

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION FILE
Tennessee State Historic Preservation Office

Listing Name: Cole-Boston House
Address: 1481 Ditmore Road
City: Newbern
County: Dyer
Associated MPS: N/A

Listing Date: 12/18/2026
Reference Number: SG100012392



NEW YORK, RICHMOND COUNTY,
Messiah Lutheran Church,
205 Jefferson Boulevard,
Staten Island, SG100012403,
LISTED, 12/16/2025

NEW YORK, RICHMOND COUNTY,
St. Paul's Methodist Episcopal Church,
7558 Amboy Road,
Staten Island, SG100012404,
LISTED, 12/16/2025

NEW YORK, ULSTER COUNTY,
Pine Street African Burial Ground,
Address Restricted,
Kingston vicinity, SG100012413,
LISTED, 12/18/2025

OHIO, CUYAHOGA COUNTY,
Church of the Holy Spirit-Nazarene Baptist Church,
8411-8415 Wade Park Avenue,
Cleveland, SG100012414,
LISTED, 12/18/2025

OHIO, FRANKLIN COUNTY,
Market-Mohawk Historic District,
101-323 E. Town St., 201 S. Grant Ave., 200-301 E. Rich St., 199-380 S. Fifth St., 215-380 E. Main St., 150
E. Mound St., 365 S. Fourth St.,
Columbus, SG100012406,
LISTED, 12/18/2025

TENNESSEE, DYER COUNTY,
Cole-Boston House,
1481 Ditmore Road,
Newbern vicinity, SG100012392,
LISTED, 12/18/2025

TENNESSEE, HAMILTON COUNTY,
Birchwood School,
5623 TN-60,
Birchwood, SG100012408,
LISTED, 12/18/2025

TENNESSEE, MONTGOMERY COUNTY,
Dunlop House,
517 Madison Street,
Clarksville, MP100012390,

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 Cole-Boston House
Other names/site number Cole-Boston-Dodds House (preferred)
Name of related multiple property listing N/A
(Remove "N/A" if property is part of a multiple property listing and add name)

2. Location

Street & Number: 1481 Ditmore Road
City or town: Newbern State: TN County: Dyer
Not For Publication: N/A Vicinity: X Zip: 38059

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



9/25/2025

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:) _____

 Signature of the Keeper 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	
1	4	buildings
0	0	sites
1	0	structures
0	0	objects
2	4	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.)

LATE 19TH AND 20TH CENTURY REVIVALS: Neoclassical

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

BRICK; WOOD; ASPHALT; CONCRETE; VINYL

Narrative Description

Located outside the city of Newbern, Tennessee on Ditmore Road, the Cole-Boston House was constructed in 1904 and is a good local example of a Neoclassical style residence. Significant features include its two-story height; side gable roof; full-length, two-story porch with Corinthian columns and balustrade; symmetrical façade; brick siding; and elaborate entry surrounds. Significant interior features include its original wood floor; original decorative wood baseboard and trim; and original fireplaces. The nominated property sits on twelve acres. Other resources on the property include a well house (ca.1930), covered well (ca. 1904), shed (ca.1951), cottage (ca. 1951), and barn (ca. 1950). The covered well and Cole-Boston House are Contributing. The remainder of the resources are Non-Contributing.

SITE FEATURES AND SETTING

The Cole-Boston House is sited on twelve acres. The nominated land is flat and interspersed with mature trees. A large man-made pond is located in the northwest corner of the property. The house is accessed by a gravel driveway that connects with Ditmore Road to the north. Outbuildings are scattered behind the house to the south. The acreage is bounded to the north by Ditmore Road, by agricultural fields to the east and

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south, and thick woods to the west.¹ The nearest National Register-listed property is the Newbern Illinois Central Depot (NR Listed 03/25/1993), located approximately one-and-a-half miles to the east.

COLE-BOSTON HOUSE (1904) CONTRIBUTING BUILDING

Exterior

The Cole-Boston House is a two-story, Neoclassical house with a symmetrical façade and garage attached by a small hyphen. The house is covered in yellow brick, capped by a side-gable asphalt shingle, and sat upon a concrete foundation. Unless otherwise noted, all windows are original, wood, and double hung.

North Elevation (Façade)

The north elevation serves as the façade of the house. It is characterized by its full-length, two-story, Neoclassical porch and symmetrical five-bay appearance. The porch is supported by four, redwood, fluted columns with Corinthian capitals. Fluted pilasters with Corinthian capitals are located at either end of the façade. The pilaster capitals were replaced in-kind in 2012 due to deterioration. At the time of the nomination, a simple four-by-four with metal cross brace is located just a couple feet west of the eastern-most column to assist with supporting the porch's roof. The porch roof is flat and features a decorative, wrought iron balustrade that encloses the porch on three sides, the only side remaining open being the one that abuts against the side-gable roof. An off-center interior brick chimney is visible on the gable's ridge line.

Four centered brick steps access the porch and the main entrance. The floor of the porch is covered in red clay tile installed circa 2012 to repair and match the original tile. The centered entrance is filled with the original, wood, five-panel door. The door is capped by a pediment with a sunburst design and flanked on either side by single-light paneled sidelights. The whole entrance is framed by a brick surround. All windows on the façade are six-over-six with brick lintels and decorative louvered shutters. Two first-floor windows flank either side of the entrance. Five windows are located on the second-floor. The center second-floor window features a small decorative wrought iron railing balconette. The breezeway and garage are visible from this elevation but will be described later in this section.

East Elevation

All windows on the east elevation are six-over-six with brick lintels unless otherwise noted. A one-over-one, double-hung, vinyl window is visible just beneath the gable peak. Gable returns terminate just above the second-floor windows. A one-story bay projection capped by a hipped asphalt shingle roof with three, centered windows at the southern end of the two-story building on the first floor. Two windows are located to the north of the bay projection, also on the first floor. Two, four-over-four windows are visible on the second-story.

The hipped roof, single-story, rear addition is visible from this elevation. It is capped by an asphalt shingle hipped roof and features paired windows on its east wall.

¹ The agricultural fields belong to the same owners as the nominated property and constitute an additional eighty-eight acres purchased by the current owners in 2023.

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South Elevation

A single-story, full length, hip roof addition runs the length of the south elevation. Available records suggest the addition was constructed in the 1930s. Centered on the hip roof addition is a small, enclosed, unfinished back porch. Records indicate it was enclosed in the 1980s. The enclosed porch is covered in vinyl siding and sheltered by a shed roof covered in asphalt shingle. A vinyl storm door is centered on the south wall and is flanked on either side by two-over-two, metal, double-hung windows. Paired windows of the same type are located on the east and west walls of the enclosed porch.

The 1950s addition is covered in the same brick as the rest of the building. Paired windows flank the 1980s porch on either side. The second story of the building is brick covered with vinyl. Like the façade, there are five symmetrical windows. The middle window is smaller than the other four and is a one-over-one light, double-hung, vinyl replacement window.

West Elevation

The west elevation is defined primarily by the breezeway and garage. Single windows flank the breezeway on the first and second floor. Like the east elevation, a single-light, double-hung, vinyl window is located just beneath the gable peak.

Breezeway and Garage

The breezeway extends from the west elevation of the house and connects the west wall of the study in the main house with the east wall of the garage. It is covered in the same brick as the main house and is capped by a side gable roof with asphalt shingles. The only architectural features visible on the breezeway are located on the north wall. Here, a portion of the breezeway is covered in vinyl. A storm door with decorative iron grille is accessed by a series of brick steps. It is flanked on either side by paired, two-over-two light, double-hung windows.

The garage is one story, capped by a side gable asphalt shingle roof, and covered in identical brick. Gable returns and two window are visible on the north elevation. Two, original, overhead wood garage doors are visible on the west elevation of the garage. Each door features eighteen panels and six stationary lights at the top of the doors. The remaining elevations have no discernible architectural features.

Interior

Unless otherwise noted, all rooms retain their original hardwood floors, original wood trim, and original wood door and window surrounds.

The main entrance opens into a foyer. A staircase is located on the east wall of the foyer and accesses the second story. The staircase is wood but has been covered with carpet. The living room is accessed through a wood door on the east wall of the foyer. A door on the south wall of the foyer accesses the room to the basement, and a door on the west wall accesses the west first-floor bedroom. The walls are covered in wallpaper.

A fireplace is centered on the east wall of the living room and is framed by an elaborate wood mantle. The walls are covered in drywall. Decorative wood trim is prominent in this room. Wood, double French doors access the dining room on the north wall. The French doors feature a Craftsman style window. The dining room is covered in wallpaper. A built-in cabinet with multilight and solid wood doors is located on the south wall of the dining room. A wood door accesses the kitchen on the same wall.

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The kitchen is covered in linoleum flooring. The walls are horizontal wood board. Cabinets are wood and feature a vinyl countertop. A door on the west wall accesses the den. The den is covered in carpet and features the same horizontal wood paneling. The ceiling is also covered in wood paneling. A wood door on the south wall accesses the enclosed back porch. Entrances to the bathroom and study are located on the west and north walls, respectively. The bathroom floor is covered in linoleum and the walls are covered in a mixture of tile and wallpaper.

A door on the north wall of the study leads to a closet, and a door on the west wall leads to the connecting breezeway. The breezeway door features three panels and a large light. Both the study and first floor bedroom feature original fireplaces with elaborate wood and tile surrounds.

The second-floor hallway features the same wallpaper as the foyer. Two closets are located on the north end of the hallway. Four doors, two on the east and west walls, access the four bedrooms on the second floor. All bedrooms feature drywall and hardwood floors, except for the northeast bedroom, which is covered in wallpaper. A bathroom covered in tile with walls partially covered in tile and drywall is located on the south end of the hallway. All fixtures are modern.

COTTAGE (CA. 1951)

NON-CONTRIBUTING BUILDING

The cottage is a small, one-story, two-room, wood frame, rectangle building with original windows. It is covered in horizontal wood siding and capped by an asphalt shingle roof. It is defined by its single-bay porch, which features a pediment supported by two decorative wood supports. Two concrete steps access the entrance, which is filled with a four panel wood door with six lights and a storm door. A louvered attic vent is visible beneath the gable peak. There is no water, but there is electricity. The interior is finished and features hardwood floors. The Cottage is Non-Contributing because it does not date to the Period of Significance.

TOOL SHED (CA. 1951)

NON-CONTRIBUTING BUILDING

The tool shed is a one-story, frame building made of wood, with a concrete floor, and has a shingle, gabled roof with exposed rafter tails. The building is covered in wood siding. The building is divided into two sections. The smaller side has a work bench and peg board for holding tools. Both sides have paneled metal roll up doors. The larger side is used to house mowers and farm equipment. The Tool Shed is Non-Contributing because it does not date to the Period of Significance.

WELL HOUSE (CA. 1930)

NON-CONTRIBUTING BUILDING

The well house is a single story, rectangular, concrete block building with a gable roof covered in asphalt shingles. The gable field of the roof is covered in horizontal wood boards. It consists of a single room on a concrete floor. It houses a well pump (currently unused) and pressure tank. The Well House is Non-Contributing because it does not date to the Period of Significance.

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COVERED WELL (CA. 1904)

CONTRIBUTING STRUCTURE

The covered well consists of a concrete pad with a brick pier. A concrete access hole is visible on top of the pier, which provided access to the well water. Sheltering the well is a small asphalt shingled gable pavilion supported by two round wood posts. The Covered Well is Contributing because it dates to the Period of Significance, retains integrity, and supported the domestic functions of the house.

BARN (CA. 1950)

NON-CONTRIBUTING BUILDING

The barn is located in the fenced lot behind and south of the house. It is a one-story, wood frame barn with both roof and sides covered in standing seam tin. The barn was most recently covered in tin in the 1980s. There are two off-centered aisles visible on the barn's façade. A small opening is visible beneath the gable peak. A tool shed entrance is visible on the westernmost portion of the façade. The Barn is Non-Contributing because it does not date to the Period of Significance.

INTEGRITY

The Cole-Boston House retains the necessary integrity to be eligible for listing in the National Register of Historic Places. The house has not been moved since it was constructed and the area around it remains largely rural, much like it was during its Period of Significance. The house's yard also includes secondary buildings that supported the house's domestic functions. As such, the house retains integrity of location and setting. The house also retains integrity of materials, workmanship, and design. The house has experienced minimal changes throughout the years. Changes include the repair of the porch floor, the in-kind replacement of the Corinthian capitals on the façade pilasters, and the replacement of ceilings throughout the interior due to a tornado. The house retains all of the character defining features of the Neoclassical style, which includes its two-story height; side gable roof; full-length, two-story porch with Corinthian columns and balustrade; symmetrical façade; brick siding; and elaborate entry surrounds. It also retains significant interior features like its original wood floor; original decorative wood baseboard and trim; and original fireplaces. Finally, the retention of the aforementioned aspects of integrity allow the house to communicate its architectural significance, thus retaining its integrity of feeling and association.

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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.)

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1904

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

- 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 old or achieving significance within the past 50 years.

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Statement of Significance Summary Paragraph:

The Cole-Boston House is located less than two miles east of the town of Newbern. The house is locally significant under Criterion C for its architecture. The house is an important local example of the Neoclassical style. The house has changed very little throughout its 120-year history and retains many of the character defining features of the style, including its two-story, full length front porch, symmetrical façade with double hung windows, Classically influenced entry, and brick cladding. The Period of Significance is 1904. This year corresponds with the year the house was constructed.

Narrative Statement of Significance:

BRIEF COUNTY AND PROPERTY HISTORY

The Cole-Boston House is located in Dyer County, which lies on Tennessee’s western border. The county was originally home to the Chickasaw Nation prior to the Chickasaw Purchase of 1818. Settlers from Middle Tennessee, North Carolina, and Virginia arrived in the area shortly thereafter.² The county was officially established on October 6, 1823, and was named in honor of Colonel Robert H. Dyer. Fertile soil and abundant stands of timber laid the foundation for a thriving agricultural economy that continues to define the county to the current day.³

Dyersburg, the county seat, was established in 1825 on sixty-acres of land donated by John McIver and Joel H. Dyer, the latter of whom also surveyed the town. Other towns in the county included Newbern (est. 1850), Trimble, Fowles, Finley, Bogota, and Heloise. Dyer County was spared the worst of the Civil War, surviving the conflict with most of its infrastructure intact. Timber and cotton became the dominant agricultural crops following the Civil War. The timber industry in particular fueled the county’s first industrial boom, which started around 1870. The A. Stevens Lumber Company (founded and located in Dyersburg) shipped timber products from the county seat to St. Louis markets via steamboat. The company added a large sawmill and planing mill to its operations in 1880 and 1885, respectively. The Nichols & Co. Wooden Bowl Factory also opened in Dyersburg in 1881.⁴

The arrival of railroads in the late nineteenth century brought with it economic diversification. For example, construction of the Newport News and Mississippi Railroad led to the founding of the Dyersburg Oil Company. However, it was the depletion of the county’s timber stands in the 1920s that brought real economic change. Cotton quickly became the number one crop. In response, the Dyersburg Cotton company constructed a cotton plant outside Dyersburg. Agriculture continues to be the dominant economic driver, with soybeans constituting the largest crop in the county, followed by wheat, milo, corn, and cotton.⁵

In many ways, the history of Newbern and the Cole-Boston House parallels the growth of the county. Newbern was established in 1850 on lands owned by John McLemore. By the time Newbern was incorporated in 1858, roughly four stores and a hotel called the town home. Growth in the town was slow until the completion of the Newbern News and Mississippi Valley Railroad, which ran directly through

² “Historical and Architectural Survey, Newbern 2022 Multimodal Phase 11 Project, Newbern, Dyer County, Tennessee,” Thomason and Associates, Nashville, Tennessee, June 2023, pg. 12.

³ Carroll Van West, “Dyer County,” *Tennessee Encyclopedia*, October 8, 2017.

⁴ West, “Dyer County,” *Tennessee Encyclopedia*.

⁵ West, “Dyer County,” *Tennessee Encyclopedia*. Thomason and Associates noted in their 2022 Newbern survey report that Dyersburg donated fifty-thousand dollars to assist with the construction of the railroad.

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Newbern, in the 1870s. The population increased from less than two thousand residents in 1870 to over twenty thousand by 1900.⁶ In 1920, the Illinois Central Railroad completed a combination depot in Newbern, turning the town into the major shipping point in the county for cotton and livestock. The onset of the Great Depression in the 1930s slowed Newbern's economic growth. Fifty thousand dollars of loans and grants flowed into the town during the New Deal era. This influx of funds provided employment and modern conveniences that improved the standard of living in the area.⁷ Much like the rest of the county, Newbern continues to be defined by agricultural production around the town, though the addition of several manufacturing companies between Dyersburg and Newbern have provided industrial jobs to the population.

The Cole-Boston House was constructed in 1904 during the period of growth brought on by the timber industry and the completion of the railroads. Available information suggests that the first owner of the house was Thomas H. Cole. The Cole family is listed as being one of the thirty-nine earliest families that settled in Dyer County.⁸ The house then passed to their daughter, Leila Alto Cole Boston, and her husband, Dr. Virtle Edward Boston, who purchased the house for ten thousand dollars in 1929. Their only child, Dr. Thomas Edward Boston, inherited the farm in 1981. The current owners, April and Brandon Dodds, bought the property from Dr. Boston in 2005. Since then, they have maintained and preserved the property.

ARCHITECTURAL SIGNIFICANCE

The Neoclassical style was part of the Eclectic House Movement that started in the 1880s and lasted through the 1940s. The Eclectic movement was a reaction against the architectural styles of the Victorian era. Victorian houses borrowed and mixed various architectural styles freely and often. In contrast, Eclectic architecture moved back towards creating "relatively pure copies" of domestic architecture popular in European countries and their New World colonies. Naturally this touched on many important Western architectural traditions, including Classical and Medieval influences.⁹

Architectural historian Virginia McAlester identified two phases of Eclectic influence. The first (and smaller) wave of popularity arrived towards the end of the nineteenth century and ended at the turn of the twentieth century. It was restricted mainly to wealthy clients who commissioned European-trained architects to construct elaborate houses in the Italian Renaissance, Chateausque, Beaux Arts, Tudor, and Colonial Revival styles. The second, and much larger, wave began in 1920. It quickly spread across the United States and defined residential architecture throughout the two World Wars. Like all architectural movements, there were several factors that contributed to the popularity of the Eclectic movement. Some attribute the shift in fashion to the large number of World War I veterans returning home to America who were exposed to European architecture. Though this likely had a large influence on residential architecture, the widespread availability of plan books and the ability to add a veneer of brick or stone to any exterior is more likely the cause of the Eclectic style's proliferation across the United States.¹⁰

⁶ "Historical and Architectural Survey, Newbern 2022," Thomason and Associates, pg. 12.

⁷ "Historical and Architectural Survey, Newbern 2022," Thomason and Associates, pg. 13; "Newbern History," City of Newbern, Tennessee, <https://www.cityofnewbern.org/visit/newbern-history>.

⁸ Arahwana Hendren Ridens, *Dyer County and Newbern, Tennessee: Being a History of the 39 Earliest Families of This County* (Easily: Southern Historical Press, 1979).

⁹ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2018), pgs. 406-407.

¹⁰ McAlester, *A Field Guide to American Houses*, pgs. 406-407.

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The Neoclassical (or Classical Revival style) was one of many architectural subtypes to emerge from the Eclectic Movement. The style's popularity began in 1893 and extended to either 1940 or 1955, though examples were certainly constructed after. Most architectural historians agree that the impetus for Neoclassical popularity began with the World's Columbian Exposition held in Chicago in 1893. Planners of the exposition mandated a classical theme for the pavilions and buildings constructed as part of the exposition. Attendees marveled at colonnaded buildings and individual state pavilions, and photographs of the buildings were widely published and distributed throughout the nation.¹¹

One of the most important buildings to influence the popularity of the Neoclassical style in the Exposition was the Virginia pavilion. It featured an exact replica of Mount Vernon, home of the first United States President, George Washington. Originally constructed in the Georgian style, the full façade porch was added to the house in 1777. However, this was not widely known, and many of the attendees at the Exposition came away with the conclusion that porches like the one on Mount Vernon were colonial. Thus, the Georgian, Federal, Early Classical Revival, and Greek Revival traditions were fused into a "Neoclassical" style that combined elements of all four.¹² Though the style influenced domestic buildings throughout the country, it was never as popular as the Colonial Revival style. Its two primary waves of influence were 1900-1920 and 1925-1950.¹³

The character defining features of the Neoclassical style are its full height porch with classical columns, symmetrical façade, and classical ornamentation.¹⁴ Porch subtypes include the full height entry porch (with or without a lower full width porch), front gabled roof porch, full façade porch, and less commonly, the one-story porch. Houses constructed before 1920 generally featured fluted columns capped by ornate capitals (Corinthian, Doric, or Ionic). Beginning in about 1925, Neoclassical porches were defined by slender columns that possessed simple capitals and unfluted surfaces. Doorways were often framed by decorative surrounds that incorporated Greek Revival, Federal, or Georgian detailing, such as pilasters, sunburst designs, and broken pediments. Cornices were frequently adorned with boxed eaves, dentils, modillions, or friezes. Windows were generally rectangular and double hung, with six to nine lights for each window. Bay windows and cottage windows were also important, though from ca. 1930-1955, the style was dominated primarily by large double hung multi pane windows.¹⁵

The Cole-Boston House aligns closely and retains many of the character defining features of the Neoclassical style. Its construction date of 1904 corresponds with the style's earlier year of popularity. The full length, two story porch directly embodies and reflects this early date as well. Large, fluted redwood columns with elaborately carved Corinthian wood capitals supports a flat roof with balustrade. A majority of other examples in the area were constructed later. As such, they feature simple columns with unadorned capitals. Its symmetrical façade is another hallmark of the Neoclassical style. The door's elaborate entry with sunburst

¹¹ McAlester, *A Field Guide to American Houses*, pg. 446; "Neoclassical Revival," Architectural Styles of America and Europe, <https://architecturestyles.org/neoclassical/>; "Classical Revival Style 1895-1950," Pennsylvania Historical and Museum Commission; John C. Popeliers, et al., *What Style Is It? A Guide to American Architecture* (New York: Preservation Press, 1983).

¹² McAlester, *A Field Guide to American Houses*, pg. 446

¹³ McAlester, *A Field Guide to American Houses*, pg. 445.

¹⁴ McAlester, *A Field Guide to American Houses*, pg. 435; "Neoclassical Revival," Architectural Styles of American and Europe.

¹⁵ McAlester, *A Field Guide to American Houses*, pgs. 435-446; "Classical Revival Style 1895-1950," Pennsylvania Historical and Museum Commission.

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design and the uniformly large, rectangular, multipane windows on the façade closely embody the Neoclassical style. The Cole-Boston House also embraces some of the minor details identified in architectural studies about the type, with its bay windows adding a bit of character and lending sophistication to a non-primary elevation of the house. In 1951, a tornado hit the house, causing it to shift on its foundation. The damage to the house from the tornado necessitated interior repairs, which included the renovation of the downstairs bathroom, ceiling repair, and foundation repair. Changes following the tornado were the last major renovations to the house and brought it to its current appearance.

The Cole-Boston House is an important, locally significant example of an early Neoclassical house in Newbern. A survey examined nearby incorporated and unincorporated communities, like Edgewood, Millsfield, and Churchton, in addition to the town of Newbern and its environs.¹⁶ The majority of architectural stock identified consisted primarily of Minimal Traditional, Bungalows, and excellent examples of Tudor Revival style.¹⁷ All comparables noted below, except for 1012 West Main Street, are located in the town of Newbern.

The first local comparable is 403 West Main Street. Constructed in 1910, the house closely resembles a hipped roof four-square building onto which a full length, two-story Neoclassical porch has been added (See **Figure 1**). The porch has two levels, the second of which supports a balcony accessed by a second-story entrance. The porch is supported by unfluted columns and enclosed by a balustrade. Dentil work is visible on wide overhanging eaves, and an interior chimney is prominently featured on the façade. Constructed fourteen years later (1924), the house at 1012 West Main Street outside of Newbern is perhaps the closest comparable to the Cole-Boston House (See **Figure 2**). Like the Dodds House, 1012 West Main is a side gable, two story, symmetrical building with interior chimneys and elaborate door surround. Its main point of difference is the single bay, two story porch, in comparison to the full-length porch on the Dodds House. A flat roof with balustrade is supported by two large, fluted columns with Ionic capitals. The porch forms an enclosed balcony on the second floor. It also appears to have a carport, two-story rear addition, and a single-story rear addition based on available photographs.

Later examples of the style include 303 Washington Street (1939) and 107 North York Street (1935) (See **Figures 3 and 4**). 303 Washington is a two-story building with one-story wings on either elevation. A two-story, flat roof porch shelters the two story portion of the house. Unfluted, square, columns with simple capitals run the length of the porch. The façade is symmetrical, and a brick, exterior end chimney is visible. It is covered in aluminum siding and the windows are six-over-six and double hung. 107 North York Street is very similar to 303 Washington. It is a two-story building with one-story portions. Its façade is symmetrical and sheltered beneath a full length flat roof porch supported by simple square wood columns. Both buildings also share a side porch. The windows on the second story of 107 North York street are smaller than the larger windows on the bottom, though both are six-over-six light and double hung.

¹⁶ A full architectural survey of the county was not feasible. Further examples of the style should be expected to exist in Dyer County and should also be evaluated for their potential eligibility.

¹⁷ Examples of each style are as follows: Minimal Traditional, 216 Washington, Newbern; Bungalow, 207 Washington, Newbern; Tudor, 201 Washington, 107 West Main Street, and 205 West Main Street, Newbern. These observations are reinforced in the Thomason and Associates "Historical and Architectural Survey, Newbern 2022 Multimodal Phase 11 Project, Newbern, Dyer County, Tennessee," June 2023, pg. 14.

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Figure 1: 403 West Main Street. Notice the full length porch on the façade and the pyramidal roof. Photograph courtesy of Google Maps, 2024.



Figure 2: 1012 West Main Street. Photograph courtesy of Google Maps, 2024.

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Figure 3: 303 Washington Street. Photograph courtesy of Google Maps, 2024.



Figure 4: 107 North York Street. Photograph courtesy of Google Maps, 2024.

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The Cole-Boston House distinguishes itself as an important local comparable once placed within its architectural context. The only example of an earlier Neoclassical house, that is one built before 1929, is 1012 West Main Street. Both share an overall rectangular form, two story height, symmetrical façade, and interior brick chimney. However, the main difference lies in the porch, building material, and overall usage of additions. The Dodds House features a brick exterior, whereas 1012 West Main is covered in a type of siding. The porches are also representative of stylistic departures. The full length porch with Corinthian capitals distinguishes the Dodds House when compared to the single bay two story porch with Ionic Capitals on 1012. Finally, the additions on the Cole-Boston House consist primarily of a small, one story section on the rear and a hyphen with garage addition, compared to the more extensive additions on 1012. The other two examples identified in this study, while fine examples of later styles, further demonstrate the uniqueness of the Cole-Boston House.

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9. Major Bibliographic References

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Previous documentation on file (NPS):		Primary location of additional data:	
preliminary determination of individual listing (36 CFR 67 has been requested)	X	State Historic Preservation Office	
previously listed in the National Register		Other State agency	
previously determined eligible by the National Register		Federal agency	
designated a National Historic Landmark		Local government	
recorded by Historic American Buildings Survey #		University	
recorded by Historic American Engineering Record #		Other	
recorded by Historic American Landscape Survey #		Name of repository:	
Historic Resources Survey Number (if assigned): N/A			

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10. Geographical Data

Acreage of Property 12.8 acres **USGS Quadrangle** Tatumville 428-SW

Latitude/Longitude Coordinates (These coordinates should correspond to the corners of the property boundary. Add additional coordinates if necessary. Enter coordinates to 6 decimal places)

Datum if Other than WSG84: N/A

- | | |
|------------------------|-----------------------|
| 1. Latitude: 36.111094 | Longitude: -89.238361 |
| 2. Latitude: 36.111031 | Longitude: -89.235849 |
| 3. Latitude: 36.108705 | Longitude: -89.235976 |
| 4. Latitude: 36.108708 | Longitude: -89.237339 |
| 5. Latitude: 36.109413 | Longitude: -89.237315 |
| 6. Latitude: 36.109433 | Longitude: -89.238325 |

Verbal Boundary Description:

The boundary of the Cole-Boston House is shown on the accompanying Boundary Map and corresponds with the parcel boundaries. Dyer County Parcel ID 047 056.00.

Boundary Justification:

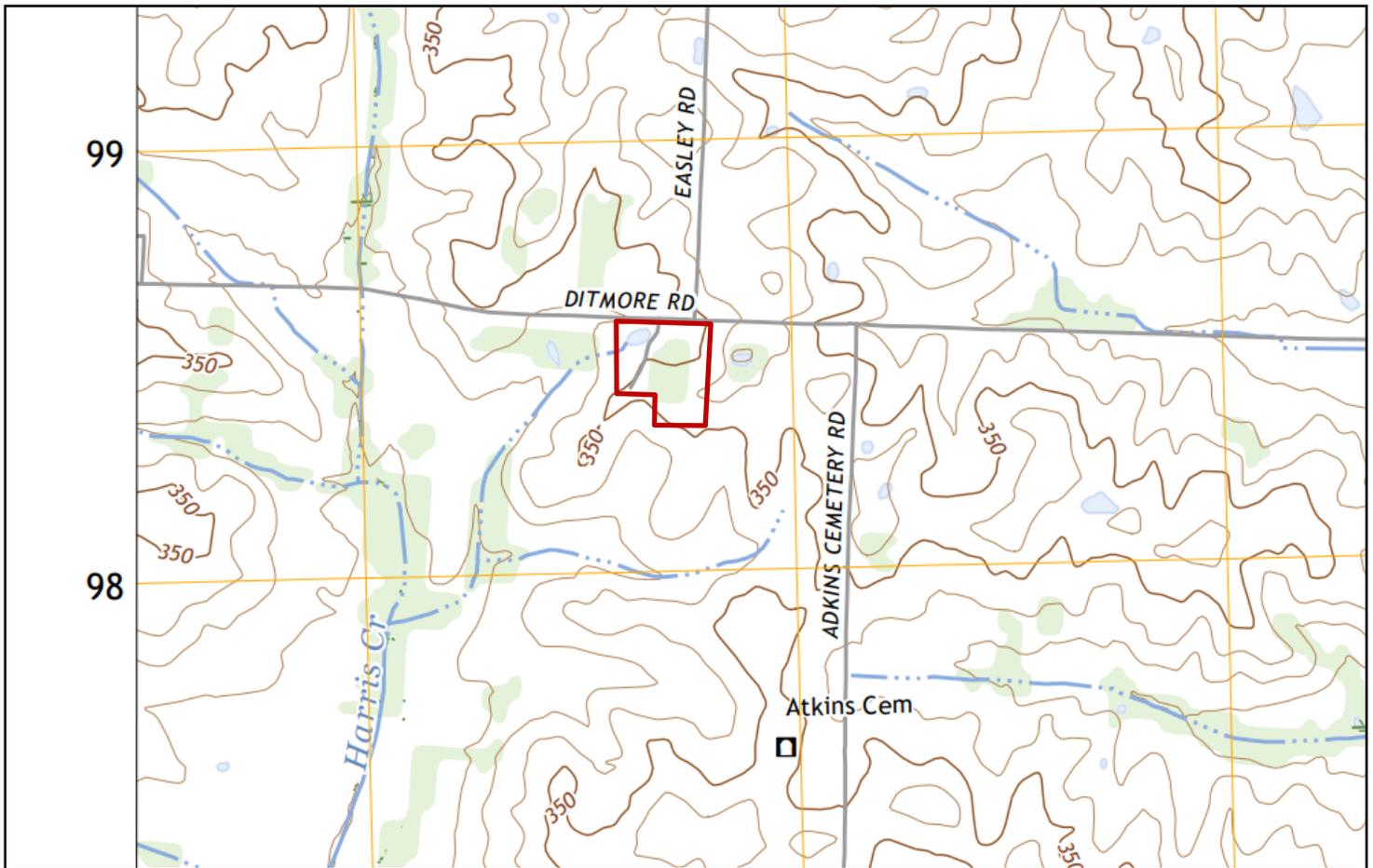
The nominated boundary includes all the land and resources historically associated with the Cole-Boston House during its Period of Significance. The owners did purchase and adjacent parcel in 2023. However, because it was not historically associated with the house during its Period of Significance, the land was not included within the nominated boundaries.

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USGS Topographic Map:

Town of Tatumville Quad
Scale: 1:24000



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Boundary Map:

TN Property Assessment Map
Parcel #: 047 056.00

N↑
Scale: 1:2,257



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11. Form Prepared By

Name April Dodds / J. Ethan Holden

Organization Current Homeowner / Tennessee Historical Commission

Street & Number 1481 Ditmore Road Date 11/27/2024

City or Town Newbern Telephone 731 414 2962

E-mail bldadd@aol.com State TN Zip Code 38059

Additional Documentation

Submit the following items with the completed form:

- **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints. Photos should be submitted separately in a JPEG or TIFF format. Do not embed these photographs into the form)
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. can be included on a Continuation Sheet following the photographic log and sketch maps. They can also be embedded in the Section 7 or 8 narratives)

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.

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Photo Log

Name of Property: Cole-Boston House
City or Vicinity: Newbern
County: Dyer State: TN
Photographer: April Dodds
Date Photographed: July 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 29. Facade, North elevation. Photographer facing south.
- 2 of 29. East elevation. Photographer facing west.
- 3 of 29. South elevation. Photographer facing northwest.
- 4 of 29. West elevation. Photographer facing east.
- 5 of 29. Northwest elevation. Photographer facing southeast.
- 6 of 29. View of property. Photographer facing south.
- 7 of 29. Foyer. Photographer facing south.
- 8 of 29. Living Room. Photographer facing east.
- 9 of 29. Living Room Fireplace Detail. Photographer facing east.
- 10 of 29. Dining Room. Photographer facing northeast.
- 11 of 29. Dining Room Built-In China Cabinet. Photographer facing south.
- 12 of 29. Kitchen. Photographer facing east.
- 13 of 29. Den. Photographer facing west.
- 14 of 29. Bathroom. Photographer facing northwest.
- 15 of 29. Study, towards Breezeway. Photographer facing west.
- 16 of 29. Study Fireplace Detail. Photographer facing north.
- 17 of 29. Downstairs Bedroom. Photographer facing northwest.
- 18 of 29. Downstairs Bedroom Fireplace Detail. Photographer facing south.

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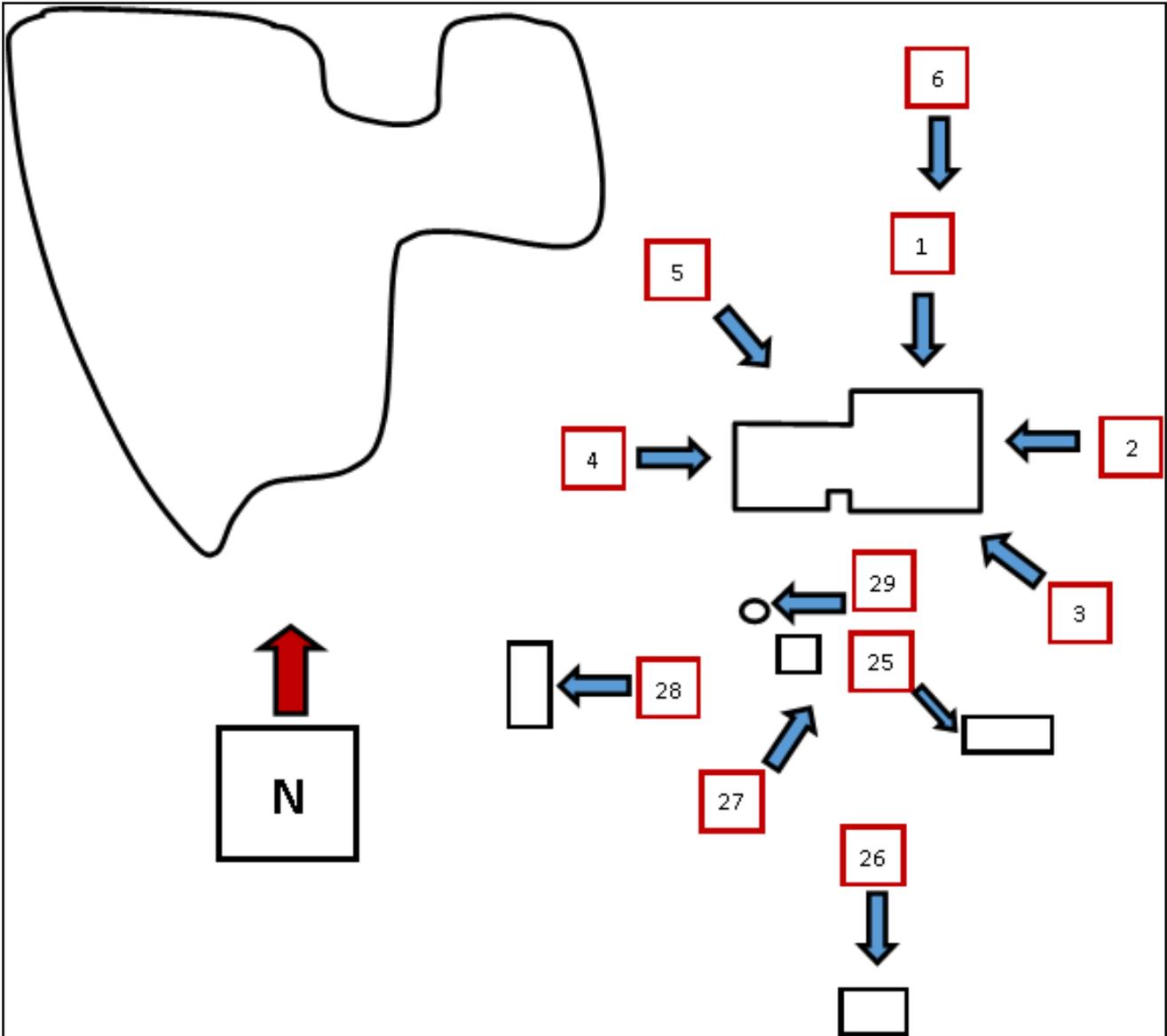
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- 19 of 29. Upstairs Hallway. Photographer facing north.
- 20 of 29. Upstairs Bedroom 1. Photographer facing northeast.
- 21 of 29. Upstairs Bedroom 2. Photographer facing northwest.
- 22 of 29. Upstairs Bedroom 3. Photographer facing northeast.
- 23 of 29. Upstairs Bedroom 4. Photographer facing southeast.
- 24 of 29. Upstairs Bathroom. Photographer facing southeast.
- 25 of 29. Cottage. Photographer facing southeast.
- 26 of 29. Barn. Photographer facing south.
- 27 of 29. Well House. Photographer facing northeast.
- 28 of 29. Tool Shed. Photographer facing west.
- 29 of 29. Covered well. Photographer facing west.

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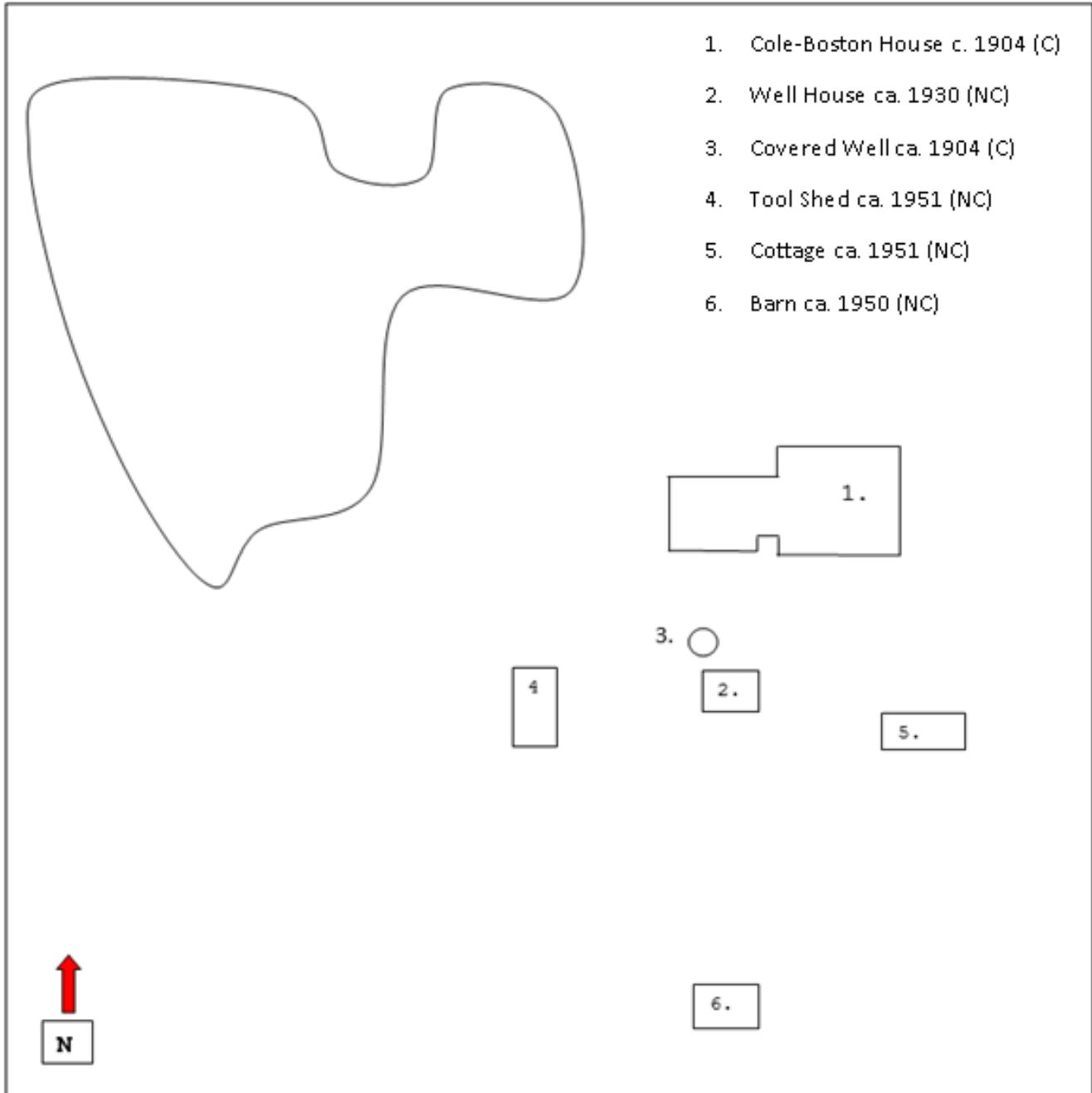
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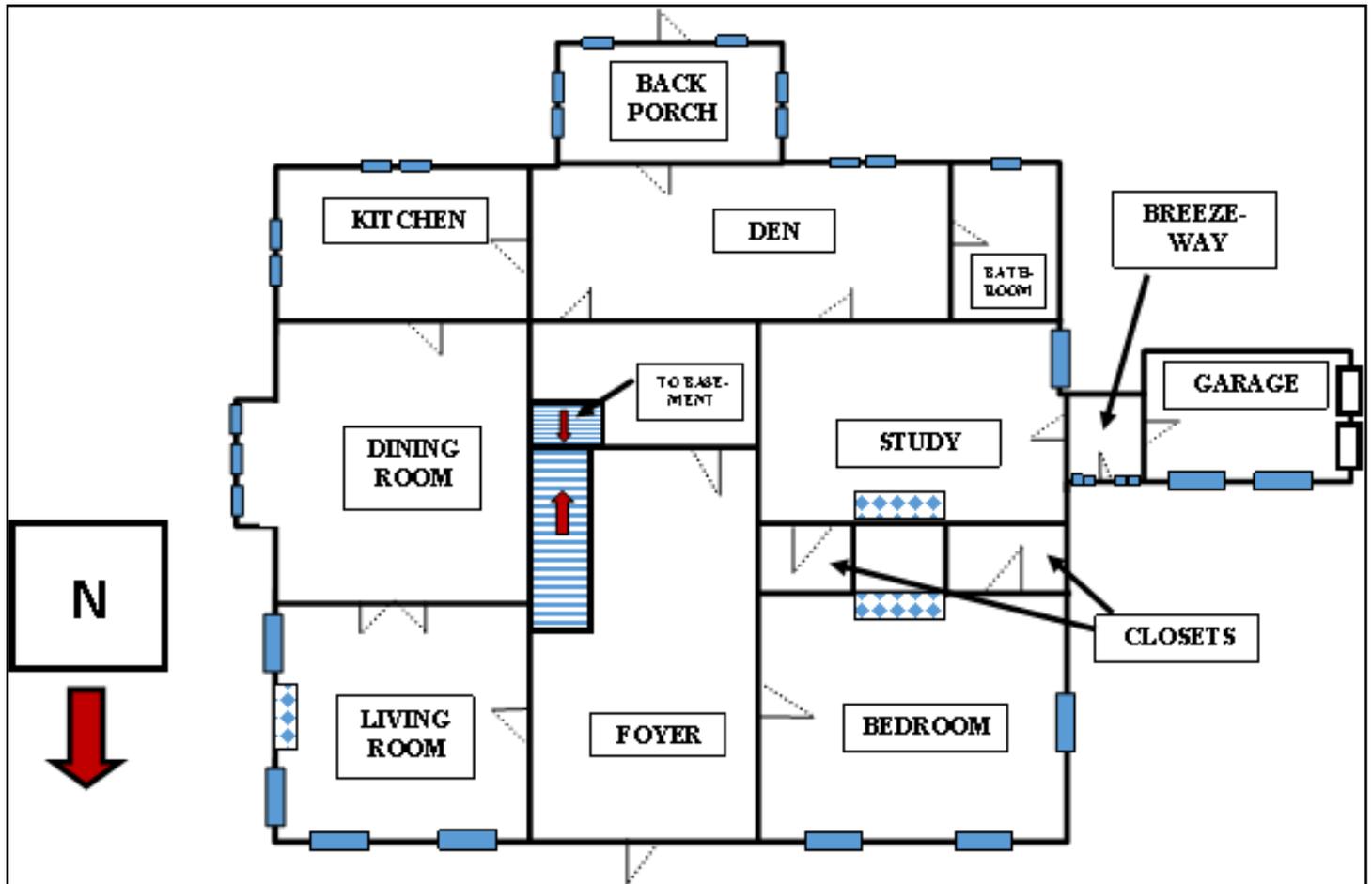
Site Plan with Legend and Contributing/Non-Contributing Status (Not to Scale)



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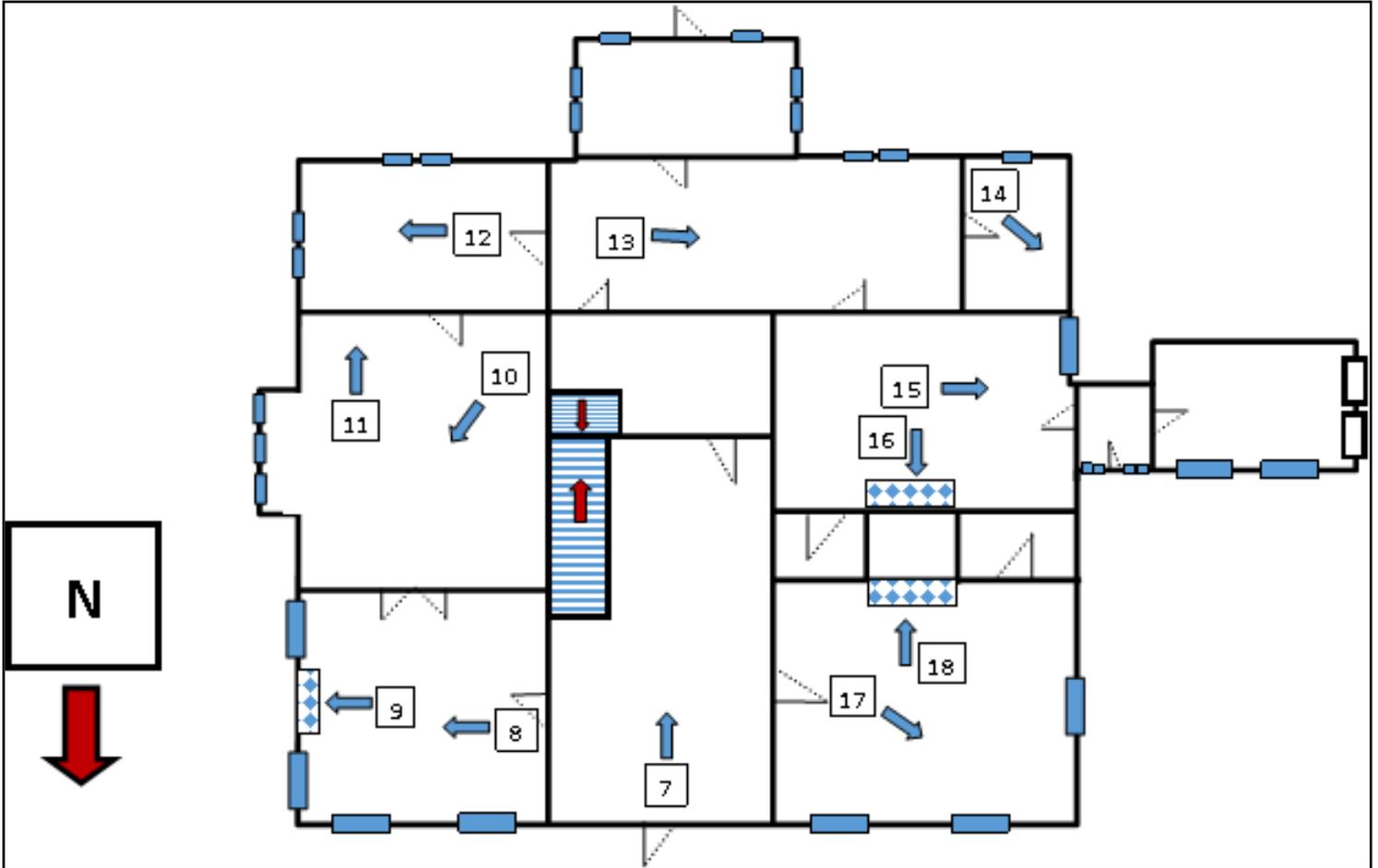
First Floor Legend and Room Labels (Not to Scale)



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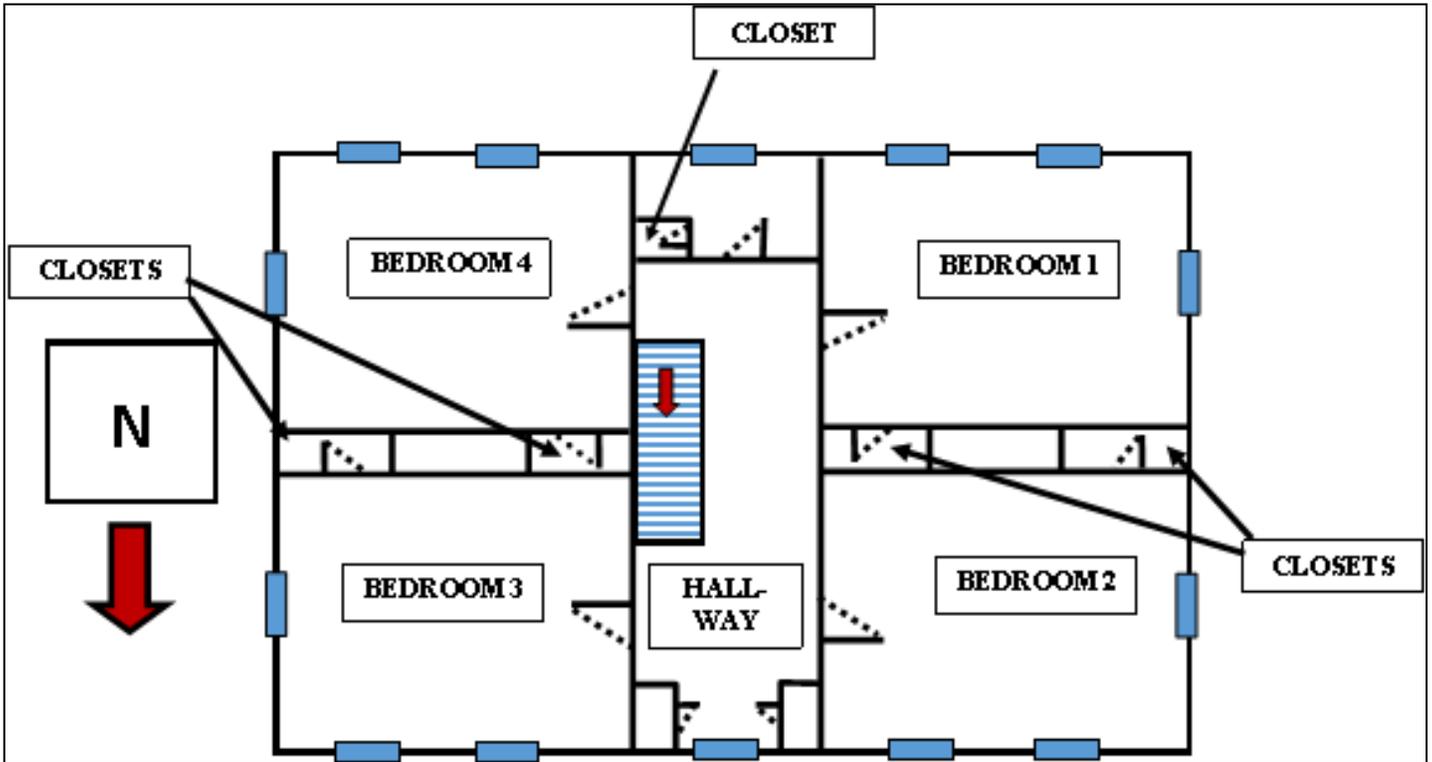
First Floor with Keyed Photographs (Not to Scale)



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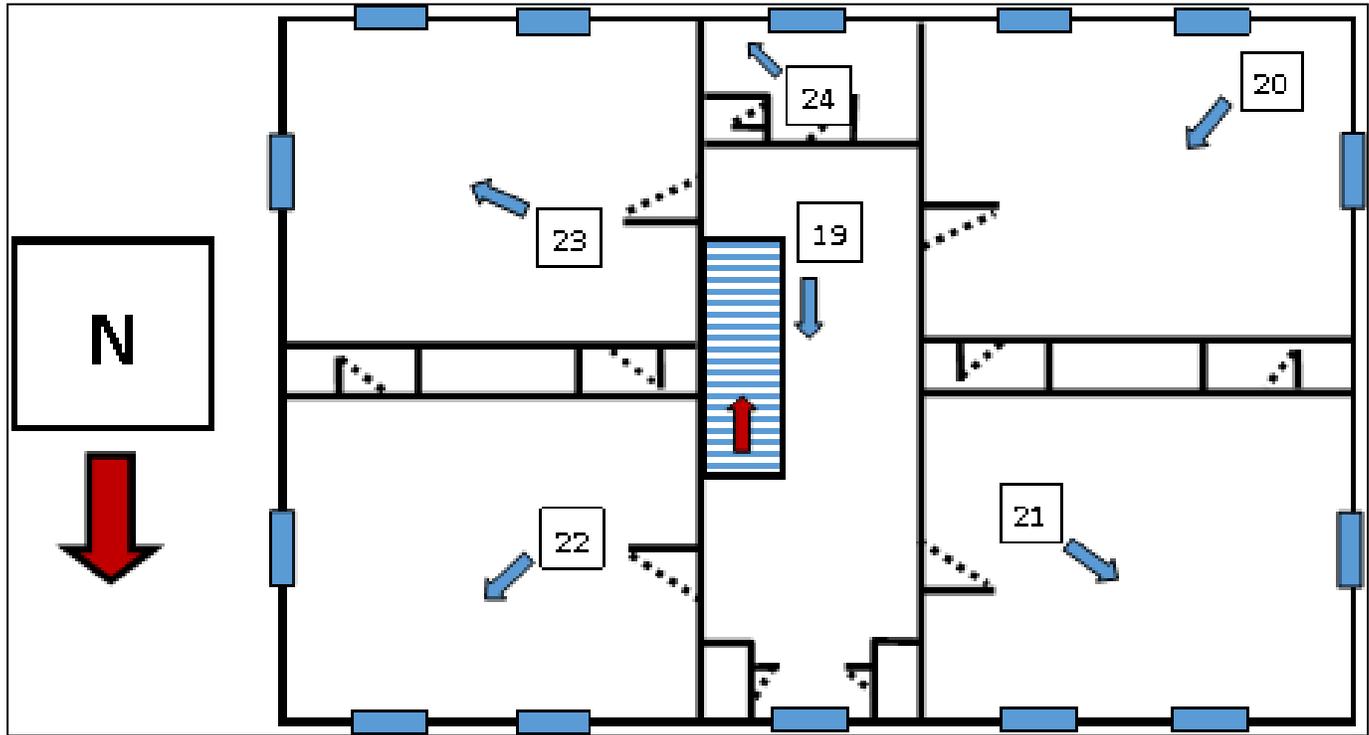
Second Floor Legend and Room Labels (Not to Scale)



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Second Floor with Keyed Photographs (Not to Scale)



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