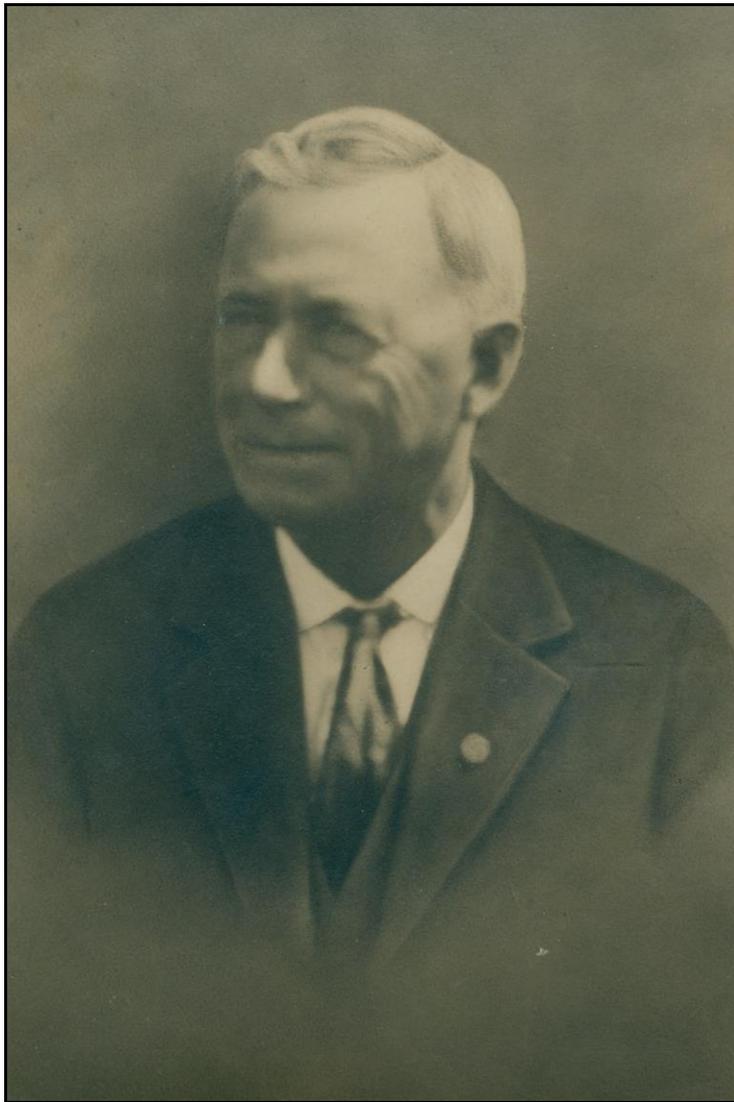


Figure 1. J.W. Dobyns, Mayor of Kingsport, Tennessee. Left, date unknown; Right, photo taken prior to his death in 1923. *Photo courtesy of the Archives of the City of Kingsport.*

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Martin-Dobyns House

Name of Property

Sullivan County, Tennessee

County and State

Name of multiple listing (if applicable)

Section number Figures Page 37



Figure 2. Mrs. Lulu Dobyns, date unknown. *Photo courtesy of the Archives of the City of Kingsport.*

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Martin-Dobyns House

Name of Property

Sullivan County, Tennessee

County and State

Name of multiple listing (if applicable)

Section number Figures Page 38



Figure 3. Dobyns Family, date unknown. Flem Dobyns sitting on the rail to the left. To the right of Flem is J. W. Dobyns and to Flem's right is William Roller. The rightmost kneeling woman is Mrs. J. W. Dobyns. Standing up and to the right are J. Fred Johnson (not in the Dobyns family) and Ben Dobyns. *Photo courtesy of the Archives of the City of Kingsport.*

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Martin-Dobyns House

Name of Property

Sullivan County, Tennessee

County and State

Name of multiple listing (if applicable)

Section number Figures Page 39



Figure 8. 1948 Photo of Flem Dobyns, Son of J.W. & Lulu Dobyns, Prominent Kingsport Businessman.
Photo courtesy of the Archives of the City of Kingsport.



Figure 9. Kingsport Stores, Inc., date unknown. *Photo courtesy of the Archives of the City of Kingsport.*

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Figures Page 40

Martin-Dobyns House

Name of Property

Sullivan County, Tennessee

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Figure 10. The date on which this photograph was taken is unknown. It was taken some time prior to extensive development of the Fairacres Subdivision. The Martin-Dobyns House stands in the background looking much as it does today.

United States Department of the Interior
National Park Service

National Register of Historic Places
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Section number Figures Page 41

Martin-Dobyns House
Name of Property
Sullivan County, Tennessee
County and State
Name of multiple listing (if applicable)

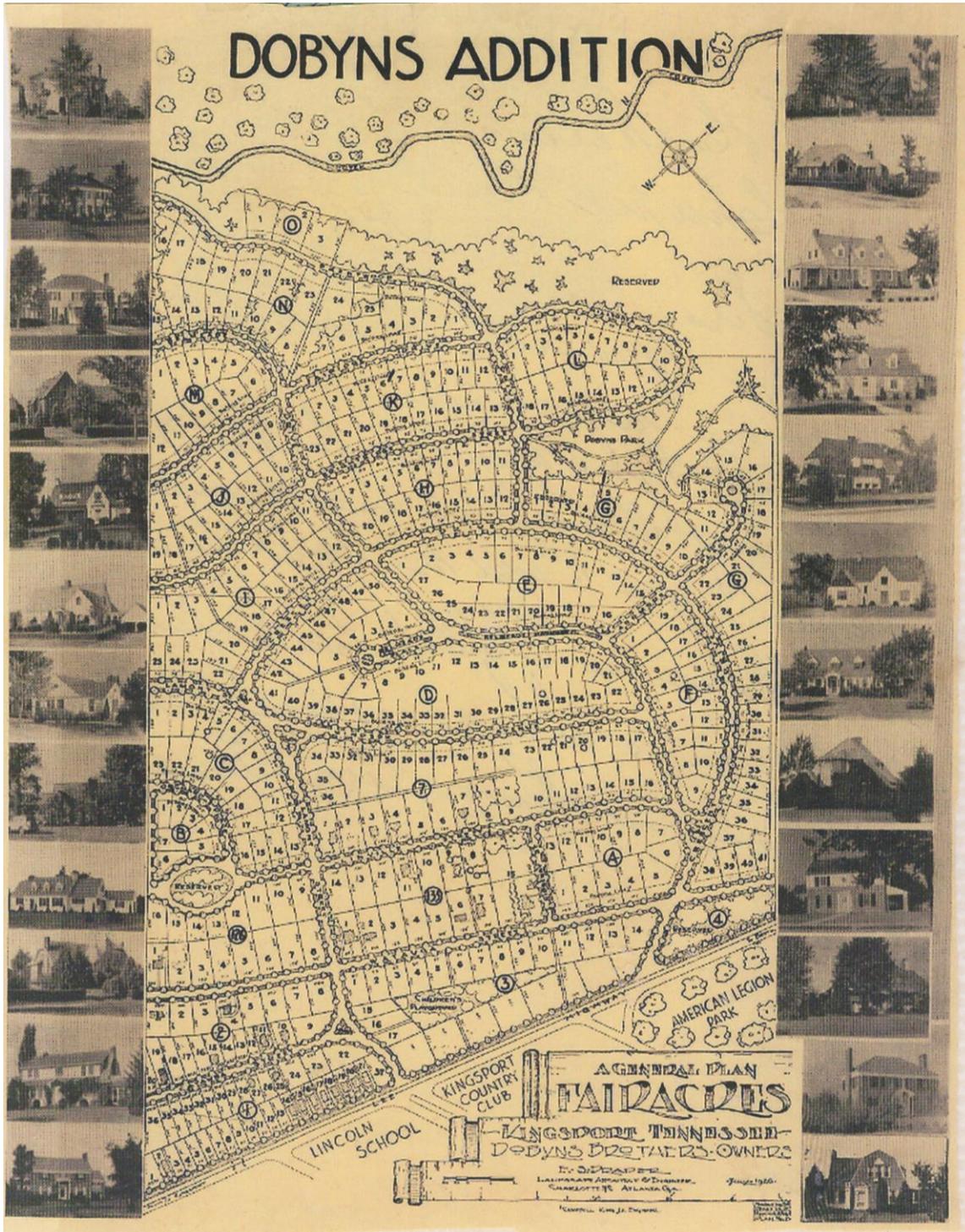


Figure 11: Photograph of the Fairacres Subdivision Plan dated July, 1926.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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Martin-Dobyns House
Name of Property
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Figure 12. Close-up of the Fairacres Plan.

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National Park Service

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Martin-Dobyns House
Name of Property
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Figure 13. Close-up of the Fairacres Plan.
Location of the Martin-Dobyns House is circled with a dashed red line.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Martin-Dobyns House
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Section number Figures Page 44

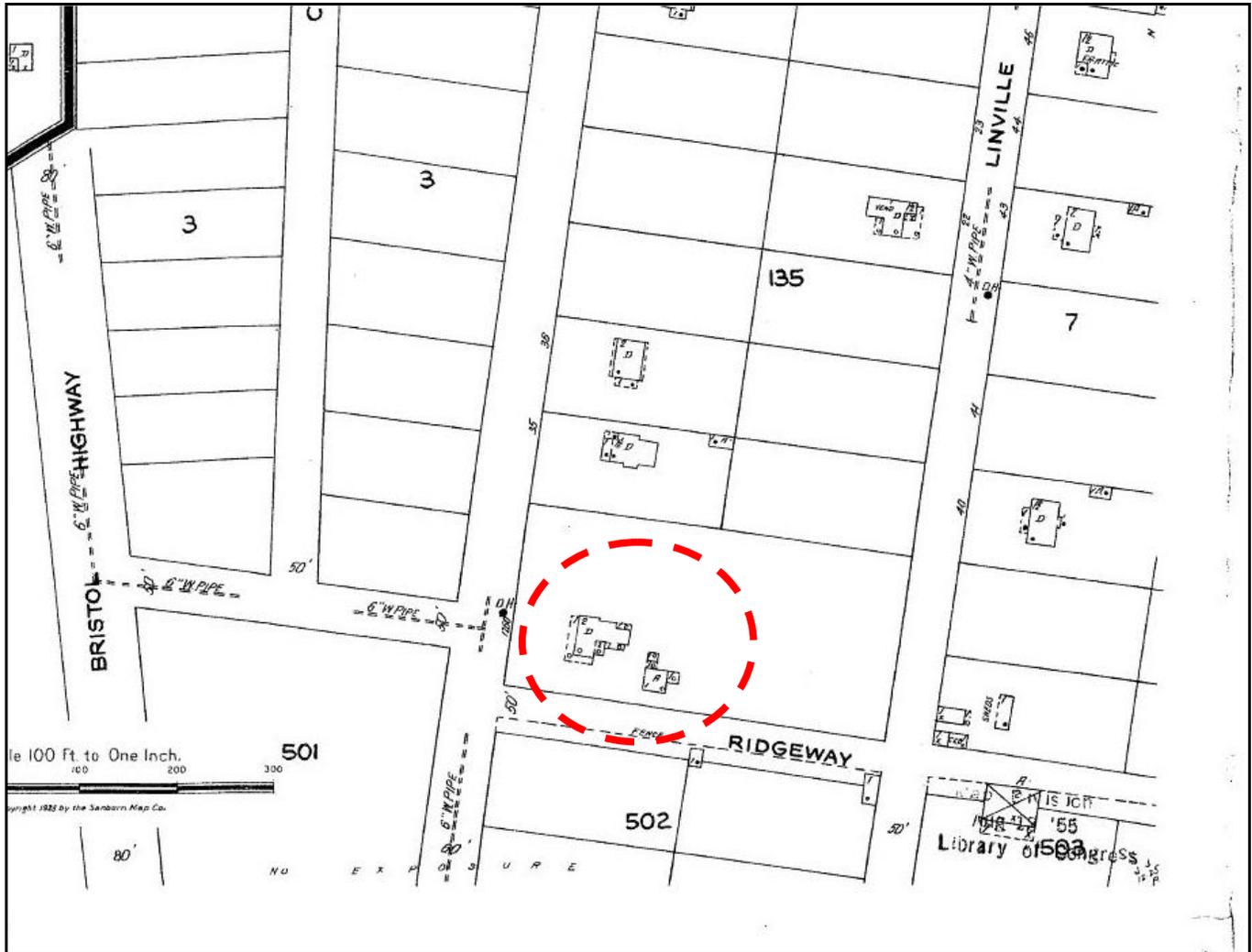


Figure 14. 1925 Sanborn Fire Insurance Map (not to scale). Martin-Dobyns House circled with a red dashed line.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Figures Page 45

Martin-Dobyns House
----- Name of Property
Sullivan County, Tennessee
----- County and State
----- Name of multiple listing (if applicable)

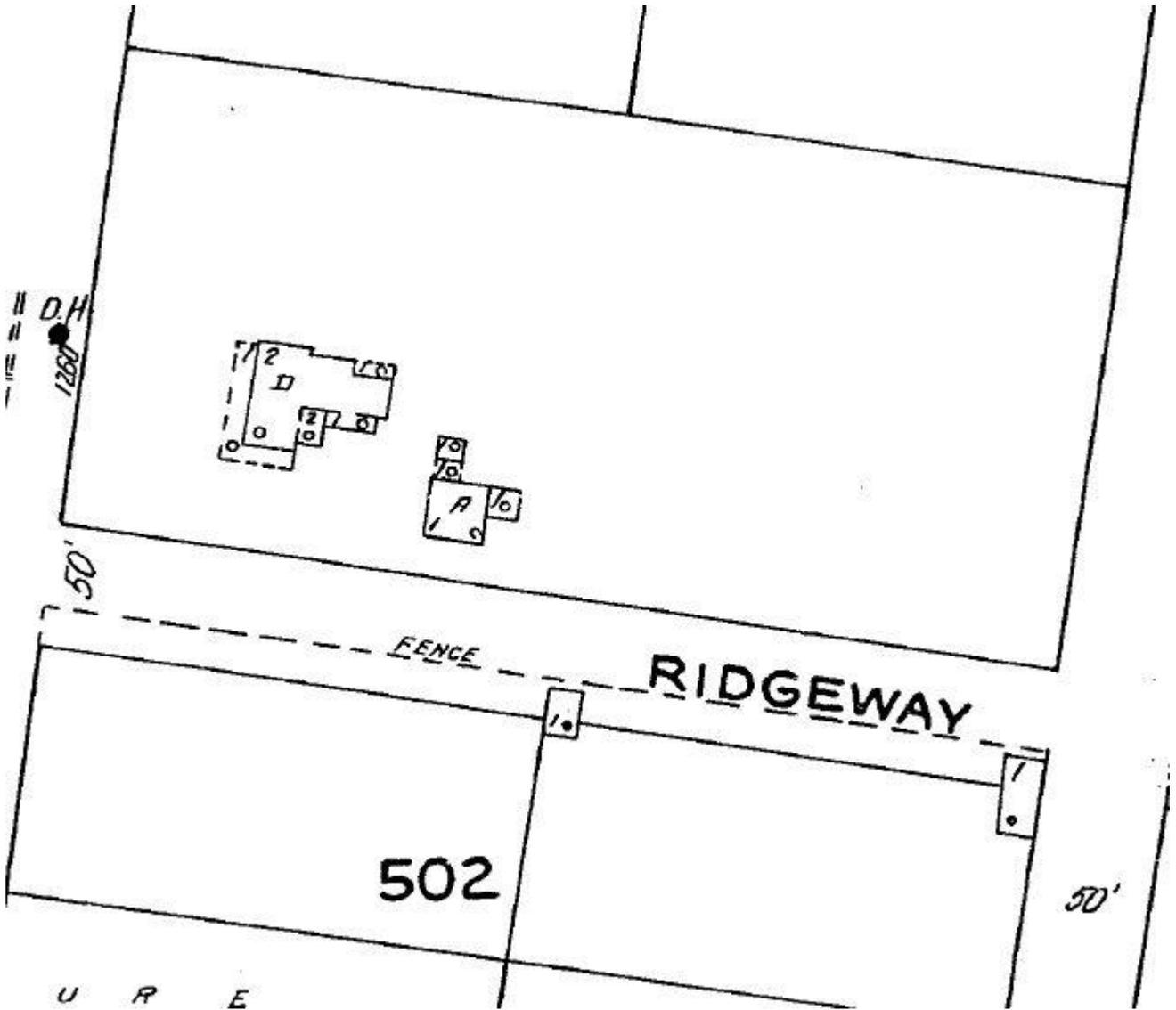


Figure 15. Close-up of the 1925 Sanborn Fire Insurance Map (not to scale).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Martin-Dobyns House

Name of Property

Sullivan County, Tennessee

County and State

Name of multiple listing (if applicable)

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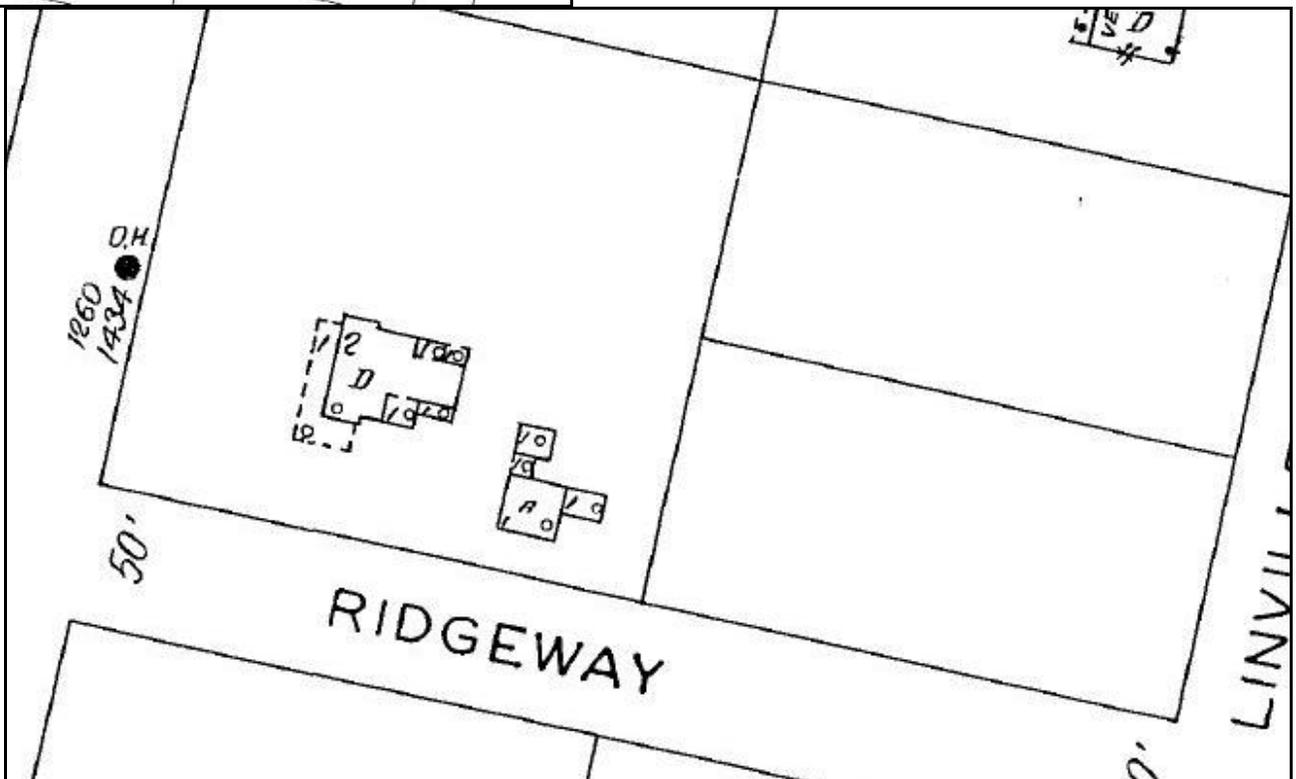
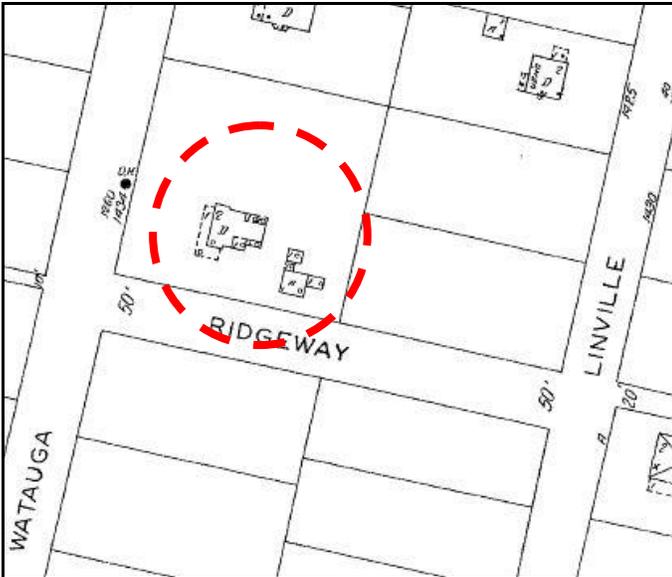


Figure 16. 1930 Sanborn Fire Insurance Map (not to scale). Martin-Dobyns House circled with a red dashed line on upper graphic.

United States Department of the Interior
National Park Service

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Continuation Sheet

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Martin-Dobyns House
Name of Property
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Name of multiple listing (if applicable)

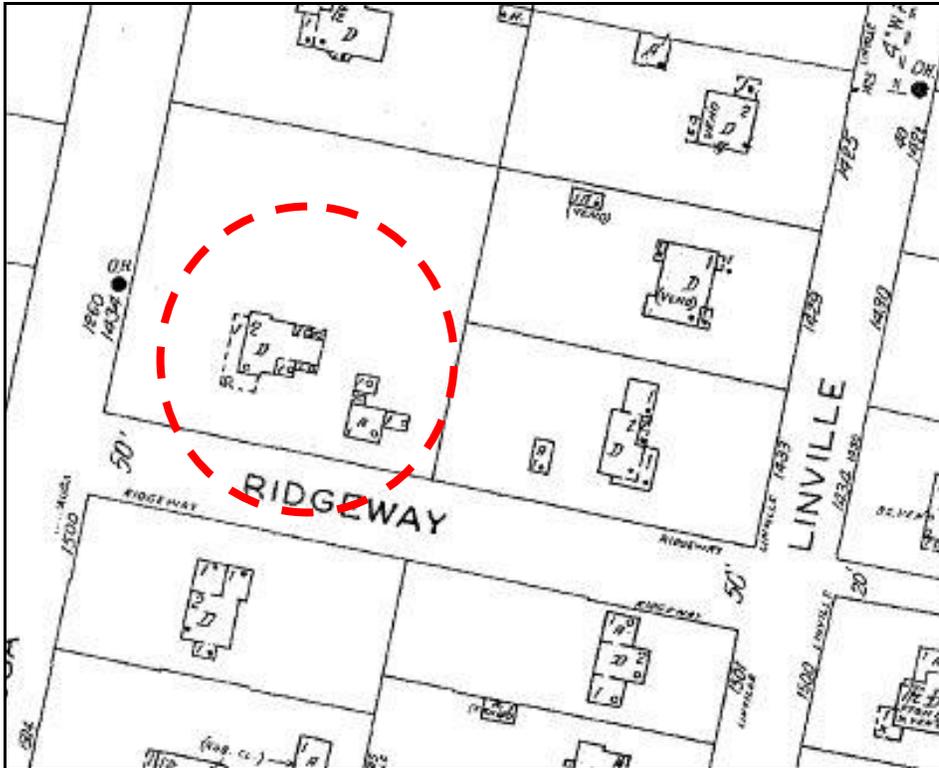


Figure 17. 1930-1949 Sanborn Fire Insurance Map (not to scale). Martin-Dobyns House circled with a red dashed line.

Property Owner:

(This information will not be submitted to the National Park Service, but will remain on file at the Tennessee Historical Commission)

Name Mary Jo Case

Street &

Number 1500 Watauga Street

Telephone (423) 378-4767

City or Town Kingsport

State Tennessee 37664









































































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DAIRY
RATION
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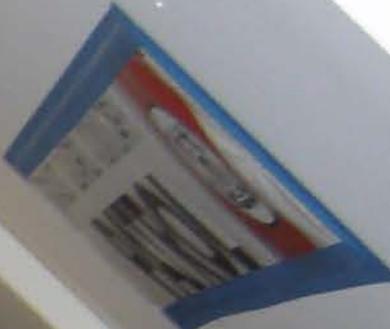


YLIARY





America's Cup '92



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Martin--Dobyns House

MULTIPLE NAME:

STATE & COUNTY: TENNESSEE, Sullivan

DATE RECEIVED: 2/07/14 DATE OF PENDING LIST: 2/27/14
DATE OF 16TH DAY: 3/14/14 DATE OF 45TH DAY: 3/26/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000088

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3-26-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON ROAD
NASHVILLE, TENNESSEE 37243-0442
OFFICE: (615) 532-1550
E-mail: Claudette.Stager@tn.gov
(615) 532-1550, ext. 105
www.tnhistoricalcommission.org

January 31, 2014

Carol Shull
Keeper of the National Register
National Park Service
National Register Branch
1201 Eye Street NW
8th floor
Washington, DC 20005

Dear Ms. Shull:

Enclosed please find the documentation to nominate the *Martin-Dobyns House* to the National Register of Historic Places.

If you have any questions or if more information is needed, contact Peggy Nickell at 615/532-1550, extension 128 or Peggy.Nickell@tn.gov.

Sincerely,

Claudette Stager
Deputy State Historic Preservation Officer

CS:pn

Enclosures(4)

CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER REVIEW

CLG: Kingsport
PROPERTY: Martin-Dobyns House
ADDRESS: 1434 Watauga Street, Kingsport, Sullivan County, Tennessee 37660

HISTORIC PRESERVATION COMMISSION EVALUATION

NAME OF COMMISSION: Kingsport Historic Zoning Commission
DATE OF MEETING: 1-13-14
HOW WAS THE PUBLIC NOTIFIED OF THE MEETING? Newspaper
 ELIGIBLE FOR THE NATIONAL REGISTER
 NOT ELIGIBLE FOR THE NATIONAL REGISTER

REASONS FOR ELIGIBILITY OR NON-ELIGIBILITY: same as listed by TUC

SIGNATURE: 
TITLE: Corey Shepherd, Certified Local Government

DATE: 1-14-14

THC STAFF EVALUATION

ELIGIBLE FOR THE NATIONAL REGISTER
 NOT ELIGIBLE FOR THE NATIONAL REGISTER

REASONS FOR ELIGIBILITY OR NON-ELIGIBILITY:

The Martin-Dobyns House located at 1434 Watauga Street in Kingsport, Tennessee is locally significant under Criterion B for its historical association with James Wiley (J.W.) Dobyns, the first Mayor of the City of Kingsport and his wife Miss Lulu Lee Dobyns purchased the home and moved into it with his family in 1915. They lived in the house prior to and during the time he served as mayor. Dobyn's wife, the former Miss LuLu Lee Cooper of Old Town, Grayson County, Virginia continued to be a community leader long after her husband's death and lived in the house until her death in 1951. The residence is also eligible under Criterion C as a notable example of a Folk Victorian style house. The house continues to feature many of its original materials and elements with few to minimal alterations.

SIGNATURE: 
TITLE: National Register Coordinator-HP2

DATE: November 20, 2013

PLEASE COMPLETE THIS FORM AND RETURN BEFORE: January 15, 2014

RETURN FORM TO:

PEGGY NICKELL
TENNESSEE HISTORICAL COMMISSION
2941 LEBANON ROAD
NASHVILLE, TENNESSEE 37243-0442