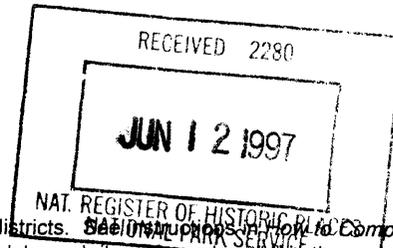


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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

1. Name of Property

historic name Broyles - Darwin House  
other names/site number Broyles, Stephen, House; Darwin, James, House

2. Location

street & number 108 Idaho NA  not for publication  
city or town Dayton NA  vicinity  
state Tennessee code TN county Rhea code 143 zip code 37321

3. State/Federal Agency Certification

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

nationally  statewide  locally. (See continuation sheet for additional comments.)

Herbert L. Boyer 5/30/97  
Signature of certifying official/Title Date

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

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet
- determined eligible for the National Register.  
 See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other, (explain:) \_\_\_\_\_

Edson H. Beall  
Signature of the Keeper

7/9/97  
Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

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

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

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

Contributing

Noncontributing

Contributing	Noncontributing	
1	1	buildings
		sites
	1	structures
		objects
1	2	Total

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

N/A

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

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

OTHER: gabled ell with Queen Anne/Folk Victorian influence  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation CONCRETE; BRICK  
walls weatherboard  
\_\_\_\_\_  
roof fiberglass  
other BRICK; WOOD  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations** N/A

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Architecture \_\_\_\_\_

Community Planning and Development \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

circa 1860 - 1885; 1910

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1860

1910

\_\_\_\_\_

**Significant Person**

(complete if Criterion B is marked)

N/A

\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Unknown

\_\_\_\_\_

\_\_\_\_\_

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Approximately 1 acre Graysville 111NE

**UTM References**

(place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>679680</u>	<u>3928440</u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Stephen N. Snyder

organization N/A date 9/22/95

street & number 108 Idaho telephone 423/775-5715

city or town Dayton state TN zip code 37321

**Additional Documentation**

submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

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

**Additional items**

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

**Property Owner**

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

name Stephen N. Snyder

street & number 108 Idaho telephone 423/775-5715

city or town Dayton state TN zip code 37321

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

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1 Broyles-Darwin House  
Rhea County, TN

---

NARRATIVE DESCRIPTION

The Broyles-Darwin House is a two story gabled ell house with Folk Victorian or Queen Anne detailing. Located in south Dayton and situated on one and one-quarter acres, the house is just two blocks from the center of what was known in 1860 as Smith's Crossroads. The original owner, Stephen Sanders Decatur Broyles, had been farming the three hundred acres that surrounded the house since 1857. He had the house built circa 1860. The actual builder of the house may have been carpenter John W. Foust. Foust constructed a number of houses in the area during the forty year period from 1845 to 1885. After purchasing the house in 1908, the James Robert Darwin family updated the house in 1910 with the addition of a bathroom, electrical wiring, and an additional bedroom. Although there is one house of similar date nearby, only the Broyles-Darwin House is an example of the gabled ell (or gable front and wing) vernacular form.

The house is set on a very low rise of ground accentuated by a rock wall two feet high on the southeast and northeast sides. The wall is thirty feet from the southeast elevation and sixty feet from the northeast facade. The rocks of the wall were found buried by silt deposits and were restored by a landscape architect during the 1993 restoration of the property. The southeast wall was still standing and appeared to date from the circa 1860 construction of the house. Because it was leaning, it was reconstructed and reproduced with creek rock in 1993. A twelve by sixteen foot storage building was constructed in 1994. Both the wall and outbuilding are considered noncontributing because of their dates of construction and reconstruction.

A balloon frame structure with weatherboard siding, the Broyles-Darwin House boasts three porches, three large brick chimneys drafting six fireplaces, and a 12/12 pitch roof. All three chimneys appear to have been constructed at the same time. However, the porch on the northwest elevation is a modern addition to the house. Although when the house is viewed from the northwest elevation it resembles a central hall plan, an inspection of the house does not support this. The exterior of the house looks like the house was built in one period and most of the interior woodwork dates from one period, including the beaded board ceilings found throughout the house. The dining room built-in cabinet and woodwork is original. This room, which would have been the central hall if the house were a central hall plan, is narrower than most center halls. There is no evidence that any walls were moved to add a wing. Most windows throughout the house seem to date from one time

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2 Broyles-Darwin House  
Rhea County, TN

---

period. In addition, there is a historic driveway and historic landscaping in the front (northeast) yard.

The house sits on a brick foundation with large concrete piers at each of the seven corners and midway along the main part of the structure. The main portion of the house is fifty-three feet long and the wing extends twenty-eight feet out from the main body and ten feet back from the facade gable end. The ell formed at this juncture contains the front porch. Both the front and side porches have upper levels with entries into the house. The rear porch is in the back ell and is accessible from the kitchen and rear hall doors. The concrete spillway from the original well pump is located about six feet from the porch near the kitchen door. A shallow brick-floored coal basement lies beneath the wing, while there is a crawlspace beneath the remainder of the house.

Each of the nine rooms is lit by two double-hung windows. The windows have four lights divided by one inch beveled muntins. These two over two windows are six feet high and two feet wide, with sills eighteen inches off the floor. Only sixteen of the original lights have been replaced due to breakage.

The 1910 Darwin remodeling included the extension of the upstairs hallway ten feet over the rear porch in the ell. The original staircase was reversed and now rises into the extended upper hallway. Off the upper hallway, Darwin built the fifth bedroom and bathroom above the roof of the rear porch. Darwin also replaced the flooring on the lower level with oak tongue and groove flooring. The upstairs still retains the original pine heartwood flooring.

There are several distinctive ornamental features on the exterior. The three gables are graced with fleur-de-lis bargeboard. Scrolled brackets embellish the porches and a large beveled and leaded glass window decorates the facade gable on the first floor. All of the remaining windows on the house have surrounds with a shallow arch.

The northeast facade is embellished by a decorative bargeboard with fleur-de-lis design in the gable and a single story porch. The width of the facade is forty-two feet, including the gable end, which is seventeen feet wide. The first story of the gable end is accentuated by a six feet high window with brackets below the sill. Centered above this window is one of the six feet by two feet, two over two double-hung arched windows. The fenestration is balanced by matching the upper and lower story windows on the wing. The front door is in the wing and the door to the upstairs hallway is precisely above it. The

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3 Broyles-Darwin House  
Rhea County, TN

---

first and second story porches on the facade are reproductions of the originals, which had deteriorated and were falling away before the 1993 restoration. However, the original lower balustrade and columns were solid enough to be preserved and were reinstalled, along with their original brackets. The upper balustrade is a 1993 reproduction.

The northwest elevation, like all others, is sheathed with the original weatherboard siding. Along the edge of the roof is an eighteen inch overhang with five inch crown molding finishing the outer edge of the soffit to the shingles. The elevation contains eight symmetrically placed windows - four on the first story and four on the second story. This elevation originally had a long porch. In the 1940s J.R. Darwin's son, James Kenneth Darwin, replaced the original seventeen feet long side veranda with a carport that extended the full length of the house. The porch had deteriorated and was replaced by the present owners with the current porch.

The gabled end of the wing comprises most of the southeast elevation. It is seventeen feet wide and has the decorative bargeboard found on the facade. Identical two feet by six feet, two over two double-hung arched windows are centered on the elevation, with the upper story window directly above the first story window. Also visible on this elevation is the 1910 upper bedroom addition. The 1910 addition is covered with a flat metal roof and lap siding. The end of the porch beneath the bedroom reveals the 1993 reproduction balustrade and columns which support the addition. The window of this addition has the same dimensions as the 1860s windows, but does not have the shallow arch.

The rear of the house is the southwest elevation. The rear gable end is seventeen feet wide, matching the northeast facade gable end in every detail. The 1910 bath addition is visible from this elevation. It contains a two feet by six feet double-hung window and lap siding. Also visible in this view are the reproduction columns and balustrade of the first floor porch beneath the 1910 addition.

The facade door opens into a large (twenty feet by ten feet) hallway with the main circa 1910 staircase rising on the left side to the upper hallway. Stair treads and railing are black walnut, while the balusters are turned poplar. The ceiling in this area is beaded board. All of the ceiling heights are ten feet and, except for the two rooms added by Darwin in 1910.

All of the walls are plaster trimmed with the original twelve inch baseboards. Fluted six inch facings surround the four panel doors.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4 Broyles-Darwin House  
Rhea County, TN

---

The original two and one-half inch crown molding was replaced in 1993 by three and five-eighths inch crown molding in every room.

In the first floor hallway, on either side of the facade door, are parlors. There are two parlors, one in the gable end and one in the wing. Both parlors have circa 1860 coal grate fireplaces with individually designed copper covers and poplar mantels. These are the only fireplaces on the first floor. The dining room and kitchen fireplaces were plastered over when the coal furnace was installed in the basement by the Darwins.

The next door in the hallway opens into the dining room. The highlight of this room is the circa 1860 built-in cupboard. It has the original glass doors in the upper half and paneled wood doors in the lower half. The dining room may also be accessed from the main parlor. In line with the parlor door across the dining room is a door leading to the kitchen. Because the doors are aligned, one may see through the dining room from the kitchen into the parlor. As noted before, a fourth dining room door exits onto the large side porch.

The kitchen features a staircase rising two flights into the maid's room. The maid's staircase has poplar balusters and newel post. In line with the maid's room are two additional bedrooms built precisely on top of the dining room and parlor. All three bedrooms on the west side of the house have coal grate fireplaces with individually designed covers and mantelpieces. The central bedroom is the largest and has doors leading from the maid's room, the hall, and the porch. The front bedroom, in the gable end, is matched with a fourth bedroom across the hall in the wing above the east parlor. The upstairs hallway has an exterior door leading to the upper porch on the facade of the house. The stairwell in the upper hall is graced with a continuation of the black walnut railing and turned poplar balusters.

At the rear of the upper hall, the 1910 addition is most evident. A door in this part leads to a fifth bedroom built over the rear porch. Twelve feet straight ahead at the top of the stairs is a door leading to the large 1910 bathroom. While the twelve inch baseboards in this part match those in the original part of the house, the door facings of the 1910 addition are plain one inch by six inch planks. The four windows in the addition are the same height and width as the originals, but lack the arched opening of the other windows.

All plumbing, electrical, and telephone wiring were installed during the 1993 renovation. The present heat and air conditioning system was installed circa 1990.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 5 Broyles-Darwin House  
Rhea County, TN

---

NARRATIVE STATEMENT OF SIGNIFICANCE

The Broyles-Darwin House is being nominated to the National Register of Historic Places under criteria A and C for its local significance in community planning and development and architecture. Stephen Sanders Decatur Broyles and his son William Tipton ("Tip") Broyles were responsible for subdividing and platting their land, resulting in the development of south Dayton. Constructed circa 1860 for Stephen Sanders Decatur Broyles and his family, the house was modified circa 1910 with the addition of a second story room and a few interior changes. Architecturally, the house is a good example of a gabled ell (or gable front and wing) form. This vernacular form is characterized by its T- or L-plan and minimal architectural detailing. Exterior detailing is found on the porch and gable ends and, in the case of the Broyles-Darwin house, it is Folk Victorian or Queen Anne influence. Interesting features of the interior include fireplace mantels, door and window trim, and a built-in cupboard. The house has recently been renovated and the owner has applied for preservation tax credits. A "Part 1 - Evaluation of Significance" has been approved by the Southeast Region of the National Park Service.

The property known as the Broyles-Darwin House was the nucleus of the present city of Dayton. The subdividing of the Broyles land around the circa 1860 house, along with the coming of the railroad in 1875, stimulated the development of the city of Dayton. The original owners of the property, Stephen Sanders Decatur Broyles and his son, developed the land from circa 1875 to 1895. The Broyles' transformed the valley portion of their farm land into the streets, residential areas, and commercial district of what became the south half of modern Dayton. By the turn of the century, the result was an area comprising the finest houses in Dayton. The James Robert Darwin family, owners of Darwin Dry Goods (established in 1898) purchased the house in 1908 and moved in after adding modern plumbing, electrical wiring, and an addition.

In 1857 Stephen Sanders Decatur Broyles purchased three hundred acres of land that encompassed the area known at the time as Smith's Crossroads. There was only a store and post office at the crossroads of the east-west "Indian Road," heavily travelled in earlier years by the Cherokee, and the north-south "Valley Road." In partnership with his brother, Onslow G. Broyles, Stephen Broyles also purchased more than 5,000 acres of land on Walden's Ridge just west of the crossroads. Before the outbreak of the Civil War, he built his house in the center of the valley portion of his farm, just a few hundred feet from the

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 6 Broyles-Darwin House  
Rhea County, TN

---

crossroads. Broyles may have employed John W. Foust, a well known local carpenter and builder, to complete his house. Foust lived and worked in the area from 1845 until 1885.

After the war, in which Stephen Broyles served as a private in W.P. Darwin's company of confederate calvary, he nearly lost his property to lien holders. The creditors' consolidated suit came to court in 1868. The case was resolved in favor of Stephen Broyles when his son William Tipton Broyles took responsibility for his father's debts on the property, thus keeping it in the family.

Tax records show that the Broyles farm was intact as late as 1875, the year the Cincinnati Railroad started buying land through the valley. In 1878 the name of Smith's Crossroads was changed to Dayton when the railroad company threatened to call it Sequatchie. It was William "Tip" Broyles and his brother Boston who tore down the railroad's sign and burned it. "Tip" then assisted postmaster W.B. Benson in petitioning the government to re-name the city as Dayton. The railroad opened in 1880 and the city was first chartered in 1885. Most of Dayton's commercial district developed south of Richland Creek, on property subdivided and platted by Stephen Broyles from a portion of his farm. After 1891 when the new Rhea County Courthouse (NHL 12/8/76) opened, the center of business shifted north of Richland Creek to the newer W.C. Gardenshire Subdivision. Prior to then, the center of town, both commercial and residential, was on the land Broyles had owned, subdivided, and dedicated streets.

Stephen Broyles, assisted by his son "Tip" Broyles, accomplished most of this in the fifteen year period from 1875 to 1890. After selling about two and one-half acres of land to the railroad, Stephen Broyles gave the choice city blocks that he had platted southwest of his house to his five children. He also sold the choice building lots that lay south of his house to comrades from his war time calvary company. The two Broyles' laid out the streets of the developing town around their home place. They named the road in front of their house First Street, but it was commonly known as Broyles Street. Other streets and avenues were designed city blocks apart, parallel and at right angles to Broyles Street. Those streets to the south of Broyles Street were Second, Third (which lay immediately behind Stephen Broyles' house), Fourth, and Fifth streets, which became the southwest city limit according to the 1885 charter. The streets northeast of Broyles Street, Broyles named after some of the men who served in the calvary with him during the war.

The opening of the railroad caused a real estate boom for the next

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 7 Broyles-Darwin House  
Rhea County, TN

---

twenty years in the new town of Dayton. The 1880s and 1890s were decades of rapid growth for the community, as well as decades of opportunity for the Broyles'. Stephen Broyles platted and subdivided the portion of his lands immediately southeast of the town as the Highland Park Addition. His son "Tip" developed all of the land given to him by his parents, as well as lands deeded to him by his wife, which were located in the northwest portion of the old Smith's Crossroads.

Another growth factor besides the railroad and the Broyles' subdivisions, was the establishment of the Dayton Coal and Iron Company. This huge mining and manufacturing concern coordinated its establishment with the arrival of the railroad. During the late 1870s both the Railroad and the Dayton Coal and Iron Company purchased more than 6,000 acres from Stephen Broyles, his son "Tip", and his brother Onslow G. Broyles. Dayton's population grew into the thousands as the coal and iron industry recruited employees for the many facets of its operation.

By 1885 the Broyles had sold most of their subdivided land from their property's southern boundary to Richland Creek, their northern boundary, and west of the Broyles Branch. The subdivisions they developed and sold encompassed all of Smith's Crossroads until 1885 when the community drew up its first charter as Dayton. The Broyles' street grid and subdivision plats were the first planned developments of the new community and comprised virtually all of the town at that date. Today the original pre-1885 town is known as south Dayton.

It was about this time (1885) that Arch Broyles took title to the home place. His father Stephen and brother "Tip" moved circa 1885-1887 to houses they had built on choice lots just outside of the newly defined town limits. Both houses are extant and inhabited today. Stephen Broyles and his wife Delilah had given "in exchange for love and affection" paired city blocks in the heart of the new city of Dayton to each of the children. Besides the eldest sons "Tip" and Arch, paired blocks were given to daughters Mary Elizabeth and Cordelia. Their youngest child, Cornelius Decatur, was given large acreage from the outlying portion of the farm.

The Broyles' names appear on at least four recorded plats in the Rhea County Courthouse: Highland Park, S.D. Broyles Addition to the city of Dayton, the A.C. Broyles Tract, and the N.Q. Allen Addition to Dayton, surveyed by "Tip" Broyles. Courthouse records point to Stephen and "Tip" Broyles as surveyors of their subdivided tracts as well as to land owned by other farmer-developers. The Broyles' tract along Market

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 8 Broyles-Darwin House  
Rhea County, TN

---

and Broyles streets became the commercial center of south Dayton.

Stephen Broyles influenced the future plan of the city through deed restriction on properties he sold. For example, in 1887 he sold a lot to the city with the restriction that the land be used "only for a school or the worship of the almighty God." To this day, the Dayton City school is located on this lot. He sold the adjacent lot to the Dayton Bottling Works which was, according to the deed, to share an intervening spring with the school.

Until the time of his death in 1892, Stephen Broyles, with his sons and daughters sold off the remainder of the farm in more than one hundred and fifty-two parcels. Some scattered acreage, the area now called Brown's Hill, he left to his widow Delilah. However, the majority of the planning, subdividing, and selling of the property was completed by Stephen and his son before they left their original home circa 1885.

A biographical sketch of Stephen Broyles was included in the Rhea County chapter of Goodspeed's 1887 History of East Tennessee. "Tip" Broyles was also well known in the community. As a teenager he headed the family farm during the Civil War. On the night of September 30, 1863 he entertained Confederate General Joseph Wheeler at the family farm. (Wheeler led a raid on the federal wagon train the next day in the Sequatchie Valley to the west of Smith's Crossroads.) Because "Tip" took responsibility for the Broyles' farm debt in 1868, his name remained on the deed as the owner of the farm until 1884.

In 1874 "Tip" Broyles married Amelia Johnson, the daughter of hardware entrepreneur Thomas C. Johnson and sister of confederate veteran Asahel Johnson. The Johnson family owned a large farm just west of the Broyles' farm. Soon, "Tip" became a joint owner of some of the Johnson lands within the fast growing city of Dayton. As a result, he became the developer of the west-southwest portion of pre-1885 Dayton. The first ten years of their married life, they lived on the Broyles' family farm. Four of their seven children were born there.

All of his life, "Tip" Broyles was active in the community, civic, and local business affairs. He was a charter member and organizer of the Dayton Silver Cornet Band, which became well known throughout East Tennessee. In 1884, he obtained the Master's Degree in the Masonic Lodge. That same year he gave three acres of his land to the Dayton Lodge for the building of the Dayton Masonic College. The Mason's built the most imposing structure in Dayton at that time. It was a large three story brick building that served as the county court, as well as city school, before the courthouse was built in 1891. "Tip"

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 9 Broyles-Darwin House  
Rhea County, TN

---

Broyles served as secretary on the school's board of trustees for the first several years of its operation. In 1888, he was appointed as postmaster and served in that position for four years. By that time he and his wife had moved into their new home located off the northwest corner of the old Broyles farm near the Broyles-Johnson cemetery and the college. The last of the Broyles family to live in the home place was Mary Elizabeth "Lizzy" and her husband Dr. Henry Clay Rose. They purchased the house in 1895 for \$2,000.

"Uncle Tip," as he was affectionately known late in life, spent his last years as the owner and manager of W.T. Broyles and Son, Merchants, located in a brick store building just one block from the farmstead. According to his lengthy obituary in the Chattanooga Times, at the time of his death, he was "one of Dayton's oldest and most respected citizens."

In 1908, the James Robert Darwin family purchased the Broyles house for \$2,000. The Darwin family had been prominent in Rhea County's history since before the Civil War. Ancestor James Adams Darwin owned a large plantation in the center of the county. One of his sons, William Perry Darwin, became a merchant in the established seat of government, Washington. W.P. Darwin formed Company C, Confederate Calvary, at Washington in the fall of 1862. Three of his recruits were Stephen Broyles, William P. Thomison, and Asahel Johnson, all of whom later became well known citizens of Dayton, and neighbors in one of Broyles' subdivisions.

James Darwin built in Dayton what his father had built in Washington. He bought one of the new commercial lots in north Dayton where he constructed his store building. "Red Jim" Darwin, so named because of his light sandy hair, pioneered in the dry goods business in Dayton's new commercial district. He enjoyed a successful retail business at 179 Market Street until the Great Depression forced him to sell to an out of town firm in 1930. However, Darwin continued to manage the business under the new owners until his death in 1939. The store, then called Darwin and Jenkins, continued to do business at the same location through the 1960s. In the early 1980s the building was purchased by the city and demolished to provide space for a parking lot.

During the first forty years of the twentieth century, "Red Jim" and his wife Maggie promoted not only Dayton's commerce but the social life of the community as well. Maggie was a charter member and organizer of the Valentine Allen chapter of the United Daughters of the Confederacy, formed in 1910. She was an officer of that UDC chapter

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 10 Broyles-Darwin House  
Rhea County, TN

---

as late as 1934. She was also an active member of the Daughters of the American Revolution and was well known as a gracious hostess.

The Darwin's raised three sons and a daughter. James Darwin died in 1939 and Maggie Darwin died in 1948. The youngest Darwin son, James Kenneth, continued to live in the house until his death in 1973. His wife and daughter lived here until 1993 when the property was sold to the present owner.

Today, the Smith's Crossroads store and post office are gone. Dayton Masonic College, W.T. Broyles and Sons Mercantile, J.R. Darwin's dry goods store, have all been demolished. All of the two story turn of the century houses of south Dayton have also been demolished or altered. They have given way to wider streets and the Highway 27 bypass, industrial expansion, and parking lots. Besides the well marked graves of the Broyles, the nominated house is the only intact property associated with Stephen and "Tip" that remains.

Overall, the Broyles-Darwin House retains much of its architectural integrity. It has undergone some changes, including the addition of a two story porch on a side elevation. Historic photographs and oral history suggest that there was always a porch or porte cochere on this elevation. Although the modern porch is intrusive, it is on a secondary elevation of the house and does not diminish the integrity of the property enough to make it ineligible for listing.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 11 Broyles-Darwin House  
Rhea County, TN

---

### BIBLIOGRAPHY

#### Books

Broyles, Bettye J., editor. Churches and Schools of Rhea County, Tennessee. Rhea County Historical and Genealogical Society College Press, 1992.

Broyles, Bettye J., editor. History of Rhea County, Tennessee. Rhea County Historical and Genealogical Society, 1991.

Broyles, Bettye J., editor and transcriber. Rhea County, Tennessee Census, Marriage, and Tax Records: 1850-1900. Rhea County Historical and Genealogical Society, 1982.

Goodspeed's History of East Tennessee. Nashville: 1887.

Tallent, Seth and Henrietta, editors and transcribers. Rhea County Tennessee, 1920 Census. Rhea County Historical and Genealogical Society, 1995.

#### Newspapers

Chattanooga Times. 7 January 1935; 26 May 1939; 3 November 1948.

Dayton Advance Gazette. December 1887. B.A. Frazier, publisher.

Dayton Herald. Various issues 1890-1948. Dayton City Library and Rhea County Herald-News.

#### Public Documents

Deed Books J, K, L, M, N, O, P, Q, R, S, T. Rhea County Register of Deeds.

Swafford, C. P. Abstract of Title to Darwin House. Rhea County Courthouse Records, 1993.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 10 Page 12 Broyles-Darwin House  
Rhea County, TN

---

### VERBAL BOUNDARY DESCRIPTION

The nominated property consists of parcel 16 of Rhea County tax assessment map 96D, group D.

### BOUNDARY JUSTIFICATION

The nominated property is all that remains of the property historically associated with the house.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number      Photos      Page 13      Broyles-Darwin House  
Rhea County, TN

---

### PHOTOGRAPHS

Broyles-Darwin House  
108 Idaho Street  
Dayton, Rhea County, Tennessee  
Photo by: Stephen Snyder  
Date: September 1995  
Neg: Tennessee Historical Commission  
Nashville, Tennessee

Northeast facade, facing southwest  
#1 of 13

Southeast elevation, facing northwest  
#2 of 13

Northwest elevation, facing east  
#3 of 13

Southwest elevation, facing north  
#4 of 13

Detail of facade porch, facing west  
#5 of 13

Side veranda and window detail, facing northeast  
#6 of 13

Lower hallway with rear door and dining room door, facing southwest  
#7 of 13

Exterior dining room door leads to side veranda, facing north  
#8 of 13

Built-in cupboard in dining room, facing southwest  
#9 of 13

Mantle in wing parlor, facing northwest  
#10 of 13

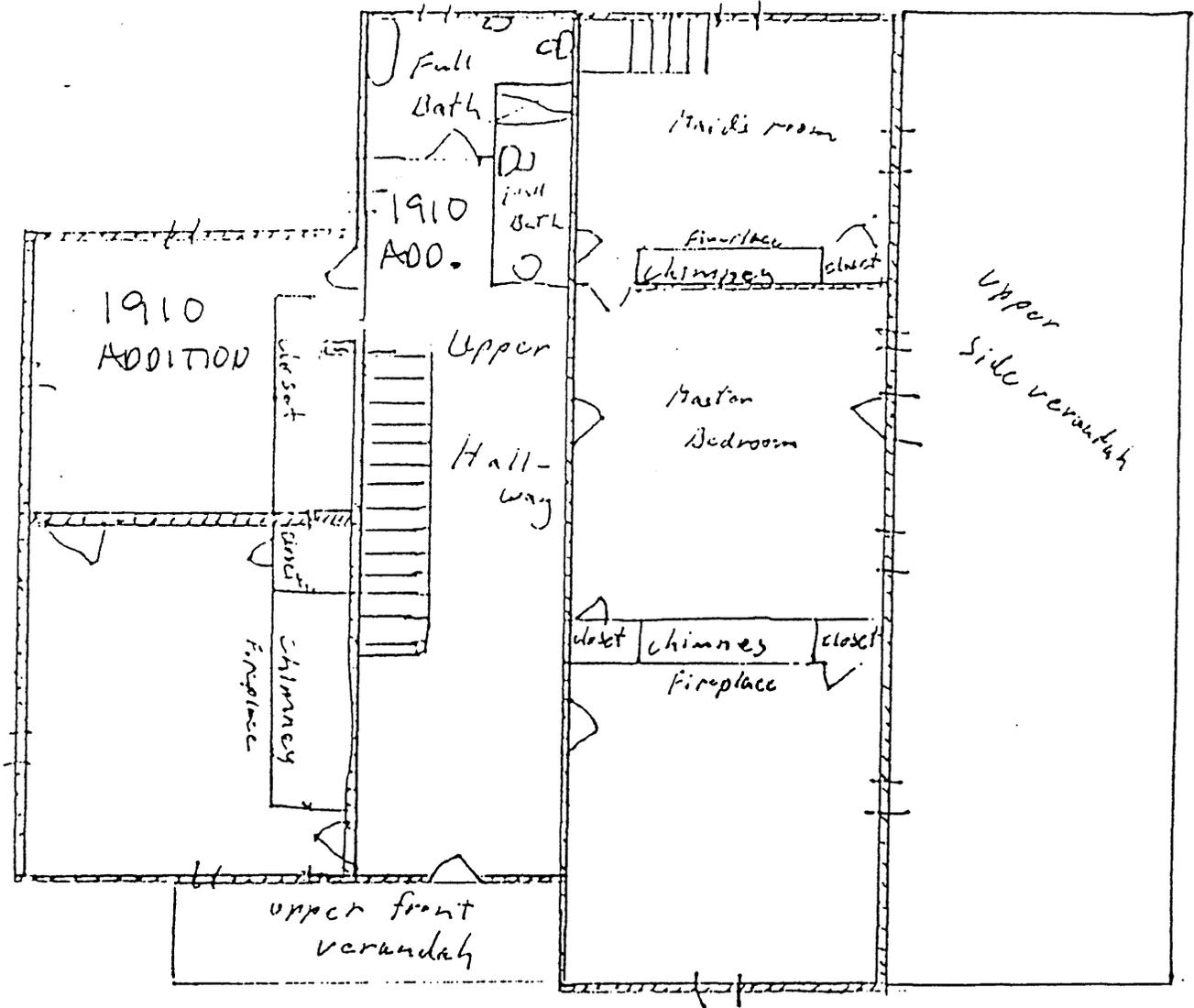
Mantle in northwest bedroom, facing southwest  
#11 of 13

Upper hallway showing door to 1910 bath, facing southwest  
#12 of 13



BROYLES-DARWIN HOUSE  
RHEA COUNTY TN

NOT TO SCALE  
SECOND FLOOR



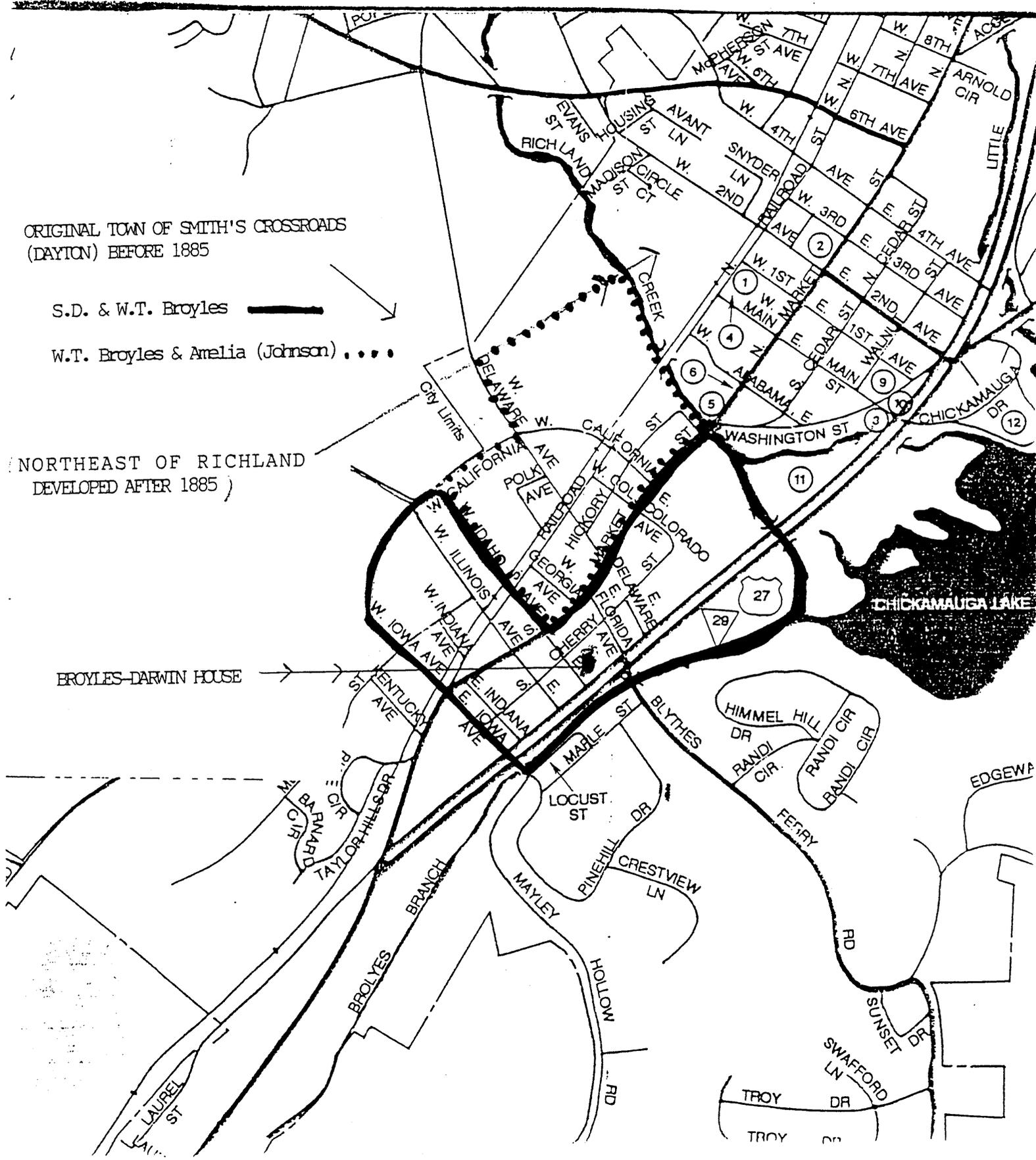
BROYLES-DARWIN HOUSE  
RHEA COUNTY TN

ORIGINAL TOWN OF SMITH'S CROSSROADS  
(DAYTON) BEFORE 1885

S.D. & W.T. Broyles ———  
W.T. Broyles & Amelia (Johnson) ·····

(NORTHEAST OF RICHLAND  
DEVELOPED AFTER 1885 )

BROYLES-DARWIN HOUSE



N BROYLES-DARWIN  
RHEA COUNTY TN  
1" = 200'

