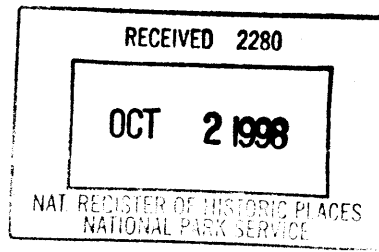


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1304

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Newman, Captain James, House

other names/site number KN.2867

2. Location

street & number 8906 Newman Lane

not for publication N/A

city or town Knoxville

vicinity

state Tennessee

code TN

county Knox

code 093

zip code 37920

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Herbert S. Hays / PH
Signature of certifying official/Title

9/11/98
Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
 See continuation sheet

determined eligible for the National Register.
 See continuation sheet

determined not eligible for the National Register

removed from the National Register.

other, (explain:)

Edson H. Beall
Signature of the Keeper

Date of Action

10/30/98

Newman, Captain James, House
Name of Property

Knox County, Tennessee
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in count)

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

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

Contributing	Noncontributing	
1	0	buildings
3		sites
6	1	structures
		objects
10	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Historical Architectural Resources of Knoxville
and Knox County, Tennessee

**Number of Contributing resources previously listed
in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

TRANSPORTATION: water-related

AGRICULTURE: agricultural field

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

TRANSPORTATION: water-related

AGRICULTURE: agricultural field

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: East Tennessee Vernacular

Materials

(Enter categories from instructions)

foundation STONE; CONCRETE

walls weatherboard

roof METAL

other STUCCO; WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A

(Mark "X" in all boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 year of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
 TRANSPORTATION
 AGRICULTURE

Period of Significance

1893 - circa 1930

Significant Dates

1893; circa 1920

Significant Person

(complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Knoxville/Knox County Metro Planning Commission

Newman, Captain James, House
Name of Property

Knox County, Tennessee
County and State

10. Geographical Data

Acreage of Property approximately 86 acres Boyds Creek, TN

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>256423</u>	<u>3982520</u>	3	<u>17</u>	<u>257100</u>	<u>3982060</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>257980</u>	<u>398370</u>	4	<u>17</u>	<u>256520</u>	<u>3981880</u>

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Ann K. Bennett, Senior Planner and Pamela Dishongh, Intern
organization Knoxville/Knox County Metropolitan Commission date December 12, 1993
street & number 403 City County Building, 400 Main Street telephone (615) 521-2500
city or town Knoxville state TN zip code 37902

Additional Documentation

submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 Or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO) or FPO for any additional items

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Dr. Larry Dorsey
street & number 2911 Essary Drive telephone 687-0760
city or town Knoxville, Tennessee state TN zip code 37918

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Newman, Captain James, House
Knox County, Tennessee

Narrative Description

The Captain James Newman House, located at 8906 Newman Lane, sits on the north bank of the French Broad River, across the river from the Seven Islands Community. The house faces the river to the southwest. It is visible from the Seven Islands Church, on the other side of the river, but it is not visible from any of the roads north of the river. A gravel drive about a mile in length and surrounded by forest on the north and fields on the south, leads west from Newman Lane to the rear of the house. A split rail fence runs along the drive to the north. The fence, partially relocated, when portions of the property sold out of the Newman estate in 1978 is in good repair. New wood rails replace older ones as they decay, however, the form of the fence remains the same. Surrounding the house are a series of late nineteenth century and early twentieth century outbuildings including a corn crib, well house, wood shed, barn, garage, chicken house and a scale house. The description of the outbuildings will be at the conclusion of this section. The historic farm fields and landing site complete the setting for the Captain James Newman House.

The style of Captain James Newman House is East Tennessee Vernacular with Classical Revival details, a variant of the standard I-house. It is a two-story frame, three bay T-plan residence built in 1893. The house has a one story rear ell located to the west, perpendicular to the front section of the house. Originally the story and half section of the house was only one room deep with a one-story ell that included the dining room and the kitchen. This configuration forms a T. Originally open porches ran along both sides of the ell and rear of the house. The house has a stone pier and concrete block foundation, standing seam, metal gable roof, weatherboard siding and three interior brick chimneys covered with stucco. Corner boards have the appearance of engaged pilasters with a decorative capital. Located beneath the eaves on each gable end (north and south facades) are metal attic vents and plain, wide fascia boards. On the main facade there is a full length, one story porch with a shed roof and wood columns. The main entrance consists of a door with two vertical glass panels and two wood panels below. There are two other doors identical to the front one on each side of the original kitchen leading to the porches. Windows are the original wood four-over-four, double-hung sashes. Circa 1981 vinyl shutters flank the first floor windows and the front door.

The majority of changes to the house have occurred in the ell area of the structure. On the northwest facade of the ell is a one-story porch with sawn wood posts. Circa 1920 this porch was enclosed with screen. In 1981 the current owner replaced the screened openings with windows. The porch consists of a flat board siding and a series of seven one-over-one windows. Although enclosed the porch still exhibits the features of the early ell porch (see photo # 2). The southeast facade of the ell had a one story porch with sawn wood posts running three-quarters of the ell. It was enclosed in 1981 to provide space for a bathroom.

Through the entry on the front facade is a central hall that contains the original set of steep, straight-run stairs. These stairs, originally built without a balustrade, still remain without a balustrade. There is a four-paneled door beneath the stairs that opens into a closet. The central hall also consists of the original wide plank pine floors, walls and ceilings. There is a fourteen-inch baseboard in the entrance hall. The front door is a four-paneled door with two lights in the upper panel. Original door locks and knobs are present throughout the house. There are three, four panel doors in the hall leading to the parlors and dining room respectively.

The first floor consists of two rooms and the hall in the main portion of the house and two rooms in the ell.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Newman, Captain James, House
Knox County, Tennessee

The entries into the two rooms flanking the entry hall consist of the original four panel doors. Each room contains identical fireplace mantels with mantel shelves, pilasters and brick surrounds. Each fireplace is sealed shut. A closet flanks each fireplace. The closet doors are also four-panel, wood with porcelain knobs. Floors in each of the front rooms also consist of the original wide plank floorboard. However, the floors are currently covered with carpeting. The windows in the main section of the house are two-over-two lights with plain surrounds consisting of plain board with quarter round edges.

Modifications made to the house circa 1981 include turning the dining room into the kitchen, enclosing the southeast side porch to provide an interior bathroom (prior to this time there was no interior plumbing) and placing one-over-one storm windows in the screen window section of the side porch in the northwest. The original kitchen now serves as a sitting room or den. The original fireplace mantel with mantel shelves, pilasters and brick surrounds exists although a wood burning stove is on the hearth. Currently this is the only heat in the house. The kitchen's modernization included linoleum floor covering and modern cabinets.

The second floor consists of two bedrooms and a central hall. The central hall has a wood four-over-four double-hung window that overlooks the river, the original wide plank pine floor, wide plank sheathing on walls and a smooth finished plaster ceiling. A tongue and groove door leads from the central area to attic storage over the rear or east portion of the house. The bedrooms that flank the central hall have four-over-four windows on the north and south end and front facade and the original wide plank floors. There are no fireplaces in the upper rooms. Closets with four panel doors appear beside each chimney stack.

The house sits on a bluff overlooking the river, the Long Island, and the Seven Island Church (N.R. 3/18/1997). Long Island, one of the largest of the Seven Island group owned by Captain Newman, was traditionally farmed, with corn being the major crop. The landing site itself is directly in front of the house approximately seventy-five feet southwest of the porch of the house. There is a second rise in the land leading from the river up to the house. Thus the house appears to sit on a terraced site. The second rise creates a knoll that runs around the house site and provides a buffer against flooding. Prior to TVA prevention, the worst flood in 1936 surrounded the house on all sides, yet did not reach the foundations of the house.

Gently rolling hills and valleys or hollows compose the property owned Captain Newman. The river landing, located at the mouth of a hollow, is a prominent feature of the property. However, the property was also a working farm with corn being the principal crop. The historic field lines are in evidence today. There is a field in the flood plain to the north of the house. There are fields running northeast up the hollow from the back of the chicken house to Kelly Lane. Newman Lane, which now dead ends into Kelly Lane, served as a Knox County road until circa 1955.

The outbuildings sit in a convenient arrangement around the house. The chicken house is to the southeast side of the house, between the house and the stream that runs to the south of the house that provided water for the chickens. Between the house and the chicken house was the location of the family garden. The corncrib is to the north of the house that is close to the field traditionally planted with corn. The horizontal openings in the southeast elevation of the corncrib enabled a wagon to pull up and toss corn in from the bed of the wagon. The well house is convenient to the kitchen just off the north corner of the northwest porch (the current screened in porch). The wood shed is near the roadway that leads from the Newman Lane to the

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National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Newman, Captain James, House
Knox County, Tennessee

river landing. The barn is on the south edge of the driveway, with the scale or weight house further north on the north edge of the drive.

Secondary buildings and sites include:

1. Corn Crib (circa 1890). A small shed located southwest of the house, covered with vertical wood boards, contains two horizontal openings beneath the roof along the east facade. Located on the north facade is a board door and the shed roof is metal v-crimp roofing. (C)
2. Well House (circa 1890). Gable end roof with metal roof covering, wide vertical wood board wall covering, four-light casement windows on the east and west facades. (C)
3. Wood Shed (circa 1890). Gable end roof with metal roof covering, weather vane along west end and wide, vertical wood plank wall covering. Double doors with wrought iron hinges on south facade. (C)
4. Barn (circa 1920). Two story, frame structure with gable end roof with metal roof covering, shed roof covering above entrance along the west facade. Concrete foundation. This is the third barn on this site (the other two burned). (C)
5. Garage (circa 1981). One story frame building with weatherboard wall covering, concrete block foundation and metal covered gable end roof. (NC)
6. Chicken House (circa 1910). Barn sized gable roof structure with shed roof extensions along the north and south facades and wide, vertical wood wall covering. Metal roof covering. Two sets of double doors with wrought iron hinges on the east facade. (C)
7. Scale or Weight House. (circa 1890). Log framed structure with wide wood vertical board siding, gable end roof with metal roof covering. The scale used in weighing produce or animals for shipping is still in this structure. (C)
8. The Steamboat Landing. (1889). Southwest from the house is on the banks of the French Broad River, at the edge of the front yard. The landing dates 1889 from the era of steamboat traffic on the French Broad River. (C)
9. Agricultural Fields. (circa 1890). Located along the river to the west of the house and up the hollow running northeast from the house the fields retain the same use. (C)
10. Warehouse Foundation. (c)

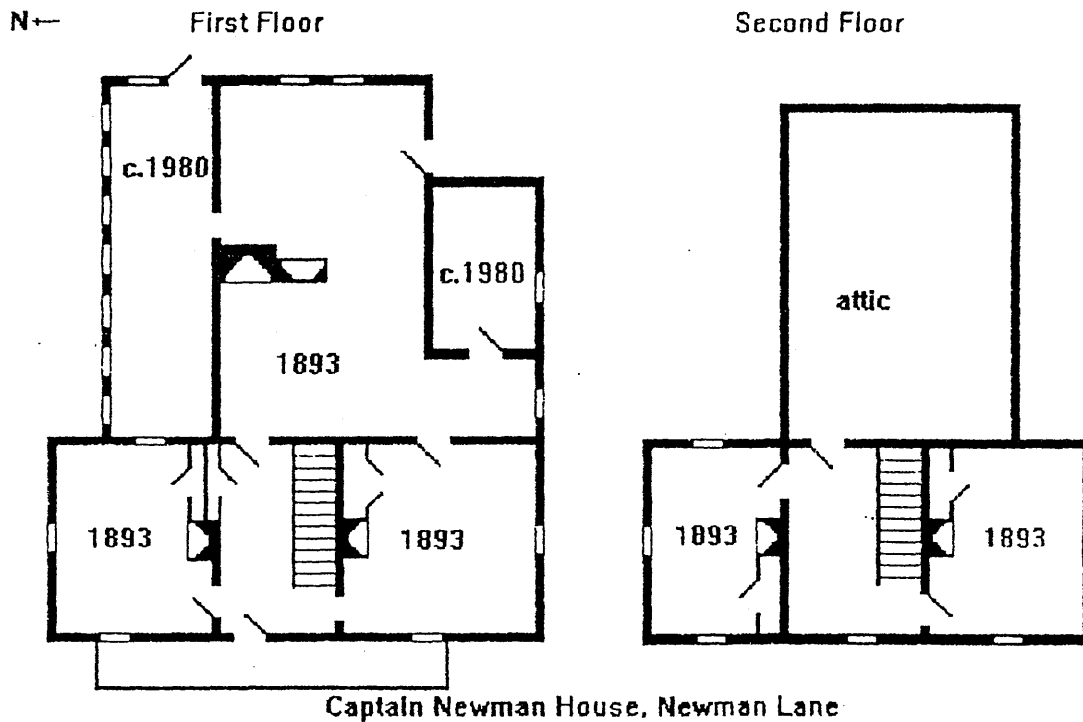
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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Newman, Captain James, House
Knox County, Tennessee

Floor Plan



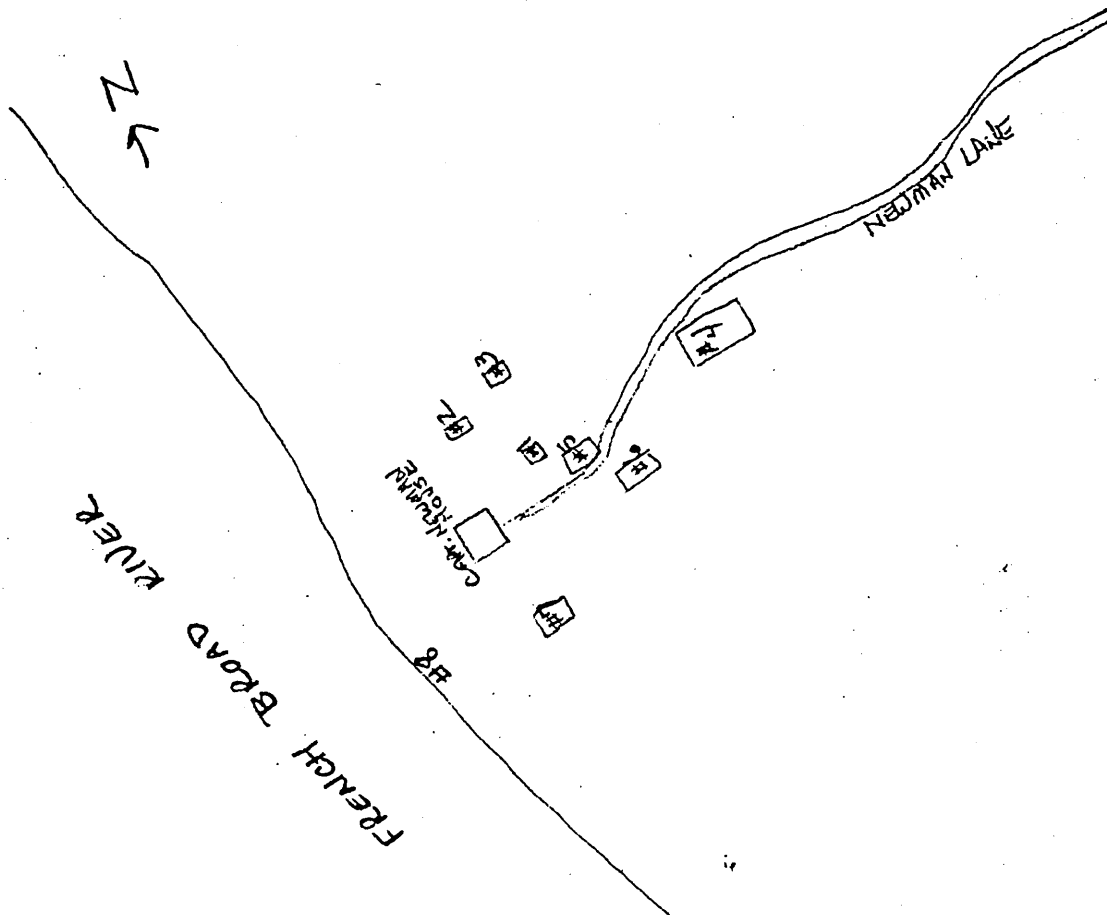
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National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Newman, Captain James, House
Knox County, Tennessee

Site Map



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National Register of Historic Places Continuation Sheet

Section number 8 Page 6

Newman, Captain James, House
Knox County, Tennessee

Statement of Significance

Captain James Newman, a noted steamboat captain, built his house on the French Broad River. The land on which the Captain James Newman House sits is part of a circa 1800 land grant, totaling approximately 300 acres. Captain Newman built the house several years after establishing his French Broad River Steamboat Company. Brownlow Newman, one of Captain Newman's sons, inherited the house and some of the land from his father. Brownlow Newman had four children and when they inherited the property, in the 1950s, some of them sold their parcels. The current owner of the Captain Newman House bought the house and 142 acres at that time. Newman family members still live in the area, on portions of the original land grant. However, this house is the oldest remaining structure. The land remains in farming, the same as when Captain Newman owned the property. Steamboats traveled the French Broad, linking Dandridge (in Jefferson County, Tennessee) and Sevierville (in Sevier County) with Knoxville. A landing in the front yard of the dwelling dates to the era of Captain Newman's career as a steamboat captain (1889).

The first steamboat on the Tennessee River, the *Atlas*, reached Knoxville in 1825 and traveled to the point where the French Broad and Holston Rivers join. In 1847, the steamer *Sam Martin* traveled from Knoxville to Dandridge. Travel by steamboat continued to increase on the river. In the mid 1800s, the Army Corps of Engineers constructed rock spur dikes in an attempt to stabilize the deep-water channel in the French Broad River. The spur dikes are still visible.

Ferry landings served as docks for the steamboats that plied the French Broad, as did individual properties if a landing site was available. Residents along the French Broad River could tie a red rag to the post located on the riverbank when they wished to ride the boat or to have goods shipped. Several of those posts still exist. Mail and a variety of supplies for local stores came upriver from Knoxville, and produce from farmers who lived along the river returned. Wheat and corn were weighed, bagged and marked with the owner's name and sent to large commercial mills. Hogs and chickens were transported in barges towed by the steamers. The distance from Knoxville to Catlettsburg by boat was almost forty miles; passengers from Sevierville traveled to Catlettsburg by flatboat. Catlettsburg, located along the Pigeon River (a tributary of the French Broad River) sat about three miles north of Sevierville. A steamboat could carry between forty and fifty passengers.

In 1889, Captain James E. Newman and Bart McSpadden formed the French Broad River Navigation Company and built a boat, naming it the *Lucille Borden* for McSpadden's daughter. The *Lucille Borden*, piloted by Captain James Newman of Seven Islands, made the trip from Knoxville upriver ninety-six times in 1891. The *Lucille Borden* offered passenger accommodations and freight shipping, advertising meals and staterooms. Captain Newman's son Brownlow was a cabin boy at age 11, in 1892. His duties included stoking a fire for passengers in cold water and operating a concession stand where he sold newspapers, cigars and peanuts, and visiting the stores to collect orders for future deliveries. Captain Newman also carried out banking for his customers. Other steamboats operated by Captain Newman were the *Hattie McDaniel* and the *Mae Tillman*.

The era of the steamboat ended on the French Broad River in the 1920s, when automobiles and trucks became more available, and their availability encouraged the building of roads and bridges. The passing of steamboat transportation really signaled the passing of the river as a focus of communities.

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Continuation Sheet

Section number 8 Page 7

Newman, Captain James, House
Knox County, Tennessee

Both Captain Newman and Browlow Newman were active in the steamboat line for as long as it operated. The river landing is still in use for boating up and down the River. This landing is an important landing on the French Broad due to the warehouse located adjacent to the river west of the current landing. Customers could have their products weighed on the scales, do their banking and catch the steamboat for Knoxville. This made this location a gathering place for farm products and passengers for the north side of the river surrounding Newman property. Not many of the landings used by the Newman steamboat line are visible today due to the TVA dams and changes in the river flow.

The Captain James Newman House is unique in Knox County as the single example of an extant river boat captain's house. Although the steamboat trade on the French Broad was extremely important, no other extant buildings associated with the development of steamboat transportation were identified in the Knox County survey. This nomination includes the house, outbuildings built during the Newman family's ownership of the site, fields used by the Newman family and the steamboat landing on the river in front of the house.

The Captain James Newman House retains its original exterior appearance and the majority of its original interior features. The house and outbuildings have been well maintained in recent years. They depict many of the outbuildings that are representative of a self-sufficient farm of the late nineteenth century. In addition, they provide an excellent illustration of river settlement patterns and the importance of the steamboat in nineteenth century transportation. Architecturally this East Tennessee Vernacular house with its classical revival details, massing and trim is an excellent example of styles prevalent during the era of steamboats.

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National Park Service

National Register of Historic Places

Continuation Sheet

Section number 9 Page 8

Newman, Captain James, House
Knox County, Tennessee

Bibliography

Dropsy, Larry. Personal interview with Pamela Dishongh. September 12, 1992.
Personal interview with Nancy Jane Baker. December 3, 1997.

Historical Architectural Resources of Knoxville and Knox County, Tennessee

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number Photos Page 9

Newman, Captain James, House
Knox County, Tennessee

PHOTOGRAPHS

Newman, Captain James, House

8906 Newman Lane

Knoxville, TN

Photographs by: Nancy Jane Baker

Negatives: Tennessee Historical Commission

Date: 1997

Facing northeast, southwest facade of the structure
1 of 23

Facing south, north elevation of the structure
2 of 23

Facing southwest, northeast elevation of the structure
3 of 23

Facing north, south elevation of the structure
4 of 23

Detail of the woodwork of the window surround
5 of 23

Interior stairs and interior wood siding
6 of 23

Interior view of front door facing southwest
7 of 23

Fireplace in old kitchen (current den)
8 of 23

Detail of original door hardware
9 of 23

Interior view of enclosed north side porch showing the original porch siding and wood board ceiling
10 of 23

Detail of the built in closet doors
11 of 23

Interior door
12 of 23

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 10

Newman, Captain James, House
Knox County, Tennessee

Detail of interior wood siding and window surround
13 of 23

Outbuildings and Sites:

Corn crib, facing west
14 of 23

Chicken House, facing south
15 of 23

Facing southwest, the northeast elevation of the Well house and the Wood Shed
16 of 23

Facing northeast, the southwest elevation of the Well House, Wood Shed, new Garage, and the Barn
17 of 23

Facing northeast, the southwest elevation of the Wood Shed, Barn, and Garage
18 of 23

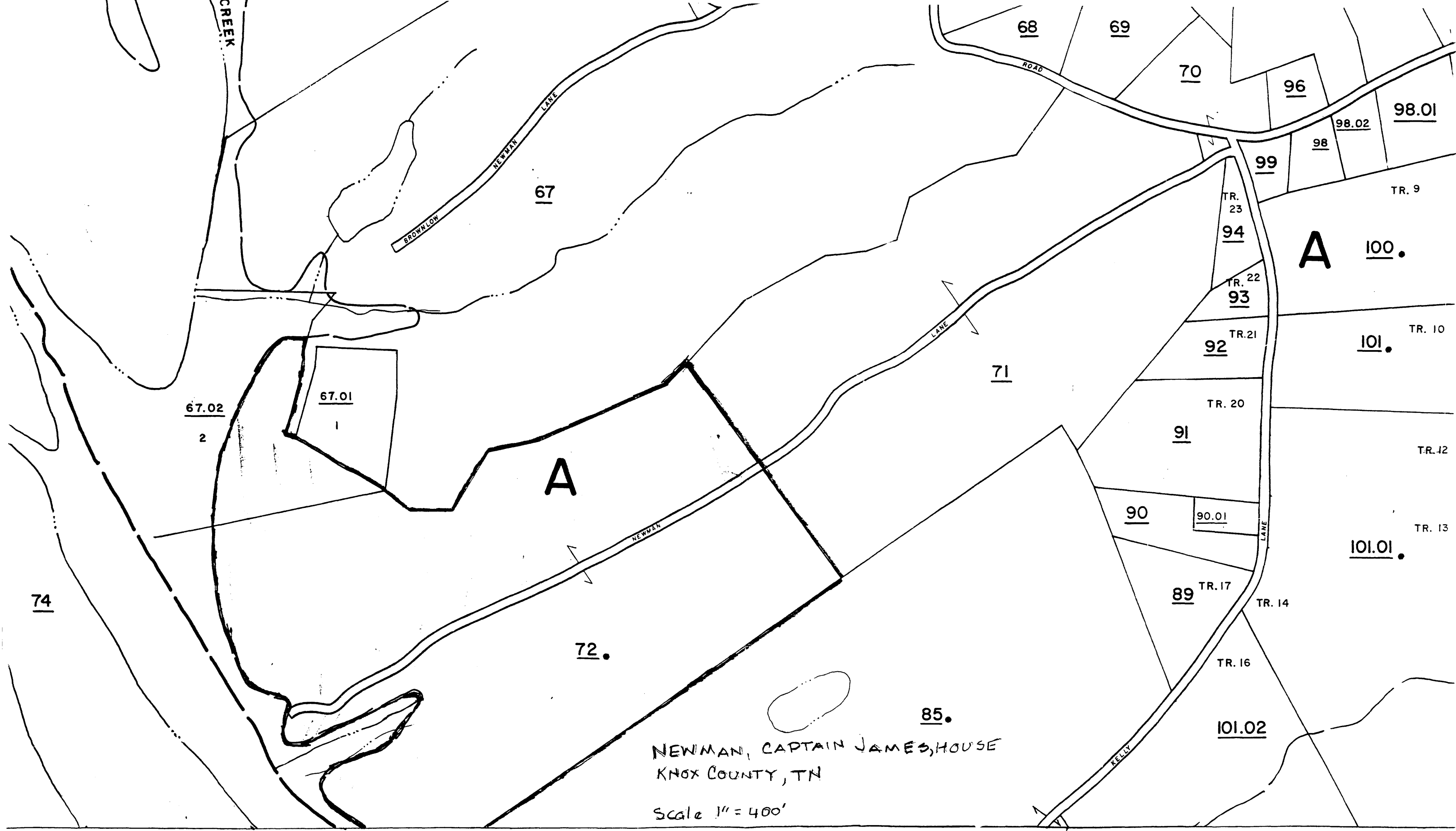
Facing southwest, the River Landing
19 of 23

Facing southwest, the Long Island and river landing area
20 of 23

Facing northeast, the Driveway
21 of 23

Facing northeast, the Driveway/County Road
22 of 23


Cedar line fence row
23 of 23

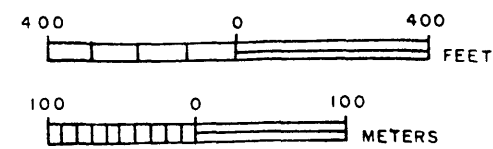
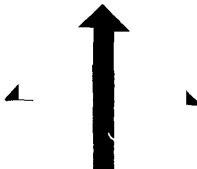


FLOODWAY ZONES ADOPTED BY COUNTY COMMISSION
ON 3rd & FINAL READING 8/7/79

ADOPTED BY COUNTY COMMISSION
ON 3rd & FINAL READING 4/17/79

**KNOXVILLE - KNOX COUNTY
METROPOLITAN PLANNING COMMISSION**
400 MAIN AVE. SUITE 403
KNOXVILLE, TN. 37902

 PARCEL NUMBER
 PARCEL HOOK
 SUBDIVISION LOT NO



F 19.99

85	86	87
98	99	100
112	113	114