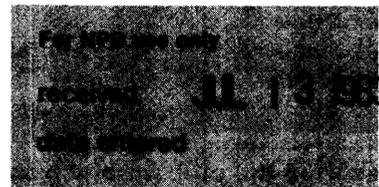


United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



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

1. Name

historic Oakham

and/or common Elizabeth J. Magness Home for the Aged and Indigent

2. Location

street & number U.S. Highway 70 Bypass N/A not for publication

city, town McMinnville vic. vicinity of

state Tennessee code 047 county Warren code 177

3. Classification

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

4. Owner of Property

name Warren County (Warren County Historical Society)

street & number Magness Library, 118 West Main Street

city, town McMinnville N/A vicinity of state Tennessee 37110

5. Location of Legal Description

courthouse, registry of deeds, etc. Warren County Registrar's Office

street & number Warren County Courthouse

city, town McMinnville state Tennessee 37110

6. Representation in Existing Surveys

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

date N/A N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

Constructed in two stages (ca. 1835, ca. 1850s) as the focal point of a large farm, Oakham is now situated in a rapidly-developing area northeast of McMinnville, Tennessee. It is a story-and-a-half, brick residence, set on a limestone foundation, with Greek Revival decorative elements. Its basic plan is an example of what is known as the "piano box" style; that is, a central section flanked by two pavilions which project slightly from both the front and rear of the original house. Seven chimneys with corbelled tops divide the house, indicating the different building periods. Although an annex was added to the property in the 1930s, it is attached to the house by a breezeway and does not compromise the substantial architectural integrity of the structure.

The central section of Oakham was built ca. 1835 in a late-Georgian/Federal style. As it appears now, this central section is a five-bay, story-and-a-half structure, constructed in brick laid in common bond with pencilled mortar joints which now is coated with stucco scored in blocks. The front or southern facade has two French windows with louvered shutters on each side of the central door. The double-leaf, central door features an elaborate surround with a transom, sidelights and a full entablature. There are three pedimented, gable-roofed dormers with 6/6 lights projecting from the southern roof slope.

The flanking pavilions, which were added to the house in the 1850s as part of an extensive remodelling in the fashionable Greek Revival style, are one-story structures made of brick laid in common bond with pencilled mortar joints. There is one paired, 4/4 light, double-hung sash window in the front facade of each pavilion. Showing the influence of the eclecticism of the times, these pavilions have raking cornices with a denticulated entablature.

Porches extend along the entire length of the central section of the house, both in front and in back, and serve to connect the pavilions. The front porch boasts a full entablature with a denticulated cornice. Once wood, the porch floors are now concrete, but the original massive pieces of limestone that served as steps are still in use.

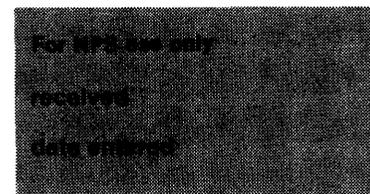
The west side elevation has two 6/6 light, double-hung sash windows. The eastern side elevation has two 6/6 light, double-hung sash windows with one small modern window which used to be an outside hall door in between. The rear elevation of the pavilions are identical to the front with the exception of the fascia boards which are plain. Each pavilion houses two rooms; all of which have outside doors opening onto the front and rear porches.

The rear facade of the central section has a central door with two 12/12/ light, double-hung sash windows to the west of it and a door and one 12/12 light window to the left or east. There are two dormers identical to those in front on the northern roof slope.

The interior of the central section has two rooms on either side of a central hall. The central hall is divided into two sections; a front "reception" area and a back stair hall. Evidence suggests that the hall was divided at the time of the 1850s remodelling. The present stairway is a narrow structure that begins with three winders and then makes a straight run to the second floor. It has a massive, walnut newel and turned walnut balusters. It is probably not original to the central section of the house. On the second floor of this section there is a room on each side of the stair hall.

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Continuation sheet

Oakham

Item number 7

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There are two large rooms in each pavilion. The east pavilion has been altered slightly, cutting off interior access to one room and creating a bathroom out of what was a hall with an outside door. Every room on the first floor of the house has an outside access door. The second floor of the pavilions is unfinished attic space.

The interior details at Oakham have remained remarkably intact. The woodwork is pegged and is fairly consistent throughout the first floor of the house. All window and door frames are composed of a Greek Revival architrave molding with re-entrant angled corners. The doorways all have three-light transoms above four-panelled doors and corresponding panelled reveals. The baseboards in the 1830s section of the house are the original Federal woodwork while those in the pavilions date from the 1850s. Federal baseboards and door frames are also found on the second floor.

All but two of the six (out of an original seven) mantels in the house are in the Federal style with channeled pilasters and panelled friezes. A section of Federal-style chair rail found in the attic and a matching patch in the mantel of the west front room of the original section indicates an original woodwork treatment that was lost, probably in the 1850s remodelling. The original flooring is wide oak planks; much of this flooring has been replaced creating three different floor levels on the first floor of the house.

Until this century, Oakham had the usual variety of outbuildings necessary to service a large farm. Only a small, brick milkhouse in poor repair remains to the west of the house. The one-story, 1930s annex to the east of the house is a four-by-eight-bay brick building.

8. Significance

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

Specific dates ca. 1835; 1850s **Builder/Architect** ca. 1835, Philip Hoodenpyle (?)
1850s, unknown

Statement of Significance (in one paragraph)

Oakham is being nominated under National Register criteria B and C for its long association with prominent families of McMinnville, and on its architectural evolution culminating as an excellent example of the Middle Tennessee "piano box" style.

The original section of Oakham was built in ca. 1835 probably by Philip Hoodenpyle (or Hoodenpyl), who built several early McMinnville residences. Fronting on the McMinnville-Sparta Stage Road, about three miles east of McMinnville, Oakham was occupied for the first twenty years by the Black family, prominent local businessmen involved in land speculation and banking, and who later owned a stable, a ferry, a cotton spinning factory (the Central Factory on Charles Creek) and a saw and grist mill (Black's Mill). William Black built Oakham into a prosperous plantation.

In the 1850s ownership of Oakham passed to Philip H. (P. H.) Marbury. The Marbury family had come to McMinnville sometime before 1820 and had also become prominent in the community. Philip H. Marbury was related to the Blacks by marriage and was in business with one of the Black brothers, Alexander. They speculated in land, bought and sold slaves, and were partners in a store called Black and Marbury. The 1850s were a time of prosperity for Marbury. It was during these years that he completely remodelled Oakham, building the pavilion wings and adding the Greek Revival decorative elements. By 1860, the plantation encompassed 935 acres valued at \$20,000. Also in the 1850s Marbury was instrumental in organizing the Manchester and McMinnville Railroad which opened in 1855. The line is fairly close to the house and is still in use today.

As was the case with so many large, Middle Tennessee plantations, Oakham was seriously affected by the Civil War. Between 1887 and 1890, the property was sold to the Blue family who moved to Tennessee from Ohio; they continued to farm it until the 1920s.

In 1937 Oakham was bought by Warren County for use as a poorhouse under the terms of the will of William H. Magness, a prominent McMinnville financier and philanthropist. It was operated as the Elizabeth J. Magness Home for the Aged and Indigent until 1982.

Considering its long and varied history, Oakham has remained remarkably intact. Its interior woodwork has remained almost unchanged since P. H. Marbury remodelled the house in the Greek Revival fashion over one hundred years ago. Surviving from an even earlier time are four Federal mantels, Federal baseboards and Federal door frames, all in the original section of the house. All woodwork is in excellent condition. The exterior of the house has been altered only by the replacement of wooden porch floors by cement, and the addition of an annex in the 1930s which is connected to the main house by a breezeway. Oakham's structural evolution can be seen by comparing the heavy, pegged, mortice-and-tenon construction of the 1830s section of the roof with the much lighter construction techniques used for the 1850s additions.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 2.72 acres

Quadrangle name Cardwell Mountain, Tennessee

Quadrangle scale 1:24000

UTM References

A

1	6	6	13	6	5	0	3	9	5	1	0	1	0
Zone	Easting			Northing									

B

Zone	Easting			Northing									

C

Zone	Easting			Northing									

D

Zone	Easting			Northing									

E

Zone	Easting			Northing									

F

Zone	Easting			Northing									

G

Zone	Easting			Northing									

H

Zone	Easting			Northing									

Verbal boundary description and justification

Oakham is bounded on the south by the Highway 70 Bypass, on the east by the Warren County Hospital, on the west by the Cheer Mental Health Center and on the north by the property of DeZurick, Inc.

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Carol Hoffmann and Martha Hagedorn

organization N/A date January 11, 1983

street & number 920 Nancy Drive telephone 615-890-1669

city or town Murfreesboro state Tennessee 37130

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

Deputy State Historic Preservation Officer signature Herbert L. Hays

title Executive Director, Tennessee Historical Commission date 7/7/83

For NPS use only

I hereby certify that this property is included in the National Register

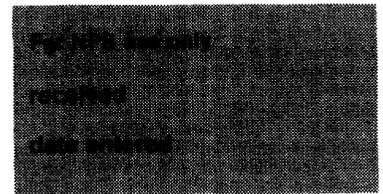
J. Melores Byers Entered in the National Register date 8/11/83
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

**United States Department of the Interior
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Continuation sheet

Oakham

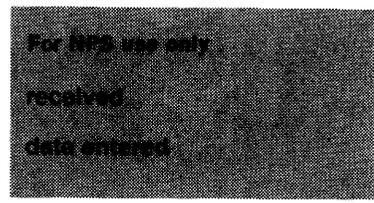
Item number 8

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Although Oakham is no longer the center of a large farm and is now being crowded by development, it retains its worth as a representative of a bygone era in Tennessee's history and architecture.

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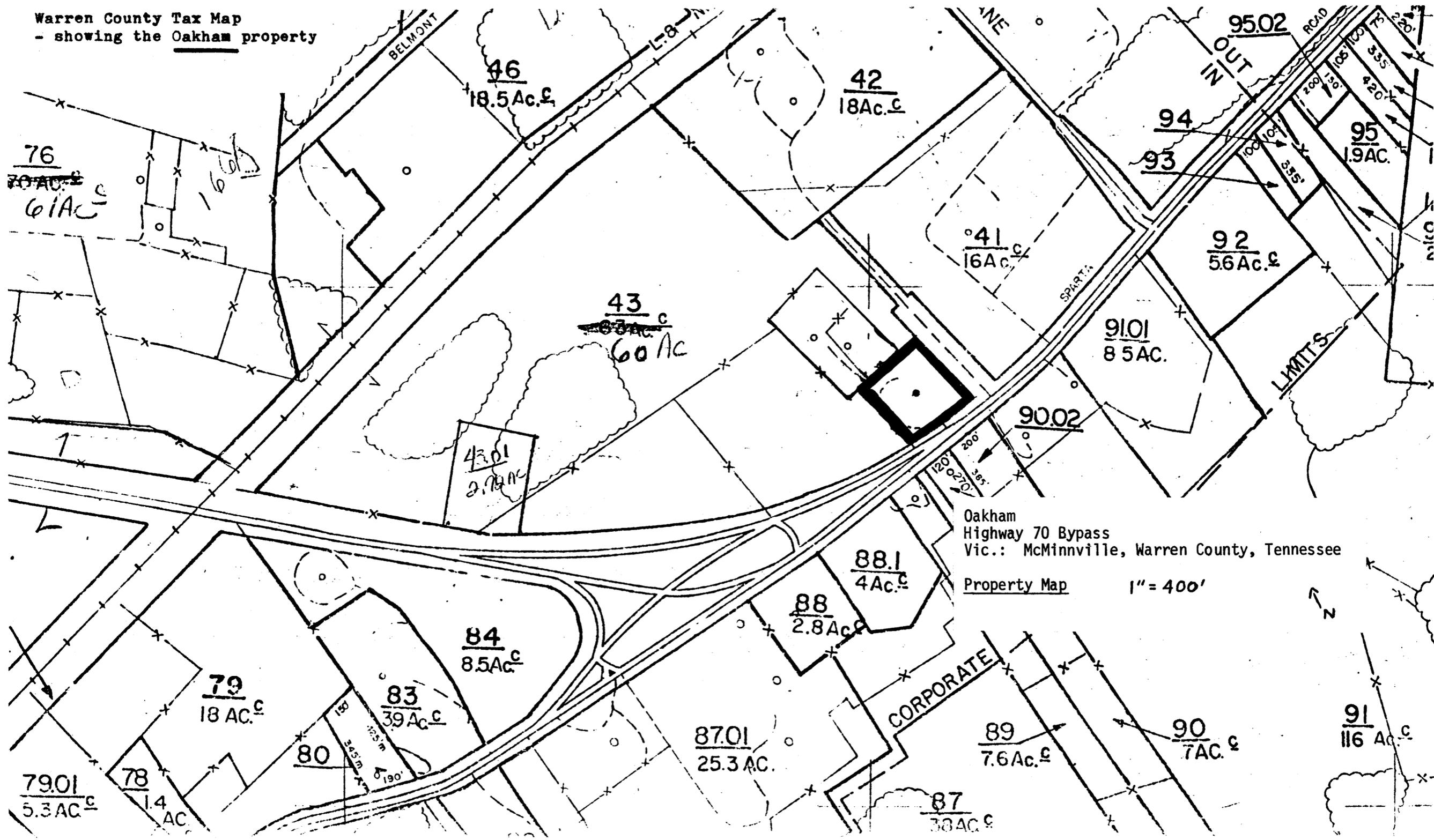


Continuation sheet Oakham Item number 9 Page 2

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- _____. Bureau of the Census. Eighth Census of the United States, 1860: Agriculture. Tennessee.

Warren County Tax Map
- showing the Oakham property



Oakham
Highway 70 Bypass
Vic.: McMinnville, Warren County, Tennessee

Property Map 1" = 400'