

1355

United States Department of the Interior
National Park Service

RECEIVED

OCT 28 1993

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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 Wiggins, William, House
other names/site number Nuchols, Dr. J. D., House/ Drug Store

2. Location

street & number Northeast corner of Main and Ward Streets n/a not for publication
city or town Benton n/a vicinity
state Tennessee code TN county Polk code 139 zip code 37307

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 nationally statewide locally. (See continuation sheet for additional comments.)
Herbert L. Harper 10/18/93
Signature of certifying official/Title Date
Deputy State Historic Preservation Officer/ Tennessee Historical Commission
State of 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): _____

for Signature of the Keeper **Entered in the National Register** Date of Action
Greg M. Lapsley 12/2/93

Name of Property

County and State

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.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)

DOMESTIC: single dwelling
COMMERCE/TRADE: specialty store

Current Functions (Enter categories from instructions)

COMMERCE/TRADE: specialty store

7. Description

Architectural Classification (Enter categories from instructions)

OTHER: Hall and Parlor
OTHER: Commercial Vernacular

Materials (Enter categories from instructions)

foundation BRICK
walls BRICK
roof ASPHALT
other 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

(Mark "x" in all the boxes that apply.)

Property is: n/a

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c1840

c1850

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

unknown

Architect/Builder

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

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Name of Property

County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

BENTON, TN 126 NW

UTM grid for Benton, TN 126 NW showing Zone 16, Easting 713720, Northing 3894660.

UTM grid for Benton, TN 126 NW showing Zone, Easting, and Northing columns.

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

Form prepared by Karen L. Daniels/ Historic Preservation Planner, Southeast Tennessee Development District, October 1993, P.O. Box 4757, Chattanooga, Tennessee, 37405-0757, telephone 615/266-5781.

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.)

Property Owner: Jerry D. Lowery, Rt. 1, Benton, Tennessee, 37307, telephone 615/338-2521.

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.

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.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1 Wiggins, William, House
Polk County, TennesseeDescription

The William Wiggins house in Benton, Polk County, Tennessee is a two story residential building with a hall and parlor plan. The building is constructed of brick, on a brick foundation. It has interior end chimneys, the original 2/2 double hung sash windows, wooden entry doors, and an asphalt shingled gabled roof. The roof is perpendicular to the entry. The house has an L-plan, with the rear extension built circa 1840, at the same time as the house (evidenced by lack of a seam in the brick).

The house had a two story porch and balcony with four round columns and a shed roof but this was removed circa 1920. All that remains of the porch is the second story door onto it, and the concrete columns bases in the sidewalk.

The front (south) facade has two original first story entrance doors alternating with 2/2 windows. There are nonfunctional, modern louvered shutters on the windows, and a small metal awning over the east door. The second story has three windows with nonfunctional shutters. Over the first story west door is a glass and wood panel door onto the non-extant balcony.

The west side of the building is the gable end of the house and the rear ell. The windows on the gable have nonfunctional shutters. There is a small, metal awning over the entrance door into the ell. One window in the ell is an early 1870s 9/9 double hung sash window, the other is a 2/2 double hung sash window.

The north facade of the house and the east facade of the ell frame a small yard. One the first story of these facades is a porch with a shed roof supported by plain wooden posts. There are no windows or doors on the north facade of the house, the north facade of the ell has an exterior end chimney.

The east facade of the ell has a glass and panel door into the yard and one 9/9 double hung window and one 2/2 double hung window. The east facade of the house is against the adjoining commercial building on the first story. The second story windows have been closed with concrete blocks.

The interior of the William Wiggins house is a hall and parlor plan on the first story with a two room rear ell, and a central hall plan on the second story.

The first story has plaster walls, linoleum covered hardwood floors, and board ceilings. The stairs to the second story are wood, framed underneath

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

Wiggins, William, House
Polk County, Tennessee

with wood, and with an open string. The balustrade and newel posts are turned. The doors throughout the house are four panel in plain wood casings. Both the hall and parlor have fireplaces with identical wood mantels. The fireboxes were converted for coal use, and the hooded metal coal grates remain.

The ell rooms have plaster walls and board ceilings and floors. There are exterior doors in each room, one onto the street, and one into the rear yard. A bathroom was added in the back room circa 1930.

The second story has a room on each side of a central hall. Inside the house, the exterior walls are plaster over masonry, the interior walls are board. The doors are four panel in wood casings. The floors and the stairs are carpeted. The ceiling of the rooms and hall is plaster. The hall ceiling is board over the stairs. Each room has a fireplace with a wooden mantel. The west room has a mantel with wooden pilasters and contains a metal coal grate. The east room fireplace has had the firebox completely enclosed for use as a stove flue.

The building underwent renovation in the early 1970s when it was first used for commercial purposes. Floors were covered with linoleum or carpet. A window on the rear facade was filled with concrete blocks as were windows on the second floor east facade. The lighting fixtures were changed to fluorescent fixtures. A doorway was opened between the Wiggins house and the adjacent c1850 commercial building, which is included as a contributing component of this nomination.

The circa 1850, one story, brick, commercial building connected to the house has a rectangular plan and a flat, parapeted roof. The main (south) facade has a central glass and wood panel door with a 1/1 double hung sash windows on each side. There is a diamond pattern corbelled brick cornice with tile coping. The east and west sides of the building abut adjacent buildings. The rear (north) facade has been stuccoed and has no windows or doors. The building is the oldest extant brick commercial building. All other commercial buildings in Benton date from after 1870, and are of simple brick construction or wood construction. There are approximately a dozen pre 1940 commercial buildings in Benton.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3 Wiggins, William, House
Polk County, Tennessee

Significance

The William Wiggins house in Benton, Polk County, Tennessee is eligible for the National Register of Historic Places under criterion C for its significance in architecture as an example of an early hall and parlor house, and as an unusual brick building dating from the 1840s. The Wiggins house is one of the two oldest brick hall and parlor buildings extant in Benton, and is the best example of the hall and parlor retaining interior and exterior integrity. Most hall and parlor plan houses in the county are log or frame, and most are post Civil War.

Polk County was formed in 1839 by act of the Tennessee legislature from parts of McMinn and Bradley Counties. For one year the county seat was located in Columbus, on the Conasauga creek.

The land that is now covered by Benton had been settled circa 1838 by a farmer, James McKamy. The old Federal Road ran by his property. Also in the area was James Linder and his wife Barbara. They provided shelter for cattle drovers herding cattle from Georgia and Southeast Tennessee to southern Kentucky.

The legislation that created Polk County declared that the county seat was to be called Benton, in honor of Thomas Hart Benton. The McKamy farm site was selected as the town site because of several springs which provided water.

In 1839-1840 McKamy and John F. Hannah surveyed and laid out 223 lots for the town of Benton. These lots were sold by public auction in 1840 and \$11,386.00 was raised by their sale.

Lot number 115 was purchased by William Wiggins in April 1840 for \$205.00. Wiggins constructed his home on the site soon after. A two story, brick, hall and parlor plan house with a rear ell, the house is still standing on the site.

When Wiggins sold the property is uncertain, but an 1868 deed for an adjoining piece of land references the Wiggins house, and notes that Wiggins was one of the first Justices of the Peace in Polk County. In 1868 a C. Fields sold lot 115 to J. C. C. Garner, a doctor who owned much real estate in Benton. Garners heirs sold the property to Dr. J. D. Nuchols in 1905. In the 1930s Nuchols died, and his widow kept the house, in 1955 her heir sold the property to Charles S. Nuchols who sold it two years later to Roy G. Lillard. In 1973 the current owner, Jerry Lowery, purchased the property from Lillard, who also gave Lowry the old deeds to the property, and to

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

Wiggins, William, House
Polk County, Tennessee

several other properties.

The Wiggins house is believed to be the oldest extant building in Benton, and was one of the first buildings built in the community. The hall and parlor plan is unusual for brick buildings in the county, most hall and parlor houses are constructed of wood. The hall and parlor plan was quite common in frame construction in the county until the 1930s. Numerous examples were constructed as farm buildings, in the company town of Isabella in the east part of the county, and as residential buildings in Benton itself. The Wiggins house is one of only two known brick hall and parlor plan buildings. The other is the Clemmer House also located in Benton, this house is a one story, T-shaped building.

The adjoining commercial building is the oldest extant commercial building in the county and the earliest surviving brick commercial building. Most commercial building occurring during the pre-Civil War era in Benton was wood. All other commercial buildings in Benton date from after 1870, and are of simple brick construction or wood construction. There are approximately a dozen pre 1940 commercial buildings in Benton.

Little of the interior of the building has been changed since its construction. A bathroom was built in the rear ell circa 1950. The original two story balcony was removed circa 1930. The windows in the upper story of the east facade were closed with concrete block in the early 1970s, and the flooring has been covered with carpets and vinyl flooring. The original board ceilings, plaster walls, interior plan, fireplace mantels, and woodwork remain.

The house is also known as the Dr. J. D. Nuchols house, Nuchols purchased the property in 1905 and used the house and commercial building for his residence and medical office until his death. It is also commonly referred to as the Drug Store, the name of the business occupying the building.

The property was included in a survey conducted by the Tennessee Department of Transportation (TDOT) for improvements along US411, and with consultation with the State Historic Preservation Office was determined to be eligible for the National Register of Historic Places for its architectural significance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 5

Wiggins, William, House
Polk County, Tennessee

Bibliography

Clemer, James C. Scrapbook. On microfilm at the Cleveland, Tennessee Public Library, History Division.

Deeds. Polk County.

Goodsell, Leo J. Architectural/Historical Assessment for the Proposed Improvements to State Route 33 (US411) from State Route 40 (US64) to 0.20 mile north of State Route 30 Left in Etowah, Polk and McMinn Counties. Nashville, TN: Tennessee Department of Transportation, May 1993.

Higgins, Lossie D. Nuchols. Will. Polk County Will Book G, p. 71.

Polk County Minute Book 1840-1844. WPA, Tennessee Historic Records Survey, 1936.

Polk County News: Reprints of Articles Relating to the History of Polk County. Benton, TN: Polk County Publishing, 1990.

Polk County Scrapbook. Benton, TN: Polk County News, June 1989.

Tennessee Valley Authority. Lower Hiwassee Valley: Summary of Resources. Knoxville, TN: Tennessee Valley Authority, 1963.

Williams, Private A. J. Confederate History of Polk County, Tennessee 1860-1866. Nashville: McQuiddy Printing Company, 1923.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 6

Wiggins, William, House
Polk County, Tennessee

Boundary Description & Justification

The William Wiggins house is identified on Benton, Polk County, Tennessee tax map 45-D as batch A lot 7. This is the boundary of city lot 115 laid out by James McKamy and John F. Hannah, and the lot historically associated with the house.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 7

William Wiggins House
Polk County, Tennessee

William Wiggins House
Benton, Polk County, Tennessee
Photo by: Karen L. Daniels
Date: November 1992
Neg: Tennessee Historical Commission
Nashville, Tennessee

#1 of 9
South facade, house and store

#2 of 9
West facade, house

#3 of 9
North facade, house and store

#4 of 9
Southeast corner, house and store

#5 of 9
Interior of hall

#6 of 9
Hall fireplace

#7 of 9
Parlor fireplace

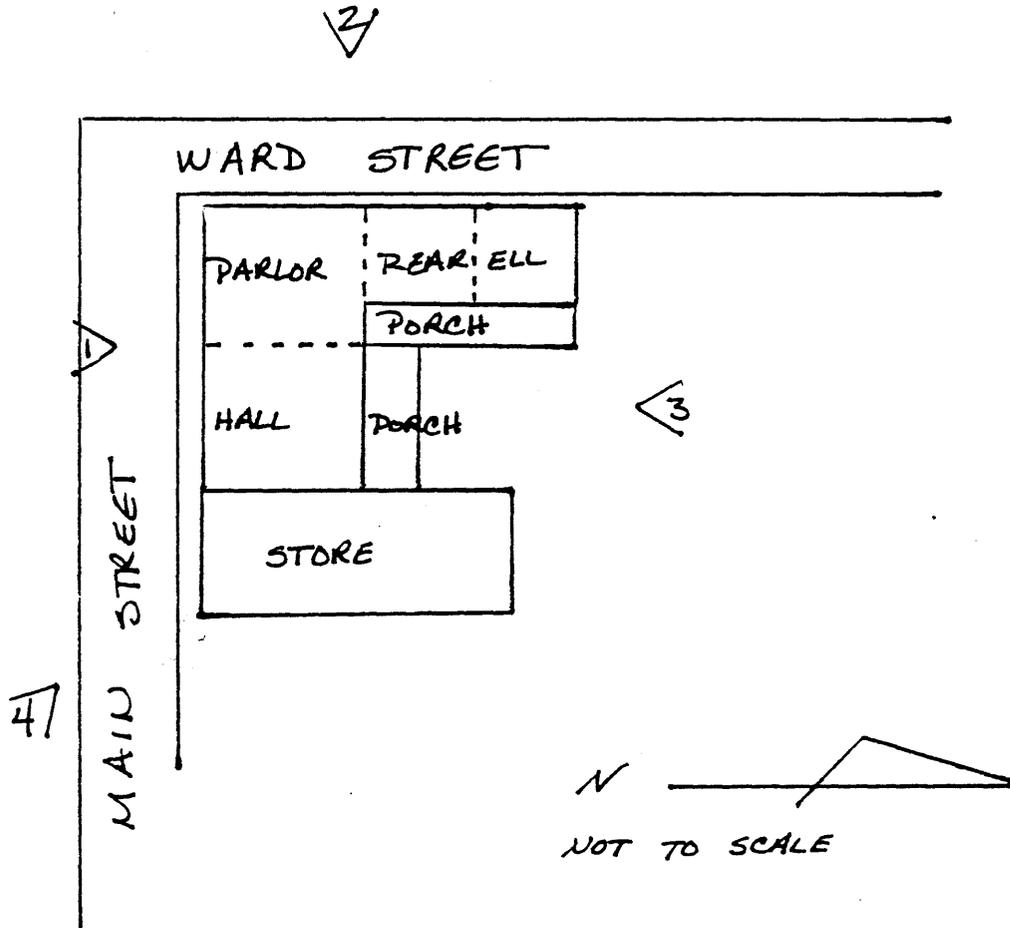
#8 of 9
Upstairs room

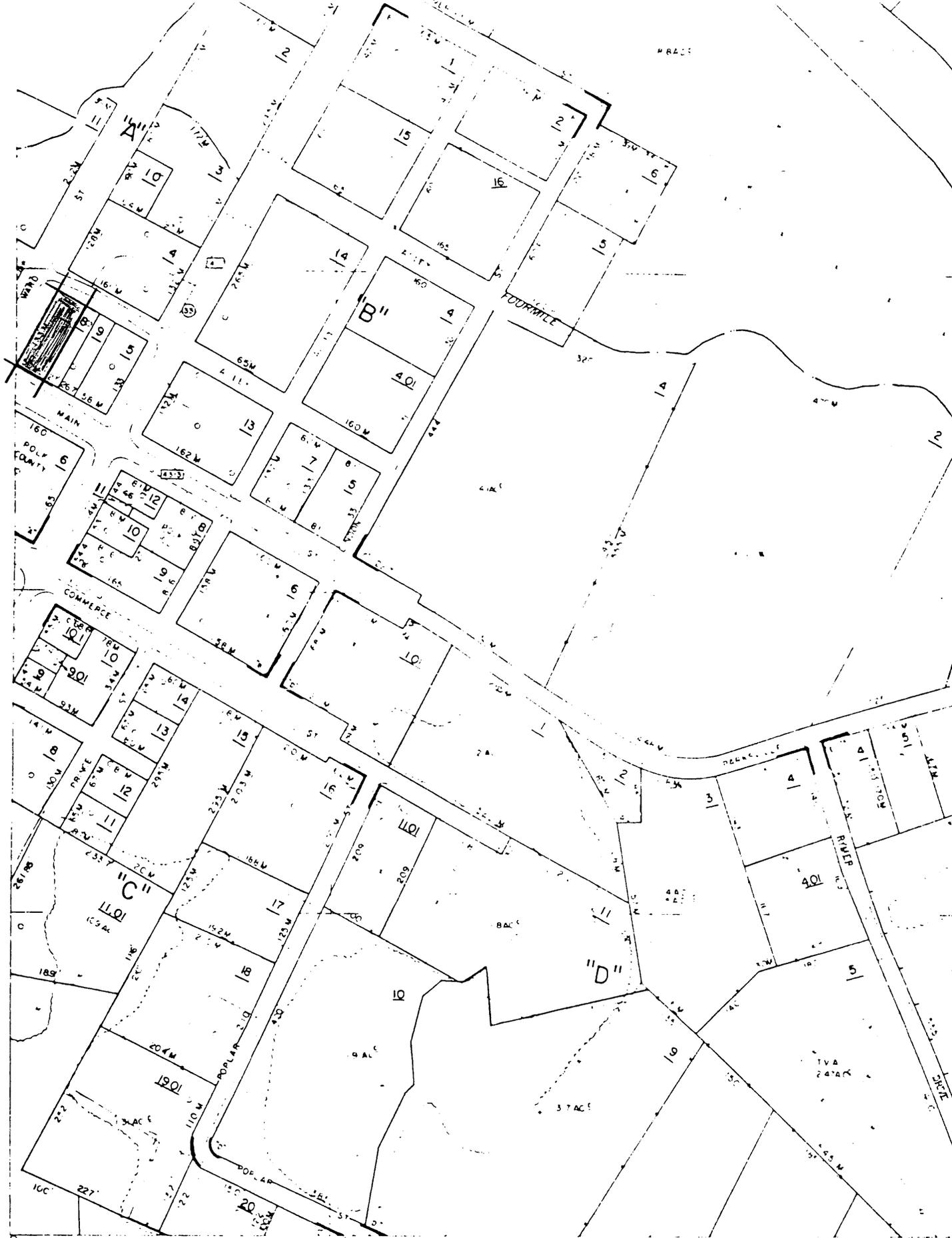
#9 of 9
Stair landing

National Register of Historic Places Continuation Sheet

Section number Photo Page 8

William Wiggins House
Polk County, Tennessee





William Wiggins House
 Benton, Polk County, Tennessee
 1" = 200'

UNITED AERIAL MAPPING
 1001 WEST 10TH STREET
 DENVER, CO 80202

- | | | | |
|-----|---------------------|----|-------|
| 5 | PARCEL NUMBER | 32 | PARCE |
| 100 | PARCEL WOOD | 33 | 10000 |
| --- | INTERIOR TRACT LINE | 34 | FENCE |
| --- | DISTRICT LINE | 35 | CEMET |
| --- | SUBD LOT NO | 36 | CHURC |
| --- | PARCEL OUTLINE | 37 | SCHOO |
| --- | AC TOTAL ACERAGE | 38 | WOOD |
| --- | AC TOTAL ACERAGE | 39 | WOOD |