

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

Listing Name: Pardue, James M., House
Address: 403 North Price Street
City: Sweetwater
County: Monroe
Associated MPS: N/A

Listing Date: 3/21/2025
Reference Number: SG100011553



Bounded by the Salmon River on the west and south, 4th Street at the northern end, and Prospect and Morton streets at the east,
Malone, SG100011536,
LISTED, 3/17/2025

OHIO, LUCAS COUNTY,
East Toledo Main Street Historic District,
Main Street, bounded by Front St. and Starr Ave, between Euclid and Platt streets,
Toledo, SG100011535,
LISTED, 3/17/2025

PENNSYLVANIA, ALLEGHENY COUNTY,
Loutellus Apartment Hotel,
231-245 Melwood Avenue,
Pittsburgh, RS100011109,
LISTED, 3/17/2025

SOUTH CAROLINA, HORRY COUNTY,
Noel Court and Apartments,
312 6th Ave. North,
Myrtle Beach, OT100005988,
REMOVED, 3/21/2025
(Myrtle Beach MPS)

TENNESSEE, GREENE COUNTY,
Conway Bridge,
Briar Thicket Rd./ Knob Creek Rd. over the Nolichucky River,
Briar Thicket vicinity, OT09000948,
REMOVED, 3/17/2025

TENNESSEE, KNOX COUNTY,
Emory Place Historic District (Boundary Increase II),
750 Stone St. NW,
Knoxville, BC100011549,
BOUNDARY INCREASE APPROVED, 3/20/2025
(Knoxville and Knox County MPS)

TENNESSEE, MONROE COUNTY,
Pardue, James M., House,
403 North Price Street,
Sweetwater, SG100011553,
LISTED, 3/21/2025

TENNESSEE, MOORE COUNTY,
Hurdlow School,

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 Pardue, James M., House
Other names/site number N/A
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: 403 North Price Street
City or town: Sweetwater State: TN County: Monroe
Not For Publication: N/A Vicinity: N/A Zip: 37874

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



Signature of certifying official/Title: _____ Date: 2/3/2025
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

Pardue, James M., House
 Name of Property

Monroe County, Tennessee
 County and State

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

Number of contributing resources previously listed in the National Register 0

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Folk Victorian

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD: Weatherboard; BRICK; ASPHALT

Narrative Description

Located on North Price Street in Sweetwater, Tennessee, the 1896 house of James M. Pardue is an excellent example of a Folk Victorian residence. Significant exterior features include its overall form and massing, the original wood siding, gingerbread detailing on its two porches, original transom windows above exterior doors, and many original windowpanes. The gable fields of the house also feature alternating patterns of shingles. Significant interior features include a large staircase, original wood floors, baseboard, and trim, original wood doors with accompanying hardware, three hand-carved mantles, and plaster walls and ceiling. A Contributing concrete street sign is located on the southeast corner of the lot, near the sidewalk. The one Non-Contributing building on the property is a detached carport and storage shed added in the 1980s.

SETTING & SITE FEATURES

The house sits on the corner of Price and Morris Street in the rural community of Sweetwater, Tennessee. (2020 pop. 6,312). The neighborhood is three blocks from downtown Sweetwater. The Campus of Sweetwater Elementary School is directly across Price Street from the house. The surrounding neighborhood is low density residential and features several other Victorian-era homes. Fences and small brick piers are located along the sidewalk on the east border of the property. These were installed sometime between 2017 and 2024. Non-historic landscaping and hedges are located around the house and along the path to Price Street.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

JAMES PARDUE HOUSE (1896) – CONTRIBUTING BUILDING

Exterior

The James Pardue House is a two-story, wood frame, irregularly shaped, Folk Victorian House. It is capped by a hip and gabled asphalt shingle roof, clad in original wood weatherboard siding, and sat upon the original brick foundation. Unless otherwise noted, all windows are wood, one-over-one light, double hung, and original to the house. A few windows were replaced in the 1960s to exactly match the previous windows.

South and East Elevations

The south and east elevations form an L-shape with a three-sided projection located between the two. Collectively, the two elevations compose the Pardue House's façade. Beginning on the west end of the south elevation, a window and entrance are sheltered beneath a shed roof porch. The entrance is filled with a replacement, metal, one-over-one light storm door and an original wood five panel door. A single light wood transom surmounts the door. The porch is single story, roofed in asphalt shingles, features vertical scalloped siding, and is supported by three, wood, decorative Folk Victorian columns. Two additional columns in the same style are used as pilasters on the west and east end of the porch. It is enclosed by a simple wood balustrade and accessed by two brick stairs flanked on the west side by metal railing. Above the porch, on the second story, is a gabled inset wall dormer filled with a wood, three-over-one light, double hung window.

A two-story, front gable projection is located east of the previous house segment. A bay projection with three windows and an asphalt shingle roof is centered on the first floor. Beneath each window is a wood panel with a three-diamond pattern. Paired windows are centered on the second level. This projection's gable field features two rows of wood diamond shingles, followed by two rows of octagonal shingles, and then two rows of fish scale shingles, before the pattern repeats itself.

The intersection of the south and east elevations is defined by its wrap around porch. The porch is capped by an asphalt shingle roof, supported by six wood Folk Victorian-influenced columns with decorative brackets, and enclosed by a simple wood balustrade. The porch is accessed on the east and west end by two brick steps with a single metal rail. The porch shelters two entrances, also located on the east and west ends of the porch. The easternmost entrance (considered the main entrance) is filled with a replacement, metal, one-over-one light storm door and an original wood, three panel, single light door. The west entrance is filled with a replacement, metal, one-over-one light storm door with an original wood, five panel door. This entrance also pierces the east wall of the previous two-story front gable projection. Above it, on the same wall on the second story, is a window. Two additional windows are located on the second story above the porch.

The east elevation is a three-sided, front gable projection. Three windows are located on each wall of the three-sided projection on the first floor. Windows are located on the second-story directly above the first-floor windows, with the exception of the central window, which is not mirrored on the second-floor. Like the south elevation, this elevation's gable field features two rows of wood diamond shingles, followed by two rows of octagonal shingles, and then two rows of fish scale shingles, before the pattern repeats itself. A louvered attic vent is also visible near the gable peak, and an interior brick chimney is visible near the intersection of the gable projection and hipped central section of the roof.

North Elevation

A single window is located on the first-floor, east wall of the east elevation's gable projection. The central front gable projection has two windows on the first and second floor. Its gable field mimics the east elevation

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

gable projection exactly. A single story, wraparound, enclosed porch is west of the projection and extends to the west elevation. The porch is roofed in asphalt shingles and the porch is enclosed with screens. It is accessed by a wood, Folk Victorian-influenced door. The porch itself shelters an entrance filled with a replacement, metal, one-over-one light storm door and an original wood five panel door. A single light wood transom surmounts the door.

West Elevation

On the southernmost portion of the west elevation, a single light, wood window is flanked on either side by one-over-one light, wood, double hung windows on the first floor. A window is located directly above the single light window on the second floor. This portion used to be part of a porch that was enclosed circa 1949.

To the south is a small, one-and-one half story projection. A single window is located on the first story of the southernmost portion of the west elevation. Above this window is a wood, three-panel, single-light door with transom. During the Great Depression, the house was used as a boarding house to generate extra income for the residents. A wood deck was constructed on this elevation and the original window replaced with this door to facilitate its new use as a boarding house and to provide an entrance on this elevation. The deck was demolished at an unknown date.

INTERIOR

Unless otherwise noted, all interior floors are covered with the original wood flooring. Likewise, the house also retains its original ceilings, wood trim and baseboard, and wood five panel doors with wood surround and single light transoms. The original walls were replaced with quarter-inch sheetrock in 1982. Fireplaces are original and are constructed of wood with tiled fireboxes. In the 1930s, bathrooms were added to the first and second floors of the house. These bathrooms and the kitchen were renovated in 1982.

First Floor

The easternmost entry of the three-sided porch leads into the foyer. A wood staircase with decorative newel post and balusters leads to the second floor. A door on the south wall accesses a storage space beneath the stairs. The underside and walls of the storage space are clad in beadboard, and a decorative pattern on the stringboard is also visible. An entryway with no door on the west wall accesses the living room. A door on the north wall, immediately after entering the house, leads into the den. A second door on the north wall (west of the den door) accesses the dining room.

The den is characterized by its three windows. A fireplace is located on the west wall of the den. The living room is also characterized by its three bay windows. An opening without surrounds or a door is located on the west wall of the living room. This entrance accesses a rear hallway. A door on the hallway's north wall accesses a bathroom, which was added first in the 1930s and then renovated to its current appearance in 1982. The bathroom is floored in tile and features drywall walls and ceiling. A storage room is accessed via a doorway on the west wall of the hallway.

A fireplace is centered on the east wall of the dining room. Flanking it on either side are closets, which are accessed by original five panel wood doors. The kitchen is accessed via a doorway on the west wall of the dining room. The kitchen was renovated in 1982 and is covered in laminate flooring imitating tile. A wood chair-rail and wainscoting is on the north wall of the kitchen. A doorway leading outside is also located on the north wall. A large opening pierces the west wall of the kitchen and leads to a small sitting area. It is floored in the same laminate flooring. A closet on the south wall accesses the washer and dryer machines.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

Second Floor

The stairs lead up to the second-floor hallway. A door on the north wall, immediately after exiting the stairs, accesses the northeast bedroom. A small build out on the west wall in the room creates a small closet. The north bedroom is accessed via an entrance in the upstairs hallway, further north of the northeast bedroom entrance. A closet is located on the south wall, and an entrance to the upstairs bathroom pierces the west wall. This bathroom was renovated in 1982. It is floored with vinyl, and the walls are covered in horizontal wood boards. A door on the south wall of the bathroom leads to a smaller hallway. A door on the south wall of the smaller hallway leads into a room in the southwest corner of the house. The south bedroom is accessed through a door in the east wall of the southwest room, or through a door in the west wall of the upstairs bedroom. The attic access is located on the ceiling of the room. A door on the north wall accesses a closet.

DETACHED CARPORT & STORAGE BUILDING (1982) – NON-CONTRIBUTING BUILDING

This building was constructed in 1982 to replace an earlier 1930 two-car garage. It is covered in vinyl and capped by a gable roof with asphalt shingles. A large portion of the building is open-air, supported by four wood posts, to shelter a concrete parking pad with a storage building at the rear (north). The building portion is accessed by paired four-panel, four-light doors on the east elevation. Because the building post-dates the Period of Significance and it does not directly contribute to the architectural significance of the property, it is Non-Contributing.

ADDRESS MARKER (1896) – CONTRIBUTING OBJECT

The address marker is located on the southeast corner of the property. It is shaped like an obelisk. The north and south sides of the marker read, vertically, “600 Morris St.” The east and west sides of the marker read, vertically, “400 Price St.” Because the object was present during the Period of Significance and was designed and erected as part of the original overall site plan when the building was constructed, it is a Contributing object.

INTEGRITY

The James Pardue House retains enough integrity to communicate its architectural significance. The house has remained in the same location since its construction. The Pardue House was one of the earliest houses in this area and thus the surrounding neighborhood of other Victorian-era, Ranch, Minimal Traditional styles houses developed in the decades after the house’s construction. The changes to the setting does not affect the property’s ability to communicate its significance as an important local example of the Folk Victorian style. The James Pardue House also possesses integrity of design, workmanship, and materials. The house retains many of the original characteristics present when it was constructed, which are also the characteristics that make it eligible for listing in the National Register. This includes its two-story height, irregular form, wood siding, original wood windows and fenestration patterns, gable field decorative shingles, and Folk Victorian influenced porches. The interior has also changed little since its construction, retaining its plaster walls and ceiling, original wood floors, baseboard, and trim, original interior doors with transoms, and overall design and layout. Because the property retains integrity of location, setting, materials, design, and workmanship, it also retains integrity of feeling and association, and is thus eligible for listing in the National Register of Historic Places.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

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

1896

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.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

Statement of Significance Summary Paragraph

The James M. Pardue House is eligible for listing in the National Register of Historic Places under Criterion C for its local significance in Architecture. Constructed in 1896, the house is an important local example of the Folk Victorian style and retains many of the exterior and interior character defining features of the style. Important exterior features include its two-story height, original wood siding, irregular floorplan, Folk Victorian influenced porch, and gable-field fish-scale patterns. Important interior features include the hardwood flooring, grand staircase, wainscoting, moldings, and fireplaces. The Period of Significance is 1896, the year the house was constructed and the year it gained architectural significance.

Narrative Statement of Significance

BRIEF HISTORICAL CONTEXT OF MONROE COUNTY, SWEETWATER, AND THE JAMES M. PARDUE HOUSE

The James M. Pardue House is located in Sweetwater, Monroe County, Tennessee. Monroe County was established by the Tennessee General Assembly in 1819 and was named after President James Monroe.¹ The county's rugged landscape is defined by its rich natural resources, which include parts of the Appalachian Mountains, Cherokee National Forest, and the Tellico and Little Tennessee Rivers.² Farming and resource extraction was the basis of the county's economy throughout the nineteenth century and well into the twentieth century. Agriculture generally focused on sustenance farming, with farmers growing corn, wheat, potatoes, and livestock. Companies extracted iron ore, copper, barytes, and gold from the mountainous countryside, a lucrative business further fueled by the arrival of the railroads, which turned small towns like Madisonville and Sweetwater into important economic and cultural centers within the county.³ The arrival of large-scale federal programs and projects defined the county's history in the twentieth-century. Examples include the Cherokee National Forest in 1936 and the construction of the Tellico Dam (NR Listed – 08/14/2017) in the 1970s.⁴

Though Madisonville served as the seat of Monroe County since 1822, it has been dwarfed by Sweetwater for most of its history.⁵ Located in the western portion of the county, Sweetwater was established on land owned by I.T. Lenoir and Henry Mayes in the 1850s. It was officially incorporated on December 8, 1875. Despite being founded later than Madisonville, Sweetwater rapidly outgrew the county seat and by 1887 was the largest town in Monroe County. Sweetwater boasted several general stores, a hotel, a newspaper, multiple banks, a baryte mill, flour mill, planing mill, woolen mill, and a handful of schools and churches.⁶ A key part of the town's success was its location along the East Tennessee, Virginia, and Georgia Railroad. This connected Sweetwater with large cities like Knoxville and Chattanooga. Indeed, this made Sweetwater the largest shipping point between the two cities in Monroe County in 1887.⁷

¹ Austin P. Foster, *Counties of Tennessee: A Reference of Historical and Statistical Facts for Each of Tennessee's Counties* (Johnson City: The Overmountain press, 1998), pgs. 30-32; *Goodspeed's History of East Tennessee*, pg. 810.

² Carroll Van West, "Monroe County," *Tennessee Encyclopedia*, Tennessee Historical Society, October 8, 2017

³ Carroll Van West, *Tennessee Agriculture: A Century Farms Perspective* (Nashville: Tennessee Department of Agriculture, 1986), pg. 5; Austin P. Foster, *Counties of Tennessee: A Reference of Historical and Statistical Facts for Each of Tennessee's Counties* (Johnson City: The Overmountain press, 1998), pgs. 30-32; *Goodspeed's History of East Tennessee*, pg. 810.

⁴ J. Ethan Holden and Christopher W. Kinder, "Akins House," National Register of Historic Places Nomination Form, 2022, pg. 9.

⁵ Carroll Van West, "Monroe County," October 8, 2017.

⁶ *Goodspeed's History of East Tennessee* (Nashville: The Goodspeed Publishing Company, 1887) pg. 810; "Sweetwater Celebrates 150 Years," Sweetwater, <https://www.sweetwatertn150.com/>, accessed 9/19/2024; Austin P. Foster, *Counties of Tennessee: A Reference of Historical and Statistical Facts for Each of Tennessee's Counties* (Johnson City: The Overmountain Press, 1998), pgs. 30-32.

⁷ Foster, *Counties of Tennessee*, pg. 31.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

It was in this growing town that Pardue's house was constructed in 1896. Pardue was born on December 30, 1862, and attended Hiwassee College in Madisonville, Tennessee, where he studied to be an educator and lawyer. While there, he met his future wife, Rebecca. After obtaining his degree, Pardue moved to Sweetwater to practice law. After a stint serving in the Tennessee House and Senate as a Republican in Nashville, Pardue returned to Sweetwater, where he took on numerous community roles. Pardue served as the town Postmaster, started his own newspaper (*The Sweetwater Telephone*), and served as director of Sweetwater city schools. In September of 1895, James and Rebecca purchased a tract of land near downtown Sweetwater. The couple enlisted James' brother to build the house, which was completed one year later. The Pardues lived there with their five children for more than twenty years. They sold the house in 1917 to move to a larger farm outside of town. The house changed hands several times over the following years. The Ewing Family purchased the house sometime in the 1940s and remained the owners until the early 1980s. The Loomis family became the next owners and invested in the house by conducting historically sensitive remodeling, such as limited changes to bathrooms and kitchens while maintaining character-defining features such as fireplaces and floors. The current owner, Brent Miller, purchased the house in 2012. He has continued the tradition of preserving the house for future generations of Sweetwater to appreciate and enjoy.⁸

ARCHITECTURAL CONTEXT AND SIGNIFICANCE

The James Pardue House in Sweetwater is eligible for listing in the National Register of Historic Places as a good local example of Folk Victorian architecture with prominent Queen Anne influences. The Folk Victorian style is defined by the application of decorative detailing to post-railroad National Folk house forms and was popular from roughly 1870-1910. Victorian architecture was loosely inspired by Medieval precedents, which included multi-textured and multi-colored exterior walls, asymmetrical facades, steeply pitched roofs, and intricate wood detailing.⁹ It was also not uncommon for Folk Victorian architecture to blend stylistic elements from its high-style cousins. Whereas landmark Italianate, Queen Anne, or Gothic Revival houses were strict interpretations of their architectural style, Folk Victorian houses frequently borrowed elements of each to create a unique interpretation of the overarching Victorian architectural period.¹⁰

The spread and popularity of both the Folk Victorian and other Victorian-era styles were made possible by the expansion of the railroad system and the nation's rapid industrialization. Before the arrival of the railroads, builders had to either source construction materials on site, or have them hauled in by water or the unreliable early-American road system. Railroads bypassed these traditional modes of transportation and made it easier than ever for builders to obtain mass-produced materials like standardized wood, windows, doors, and decorative wood detailing. Further, local trade centers took advantage of the railroads to obtain heavy machinery for fabricating these building components in the community. From there, it was a simple matter for locals to buy the pre-cut detailing and apply them to their house at an affordable cost.¹¹

⁸ Brent Miller, "James M. Pardue House," Tennessee Historical Commission National Register Information Packet, October 2023, pgs. 6-7.

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), pg. 14.

¹⁰ McAlester, *A Field Guide to American Houses*, pgs. 12-14.

¹¹ McAlester, *A Field Guide to American Houses*, pg. 398; Herbert Gottfried and Jan Jennings, *American Vernacular Design: 1870-1940* (Ames: Iowa State University Press, 1988), pg. ix.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

Of equal importance were the advances made in construction methods and the industrialization of housing components. Traditional building methods relied on heavy timber framing, which restricted the size and form of residential architecture. Exterior and interior ornamentation was often only found on landmark houses due to the cost and expertise of manufacturing elaborate wood detailing. The development of balloon framing, a method of construction where light two-inch boards are held together with wire nails, replaced heavy timber framing as the dominant construction method in the United States. Freed from the constrictions placed upon form by heavy timber framing, homeowners experimented with designs far removed from the traditional “box” layout that defined early-American residential architecture. The construction of large factories dedicated to the production of complex house components like doors, windows, roofing, siding, and decorative detailing made obtaining these architectural flourishes less costly than in previous years.¹²

The character defining features of the Folk Victorian style include porches with spindlework detailing, flat jigsaw cut trim, and cornice line brackets. Both symmetrical and asymmetrical facades are common on Folk Victorian houses. Because the Folk Victorian style is primarily defined by its application to simple house forms, there are many subtypes, including the one and two-story gabled ell.¹³ The interiors are generally asymmetrical. Roof-wall junctions could be boxed or open with brackets, and windows were frequently double hung with a simple pediment above.¹⁴ The primary points of application for Victorian detailing are the porch and cornice line. Porch supports commonly featured Queen Anne turned spindles or square posts with beveled corners found on Italianate porches. Lace like spandrels are common and turned balusters were also used in porch railings.¹⁵

The James M. Pardue House also displays Queen Anne influences. Folk Victorian architecture drew inspiration from the Queen Anne style, which was popular from 1880 to circa. 1910. Though the style was named after the English Queen of 1710, it is in actuality based on twelfth and sixteenth-century English architectural design. Much like other Victorian-era architecture in the United States, the Queen Anne style owes its popularity to architectural magazines, cheap milled lumber, and an expansive railroad network. Character defining features of the style include an irregular shape, corner towers, expansive porches, patterned wall surfaces, spindle work, complex steeply pitched rooflines, and multi-pane windows. The interiors are defined by rooms that flow one-into-the other, all anchored around the central family staircase.¹⁶

Folk Victorian architecture is well represented in the architectural stock of Sweetwater and broader Monroe County. The majority of residential architecture in the county was constructed between 1900-1930 and featured minimal ornamentation or architectural style. A second resurgence of construction occurred during

¹² McAlester, *A Field Guide to American Houses*, pgs. 314-1315.

¹³ McAlester, *A Field Guide to American Houses*, pg. 398.

¹⁴ McAlester, *A Field Guide to American Houses*, pg. 377.

¹⁵ McAlester, *A Field Guide to American Houses*, pg. 398.

¹⁶ McAlester, *A Field Guide to American Houses*, pg. 345; “Queen Anne Style 1880s-1910,” National Park Service, August 2, 2019, accessed 10/8/2024, <https://www.nps.gov/articles/queen-anne-architecture.htm#:~:text=The%20Queen%20Anne%20style%2C%20popular,Medieval%20and%20Jacobean%20style%2Dbuil> dings; “Queen Anne Style 1880-1910,” Pennsylvania Historical & Museum Commission, accessed 10/8/2024, <https://www.phmc.state.pa.us/portal/communities/architecture/styles/queen-anne.html>.

Pardue, James M., House

Monroe County, Tennessee

Name of Property

County and State

the post-World War II years, from 1945-1960.¹⁷ Folk Victorian was a popular choice for builders in the late-nineteenth and early-twentieth century until it was superseded in popularity by the arrival of the Bungalow, Minimal Traditional, and Ranch styles.¹⁸ Houses generally featured cornice-line brackets, jig sawn trim, and spindle work. The proliferation of the style followed the same historical trends as the rest of the nation. By 1887, Sweetwater was a booming railroad town and the largest shipping point between the industrial cities of Knoxville and Chattanooga. The availability of mass-produced building materials and architectural details, combined with the popularity of the Victorian style, resulted in several Folk Victorian houses springing up to the north and west of the commercial downtown of Sweetwater, which was anchored by the railroad itself. Some of the finer examples of the style were clustered along Mayes Street, the main road running through town; on Price Street, northwest of the downtown core; and North High Street, north of the commercial district.

The James M. Pardue House retains the important defining characteristics of a Folk Victorian house while also referencing the more elaborate details of the Queen Anne style. Like other Folk Victorian homes, the James Pardue house is of wood frame construction and is covered in wood siding. Its construction date of 1896 also correlates with the popularity of the style nationally and locally. The front porch features Folk Victorian detailing, including wood railing and decorative brackets. However, unlike the typical restrained-Folk Victorian examples, the James Pardue House displays prominent elements of the Queen Anne style. Its complex asymmetrical façade, wraparound porch, two story height, projecting bay windows, decorative gable field shingle pattern, and steeply pitched cross gable roof all speak to the Queen Anne influence on the house. Interior design and features further distinguish the larger Queen Anne influence on the house. The layout of the house is asymmetrical, the rooms radiating outward from a central staircase that accesses the second floor of the house. Taken together, the James M. Pardue House clearly communicates a Folk Victorian style elevated and enhanced by its Queen Anne features.

In addition to retaining the important character defining features of the Folk Victorian style, the James M. Pardue House is a locally important example of its type within its context. As mentioned earlier, the Pardue House is one of several fine examples of the style built locally. Two comparables are located on the same road as the Pardue House. 409 Price Street is two-stories tall with an irregularly shaped roof (see Figure 1). Its front gable projection features a decorative, multi-light attic vent and is surrounded partially by bulls-eye wood detailing. This same bulls eye pattern is found in the gable field of the partial wraparound Folk Victorian porch, and bay windows are located on the façade projection and side of the house. Like the James Pardue House, its overall form is influenced by the Folk Victorian style with modest Queen Anne influences. However, it does not possess the same cross-gable appearance of the Pardue House, and the porch is much less elaborate. The roofline, though complex, is not as steep in pitch as the James M. Pardue House.

Further down the street is 413 Price Street (see Figure 2) Its two-story height and irregularly shaped roof with its steep pitch is nearly identical to the Pardue House, with the exception of the gable roof dormer present in the middle section. 413 Price is further defined by its wraparound Colonial Revival-influenced porch, with a Folk Victorian porch located directly above it on the second story. A second story bay window

¹⁷ Jaime L. Woodcock, "A Historical and Architectural Resource Survey of Monroe County, Tennessee," Alexander Archaeological Consultants, Inc. Wildwood, GA, December 2010, pg. 3.

¹⁸ Woodcock, "A Historical and Architectural Resource Survey of Monroe County, Tennessee, pg. 23.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State



Figure 1: 409 Price Street, Sweetwater, July 2nd, 2024. Photograph Courtesy of Rebecca Schmitt.



Figure 2: 413 Price Street, Sweetwater, July 2nd, 2024. Photograph Courtesy of Rebecca Schmitt

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State



Figure 3: 405 Mayes Street, Sweetwater, July 2nd, 2024. Photograph Courtesy of Rebecca Schmitt.



Figure 4: 509 Mayes Street, Sweetwater, July 2nd, 2024. Photograph Courtesy of Rebecca Schmitt.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

on the façade and full-gable returns on each cross-gable further distinguishes the house from the Pardue House and other local examples. The first story porch, full gable return, and second story dormer lend the house a Classical feel, setting it apart from the more Victorian-influenced James Pardue House.

405 Mayes Avenue is a two-story, L-shape Folk Victorian with intricate exterior detailing (see Figure 3). Each window is surrounded by a decorative wood frame set against the original wood siding. Brackets adorn the primary façade and north and south elevations of the original house. A three-quarter length, flat roof, Folk-Victorian influenced porch supported by decorative wood columns and wood brackets defines the façade. Decorative wood attic vents are visible on the façade gable projection and north elevation. Whereas the Pardue House draws inspiration from the Queen Anne style, 405 Mayes Avenue demonstrates the local application of Folk Victorian detailing to existing housing forms, in this case the gabled ell.

Finally, 509 Mayes Street embodies a more restrained approach to Folk Victorian architecture in Sweetwater (Figure 4). Like 405 Mayes, it is two stories with a gabled ell form. The roof is steeply pitched, and a small, Folk Victorian influenced porch shelters the façade entrance. A bay window with decorative wood brackets and dentil work adorns the gable projection. A shingle pattern is visible in the gable field of both the façade projection and the north elevation. 509 Mayes blends elements of the James Pardue House and 405 Mayes Street. Though it retains a traditional building form in the gable-ell and also features areas where Folk Victorian influences are applied (such as the porch), it also possesses a bay window and decorative wood shingle pattern found on the houses identified on Price Street.

The examination of Sweetwater’s nearby comparables demonstrates the James M. Pardue House is an important local example of the Folk Victorian style. Though 409 and 413 Price Street also demonstrate the same Queen Anne influences prominent on the Pardue House, key differences include their overall cross-gable design (as seen on 409), and their porches (seen on both 409 and 413). The majority of examples in Sweetwater are reminiscent of 405 and 509 Mayes Street. Despite sharing elements of the Folk Victorian style with the James Pardue House, such as the decorative wood shingles, porches, brackets, and bay windows, they differ in overall form. Rather than being irregularly shaped and designed, 405 and 509 Mayes Street embody the tendency of builders to take traditional building forms, such as the gabled ell, and apply Folk Victorian detailing to the main elevations as they saw fit. These differences mark the Pardue House as an important local example of its type and, when combined with its high level of integrity, make the property eligible for listing in the National Register of Historic Places.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

9. Major Bibliographic References

Bibliography

Foster, Austin P. *Counties of Tennessee: A Reference of Historical and Statistical Facts for Each of Tennessee's Counties*. Johnson City: The Overmountain Press, 1998.

Goodspeed's History of East Tennessee. Nashville: The Goodspeed Publishing Company, 1887.

Holden, J. Ethan and Christopher Kinder. "Akins House." National Register of Historic Places Nomination Form, 2022.

McAlester, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2018.

Miller, Brent. "James M. Pardue House." Tennessee Historical Commission National Register Information Packet, October 2023.

"Queen Anne Style 1880s-1910." National Park Service. <https://www.nps.gov/articles/queen-anne-architecture.htm#:~:text=The%20Queen%20Anne%20style%2C%20popular,Medieval%20and%20Jacobean%20style%2Dbuildings;>.

"Queen Anne Style 1880-1910." Pennsylvania Historical & Museum Commission. <https://www.phmc.state.pa.us/portal/communities/architecture/styles/queen-anne.html>..

West, Carroll Van. "Monroe County." *Tennessee Encyclopedia*. Tennessee Historical Society, 2017.

— *Tennessee Agriculture: A Century Farms Perspective*. Nashville: Tennessee Department of Agriculture, 1986.

Woodcock, Jamie L. "A Historical and Architectural Resource Survey of Monroe County, Tennessee." Alexander Archaeological Consultants, Inc. Wildwood, GA. December 2010.

Pardue, James M., House
 Name of Property

Monroe County, Tennessee
 County and State

Previous documentation on file (NPS):		Primary location of additional data:	
<input checked="" type="checkbox"/>	preliminary determination of individual listing (36 CFR 67 has been requested)	X	State Historic Preservation Office
<input type="checkbox"/>	previously listed in the National Register		Other State agency
<input type="checkbox"/>	previously determined eligible by the National Register		Federal agency
<input type="checkbox"/>	designated a National Historic Landmark		Local government
<input type="checkbox"/>	recorded by Historic American Buildings Survey #		University
<input type="checkbox"/>	recorded by Historic American Engineering Record #		Other
<input type="checkbox"/>	recorded by Historic American Landscape Survey #	Name of repository:	
Historic Resources Survey Number (if assigned): MR-420			

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

10. Geographical Data

Acreage of Property 0.45 **USGS Quadrangle** Sweetwater 131-SW

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

- | | |
|------------------------|-----------------------|
| 1. Latitude: 35.603289 | Longitude: -84.466826 |
| 2. Latitude: 35.603285 | Longitude: -84.466225 |
| 3. Latitude: 35.602988 | Longitude: -84.466228 |
| 4. Latitude: 35.602993 | Longitude: -84.466826 |

Verbal Boundary Description

The National Register boundaries correspond with Monroe County Parcel 020.00. Beginning at the intersection of the west side of North Price Street and the North side of West Morris Street, same being the southeast corner of the property; from said point of beginning along the north side of West Morris Street in a western direction 180 feet to a corner; thence with the LN Waters Property in a Northern direction 100 feet to a corner; thence with the Joseph and Grace Lapietra property in an Eastern Direction 180 feet to the West side of North Price Street; thence with North Price Street in a southern direction 100 feet to the Point of Beginning.

The nominated property boundaries are depicted on the attached Boundary Map.

Boundary Justification

The chosen boundaries encompass all the resources and land historically and currently associated with the property.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

USGS Topographic Map

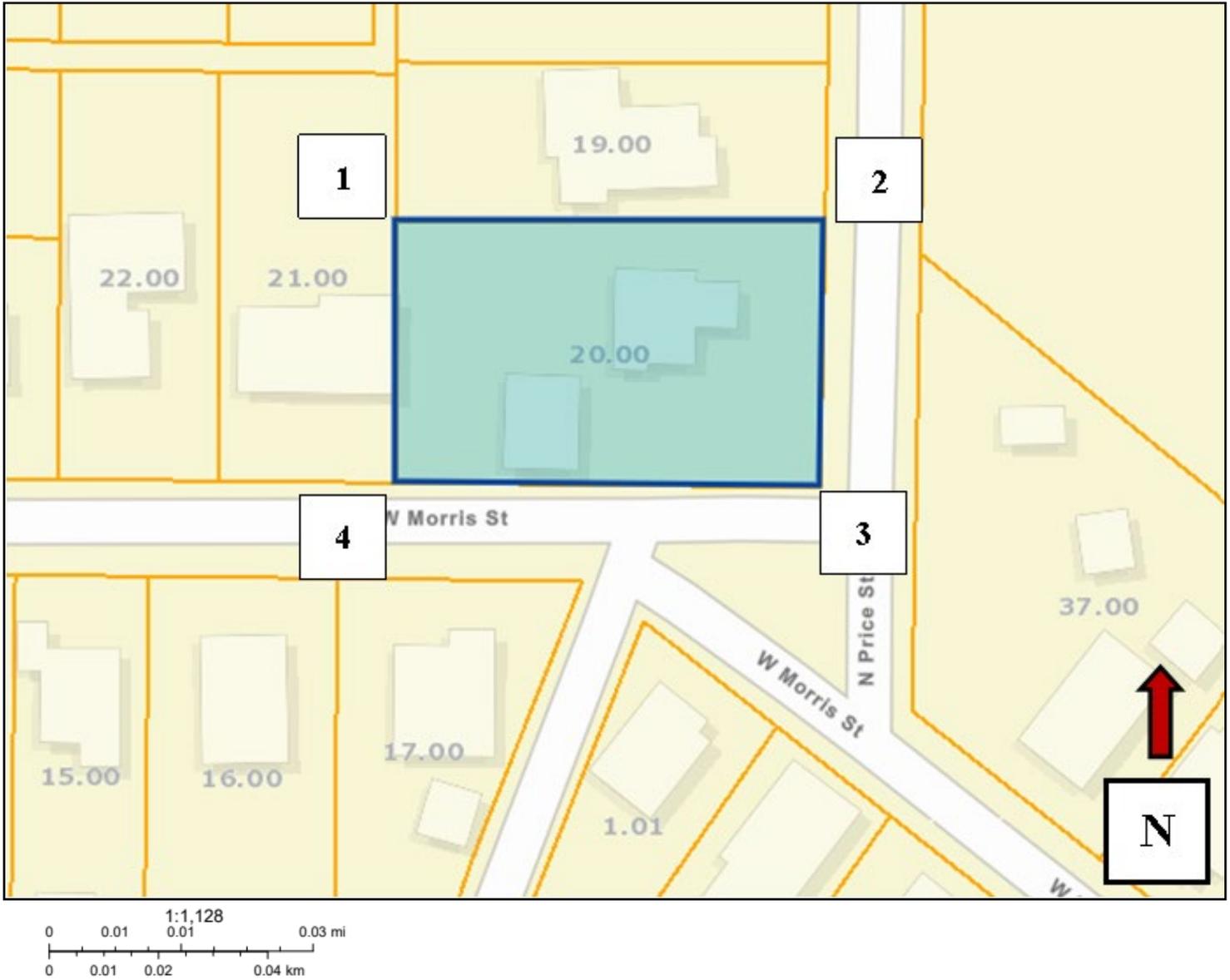


Figure 1: Location of nominated property indicated by red circle. Scale 1 : 24,000. Map courtesy of the United States Geological Survey, 2024.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

Boundary Map



Nominated property boundary indicated by shaded blue area. Numbers correspond with vertices in Section 10 description. Scale 1:1,128. Map courtesy of Tennessee Division of Property Assessments, 2024.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

Photo Log

Name of Property: James M. Pardue House
City or Vicinity: Sweetwater
County: Monroe County State: Tennessee
Photographer: Rebecca Schmitt
Date Photographed: July 2, 2024

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

1 of 40. East and South Elevations. Photographer facing northwest.

2 of 40. East Elevation. Photographer facing west.

3 of 40. North Elevation. Photographer facing southeast.

4 of 40. North Elevation and Enclosed Porch. Photographer facing south.

5 of 40. North and West Elevations. Photographer facing southeast.

6 of 40. West Elevation. Photographer facing southeast.

7 of 40. South elevation. Photographer facing northeast.

8 of 40. Garage. Photographer facing northwest.

9 of 40. Foyer and stairs. Photographer southwest.

10 of 40. Main Entrance. Photographer facing northeast.

11 of 40. Den. Photographer facing southeast.

12 of 40. Den Fireplace. Photographer facing southwest.

13 of 40. Den, towards Foyer. Photographer facing southwest.

14 of 40. Living Room. Photographer facing southwest.

15 of 40. Living Room. Photographer facing south.

16 of 40. Living Room Fireplace. Photographer facing northwest.

17 of 40. Living Room. Photographer facing southeast.

18 of 40. Living Room. Photographer facing northeast.

Pardue, James M., House
Name of Property

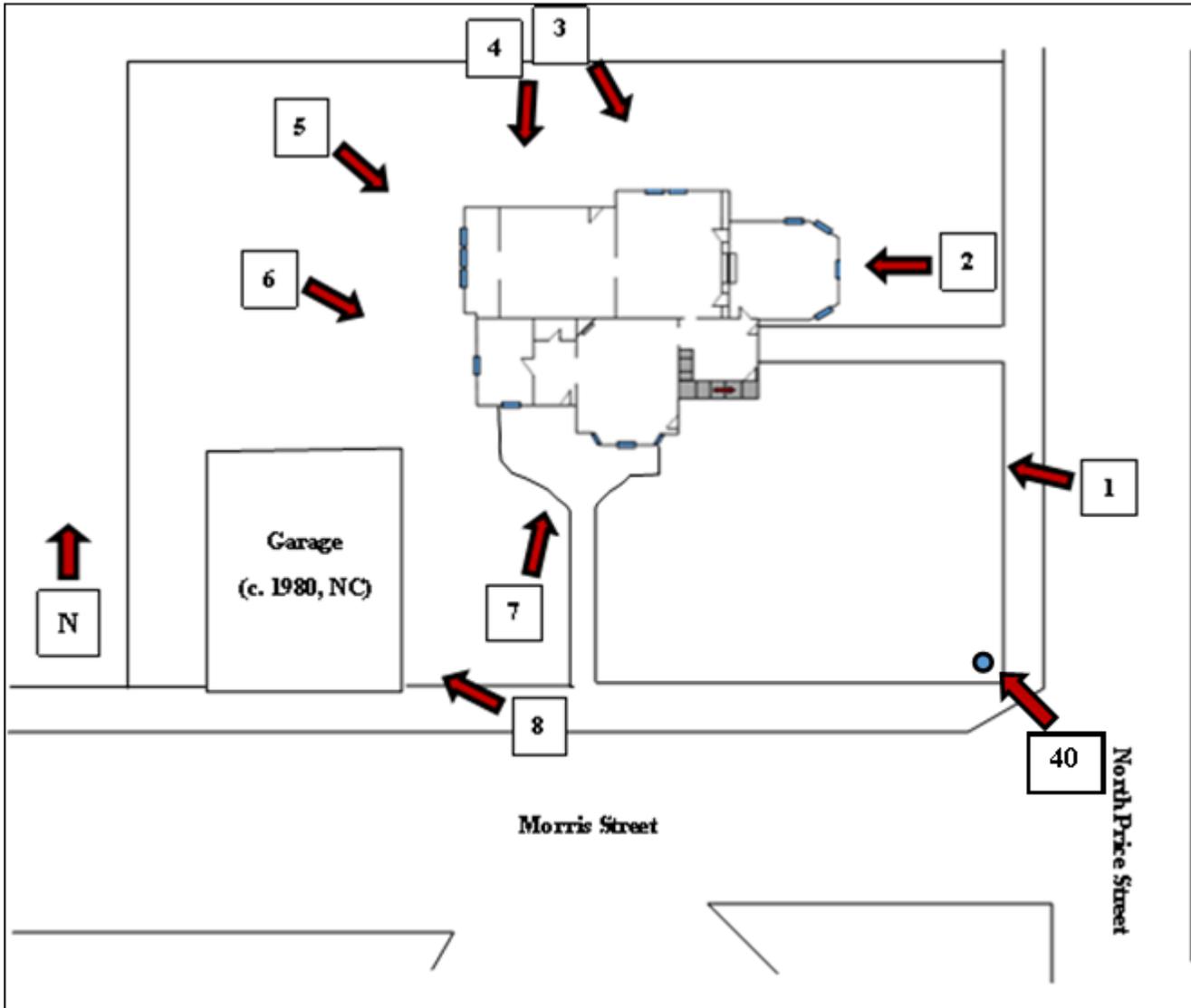
Monroe County, Tennessee
County and State

-
- 19 of 40. First Floor Bathroom. Photographer facing northwest.
- 20 of 40. First Floor Entrance. Photographer facing south.
- 21 of 40. Dining Room. Photographer facing east.
- 22 of 40. Dining Room. Photographer facing northwest.
- 23 of 40. Dining Room. Photographer facing southeast.
- 24 of 40. Kitching. Photographer facing west.
- 25 of 40. Kitchen. Photographer facing northeast.
- 26 of 40. Kitchen. Photographer facing northwest.
- 27 of 40. Breakfast Room. Photographer facing southwest.
- 28 of 40. Stairwell from Second Level. Photographer facing southeast.
- 29 of 40. Bedroom One. Second Level. Photographer facing northeast.
- 30 of 40. Bedroom One. Second Level. Photographer facing southwest.
- 31 of 40. Upstairs Hallway. Second Level. Photographer facing east.
- 32 of 40. Bedroom Two. Second Level. Photographer facing northwest.
- 33 of 40. Bedroom Two. Second Level. Photographer facing northwest.
- 34 of 40. Bedroom Two. Second Level. Photographer facing southeast.
- 35 of 40. Upstairs Bathroom. Second Level. Photographer facing east.
- 36 of 40. Upstairs Bathroom. Second Level. Photographer facing west.
- 37 of 40. Bedroom Three. Second Level. Photographer facing southwest.
- 38 of 40. Bedroom Three. Second Level. Photographer facing west.
- 39 of 40. Bedroom Three. Second Level. Photographer facing northeast.
- 40 of 40. Address Marker. Photographer facing northwest.

Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

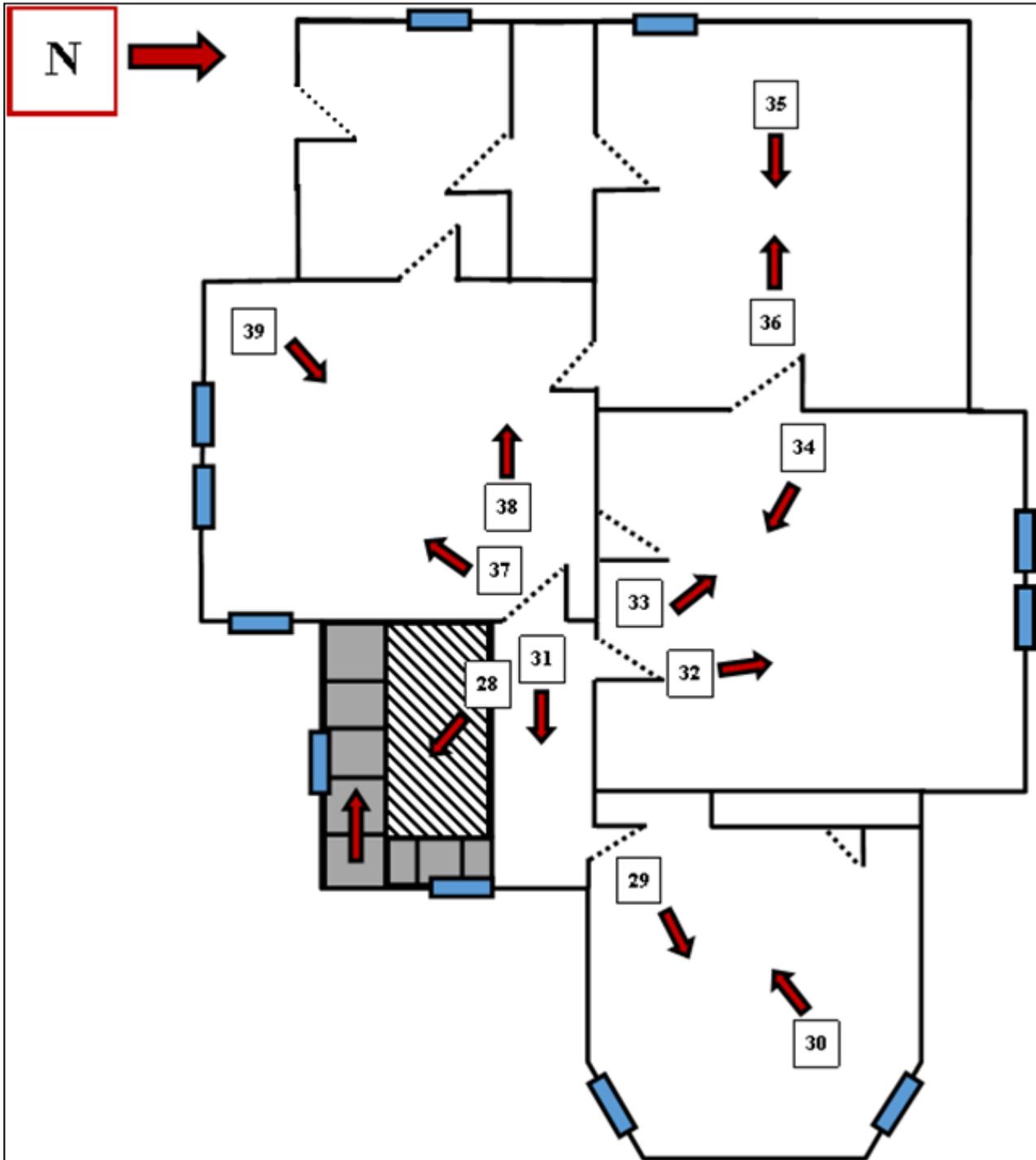
Keyed Site Plan (Not to Scale)



Pardue, James M., House
Name of Property

Monroe County, Tennessee
County and State

Keyed Second Floor Plan (Not to Scale)



Property Owner(s):

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

Name	Brent Miller		
Street & Number	403 N Price Street	Telephone	423-351-3100
City or Town	Sweetwater	State/Zip	TN 37874

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



1 OF 39



2 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



3 OF 39



4 OF 39

**JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE**



5 OF 39



6 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



7 OF 39



8 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



9 OF 39



10 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



11 OF 39



12 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



13 OF 39



14 OF 39

**JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE**



15 OF 39



16 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



17 OF 39



18 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



19 OF 39



20 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



21 OF 39



22 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



23 OF 39



24 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



25 OF 39



26 OF 39

**JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE**



27 OF 39



28 OF 39



29 OF 39



30 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



31 OF 39



32 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



33 OF 39



34 OF 39



35 OF 39



36 OF 39

JAMES M. PARDUE HOME
SWEETWATER, MONROE COUNTY, TENNESSEE



37 OF 39



38 OF 39



39 OF 39