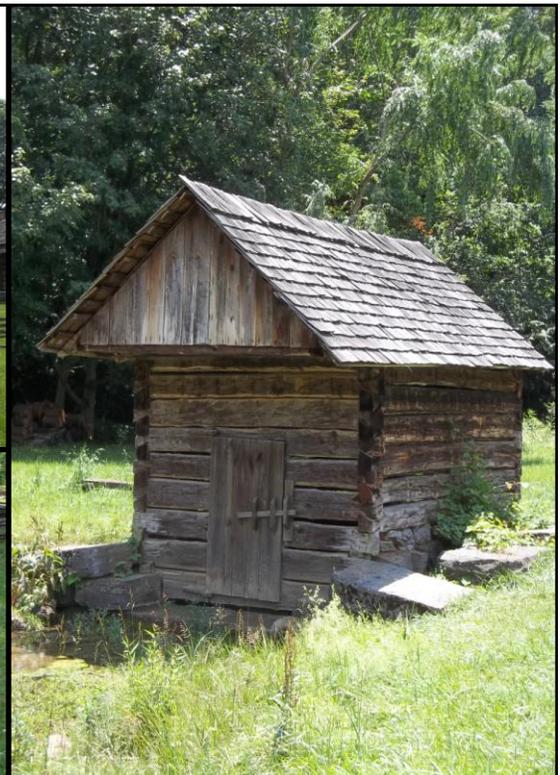




Tipton-Haynes Historic Site

History, Conditions Assessment & Maintenance Recommendations



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METHODOLOGY

This History, Conditions Assessment & Maintenance Recommendations Report is the result of a project partnership between the Tennessee Historical Commission (THC), the Tipton-Haynes Historic Site, and the Tennessee Civil War National Heritage Area (NHA). The State of Tennessee owns the Tipton-Haynes Historic Site, located in Johnson City, Tennessee. The Tennessee Historical Commission asked the NHA to develop this report for the site. After meetings between Martha Akins, State Sites Director, THC, E. Patrick McIntyre, Jr., Executive Director, THC, Dr. Carroll Van West, Director of the Tennessee Civil War National Heritage Area, and Leigh Ann Gardner, a graduate research assistant at the Middle Tennessee State University Center for Historic Preservation, work was begun on the report.

Leigh Ann Gardner, with the assistance of Dr. Carroll Van West and Michael Gavin of the Tennessee Civil War National Heritage Area, assessed the preservation needs of the various structures located at the site. Leigh Ann Gardner and Dr. West also measured the various buildings on site, and Gardner measured the interior of the buildings. Gardner also researched the history of the families associated with the site, and the changes made to the various structures at the site, as noted in the files of the THC and the archives of the Tipton-Haynes Historic Site. Michael Gavin evaluated the buildings and guided the needs assessment of the site.

Thanks to Martha Akins at the Tennessee Historical Commission for opening the Commission's files on Tipton-Haynes, and the various changes it has seen over the years. Thanks also to Penny McLaughlin and the volunteers at Tipton-Haynes Historic Site for the access to the site and its extensive archives.

HISTORY OF TIPTON-HAYNES HISTORIC SITE

Native American Presence and Early European Presence

There has been a human presence at the Tipton-Haynes historic site for thousands of years. Various archaeological studies have been conducted at the site, particularly in 1985, 1989, 1992, and 1994. C. Clifford Boyd, an archaeologist then with East Tennessee State University and now a professor at Radford University, found evidence of prehistoric use of the site during the 1985 field school. His research indicated use of the site of the higher terraces north of Catbird Creek.¹ Other research indicated a significant Late Archaic/Early Woodland use of the area (c. 3000 BC-300 AD).² This 1985 dig also yielded artifacts that included items in the stone tool manufacture and maintenance category.³ Boyd's 1986 field school found items suggesting the presence of an Early Woodland (c 1000-400 B.C.) component as well as fragments from the Middle Archaic (c. 6000-3000 B.C.) period.⁴

In 1673, James Needham and Gabriel Arthur camped at the bold spring on the property. The men are believed to be the first English speaking explorers in the area. James Needham was killed by Native Americans, but Arthur returned to Virginia and told others of the area.⁵ In 1760, it is believed that Daniel Boone camped in the cave on the property, during one of his hunting trips.⁶

Tipton Ownership (1784-1837)

In 1784, Colonel John Tipton of Virginia came to East Tennessee, then known as the Tennessee Country of North Carolina. Tipton served as a recruiting officer during the Revolutionary War for the Continental Army, and as a member of the Virginia House of Burgesses.⁷ Colonel Tipton purchased land from Samuel Henry on May 15, 1784 for the sum of fifty pounds North Carolina currency.⁸ He built a two-story log cabin on property near Sinking Creek, and he soon immersed himself in the affairs of Washington County, including the fight against the State of Franklin.⁹ John Tipton

¹ C. Clifford Boyd, Jr., *Archaeological Investigation at the Tipton-Haynes Historical Farm, Johnson City, Tennessee* (1990), 99.

² *Ibid.*, 69.

³ C. Clifford Boyd, Jr., "The 1985 Summer Archaeological Field School at the Tipton-Haynes Living Historical Farm" (January 1986), 27.

⁴ C. Clifford Boyd, Jr., *Archaeological Investigation at the Tipton-Haynes Historical Farm, Johnson City, Tennessee*, 108.

⁵ Dennis T. Lawson, "The Tipton-Haynes Place: I. A Landmark of East Tennessee," *Tennessee Historical Quarterly*, XXIX, No. 2 (Summer 1970): 106.

⁶ Ray Stahl, *Greater Johnson City: A Pictorial History* (Norfolk/Virginia Beach: Donning Company/Publishers, 1983, 1986), 15.

⁷ Samuel Cole Williams, *History of the Lost State of Franklin* (Johnson City: The Watauga Press, 1924, reprinted 1970), 326.

⁸ Deed from Samuel Henry to John Tipton, dated May 15, 1784. Washington County Deed Book 1, Page 301.

⁹ Lawson, 105.

briefly served as clerk of the Washington County Court in 1787, resigning in August of that year.¹⁰ The only battle (or skirmish) of the State of Franklin occurred at Tipton's home in February 1788. The contretemps began when Tipton advised the sheriff of Washington County to seize slaves that belonged to John Sevier, an adherent of the State of Franklin, to satisfy a court judgment. Tipton and Sevier had been political and personal enemies for a number of years. Sevier's slaves were taken to Tipton's house, site of the present-day Tipton-Haynes dwelling, and kept in the basement. Sevier organized a force and marched to Tipton's home to retrieve the slaves. In response, Tipton organized a group of adherents to protect his house from Sevier's faction. A skirmish ensued, and two men were killed, including the sheriff.¹¹

After the battle, Tipton and Sevier continued their feud. After the governor of North Carolina issued a warrant for Sevier's arrest (in relation to his attacks on Cherokee villages) in July 1788, Tipton arrested Sevier in October of that year and transported him to Morganton, North Carolina for trial. Sevier was never tried, as his sons and friends retrieved Sevier and returned him to Tennessee.¹² Sevier's term as governor of the State of Franklin expired in the spring of 1788, and within a year he had taken an oath of allegiance to North Carolina and was serving in its Senate.¹³ As no strong leader emerged to replace Sevier as head of the movement, the State of Franklin gradually drifted out of existence.¹⁴ During the territorial period of Tennessee history, Colonel Tipton served in the territorial assembly and was a member of the first constitutional convention for Tennessee.¹⁵ Colonel Tipton also served as a member of the Tennessee State Senate.¹⁶

Colonel Tipton prospered in Washington County. The 1790 tax list shows Tipton owning 2,013 acres of land in Washington County.¹⁷ The 1793 tax list shows him as only owning 999 acres, although by 1794 he owned 1,130 acres of land, indicating he may have been speculating in land.¹⁸ Colonel Tipton bred thoroughbred horses on his land, and owned a number of blooded horses.¹⁹ During the period of his retirement, he entertained numerous guests at his home, including the French botanist, André Michaux, in 1795.²⁰ Colonel Tipton lived in his home until his death in 1813, and is

¹⁰ Mary Hardin McCown et al., compiler, *Washington County, Tennessee Records* (Johnson City, Tennessee: Privately printed, 1964), 9.

¹¹ Robert E. Corlew, *Tennessee: A Short History* (Knoxville: The University of Tennessee Press, 1981), 82.

¹² Carroll Van West, "John Tipton," in *Tennessee Encyclopedia of History and Culture*, ed. Carroll Van West (Nashville: Rutledge Hill Press, 1998), 981.

¹³ Robert E. Corlew, "John Sevier," in *Tennessee Encyclopedia of History and Culture*, ed. Carroll Van West (Nashville: Rutledge Hill Press, 1998), 839.

¹⁴ Michael Toomey, "State of Franklin," in *Tennessee Encyclopedia of History and Culture*, ed. Carroll Van West (Nashville: Rutledge Hill Press, 1998), 337.

¹⁵ Corlew, *Tennessee: A Short History*, 115.

¹⁶ *Ibid.*

¹⁷ McCown, 73.

¹⁸ *Ibid.*, 107, 131.

¹⁹ Samuel Cole Williams, *History of Johnson City and Its Environs* (Johnson City: The Watauga Press, 1940), 17.

²⁰ Lawson, 116.

buried in the Tipton-Haynes Cemetery on property that is near the state-owned historic site and owned by it.

Colonel Tipton died intestate, and one of his sons, John Tipton, Jr., inherited the farm in 1813. John Tipton, Jr. lived in Sullivan County, near Blountville for a number of years, and married Elizabeth Snapp.²¹ Tipton, Jr. was involved in many land speculations in Sullivan County, as the deed books record more than eighty deed transactions to which he was a party.²² John Tipton, Jr., served as a legislator in the Tennessee General Assembly, and may have served at the Battle of New Orleans in 1815.²³ Tipton, Jr. died while serving in the General Assembly in Nashville in 1831, and he is buried in Nashville's City Cemetery. The Tennessee Senate held a special meeting on October 9, 1831, and passed a number of resolutions regarding the event. They resolved to arrange a funeral procession, along with the Tennessee House. They also resolved that the members of the Senate would "wear black crape upon the left arm for the space of thirty days, as a tribute of respect for the memory of the deceased."²⁴ The House passed similar resolutions, and arranged the funeral. The Reverend Robert Hardin offered the prayer, and the House and Senate members, along with a number of citizens, accompanied the body for burial to the City Cemetery.²⁵ His children, the heirs of his estate, inherited the house. Three of the heirs, Samuel P. Tipton, Elizabeth Tipton, and Edna Tipton, sold the farm in 1837 to David Haines of Carter County for the sum of \$1,050.²⁶

Haynes Ownership (1837-c. 1865)

Landon Carter Haynes was given Tipton's home by his father, David Haynes (originally known as David Haines or Hains²⁷), as a wedding present. Landon C. Haynes was born in Carter County, Tennessee in 1816, the son of David Haynes and Rhoda Taylor.²⁸ Landon C. Haynes was a newspaper editor, a Methodist minister (briefly), a lawyer, and a state legislator. He edited the *Tennessee Sentinel* during the 1840s, engaging in a long-running feud with William "Parson" Brownlow. While serving

²¹ Holston Territory Genealogical Society, compiler, *Families and History of Sullivan County, Tennessee; Volume One 1779-1972* (Walsworth Publishing, 1993), 616.

²² Ibid.

²³ While there are several references to John Tipton, Jr. taking part in the Battle of New Orleans, direct evidence such as military service records or the name of the unit he was part of have not been located.

²⁴ "Death of Mr. Tipton," *Nashville Banner and Nashville Whig*, October 12, 1831, 2.

²⁵ Ibid.

²⁶ Deed from Samuel P. Tipton, Elizabeth Tipton and Edna Tipton to David Haines, dated February 28, 1837. Washington County Deed Book 22, Page 177.

²⁷ Tax records and other public documents from the time show that David Haines alternatively spelled his name as "Haines", "Hains", "Heines", and "Heines." James W. Bellamy, in his article, "The Political Career of Landon Carter Haynes," reported that the family, of German origin, originally spelled the name "Heine", and that the spelling varied. For a fuller discussion of the different spellings of the name, see James W. Bellamy, "The Political Career of Landon Carter Haynes," in *East Tennessee Historical Society Publication No. 28* (1956): 102-126. Most records with Landon Carter Haynes spell the name as "Haynes."

²⁸ Rebecca C. Thomas, "Are You a Descendant of Landon Carter Haynes?," *"Ansearchin" News* 36, No. 2 (Summer 1989): 57.

in the Tennessee General Assembly, he was elected as Speaker of the House in 1849.²⁹

An ardent supporter of states' rights, Carter was selected by the state legislature as one of Tennessee's Confederate senators in 1861.³⁰ While Haynes was serving in the Confederate Senate, the family was not in residence at their home in Washington County. A letter from Haynes, written while he was in Wytheville, Virginia on November 4, 1863, to George Williams, offers to allow Williams to live on the farm while the Haynes family is away. Haynes tells him, "George says that you stated that you would come to my farm and live on it. I want you to come and occupy the House, cultivate as much grounds as you wish and take care of my property . . . I will see that you are protected in your property and rights."³¹ After the Civil War, strong feeling in the area against Haynes led him and his family to relocate to Memphis, Tennessee, where he died in 1875.³²

Haynes prospered during his time in Washington County. The 1849 tax records list the value of his 233-acre farm at \$1,600, and he is listed as owning one slave, valued at \$400.³³ By 1859, his farm is valued at \$5,000, and he is listed as owning a buggy.³⁴ In 1860, on the eve of the Civil War, his land is valued at \$5,400. His slave is valued at \$1,000, and he is listed as owning \$700 worth of jewelry and etc.³⁵ The Civil War did not immediately affect his economic status, for the 1862 tax records indicate that he owned two buggies.³⁶ By 1865, however, the value of his land was down to \$4,000, and his legal troubles involving ownership of the farm were beginning.

²⁹ Stahl, 43.

³⁰ Corlew, *Tennessee: A Short History*, 299.

³¹ Landon C. Haynes to George Williams, November 4, 1863, Box 6, Folder 16, "Landon C. Haynes: Letters," Mary Hardin McCown Collection, Tipton-Haynes Historic Site (hereafter cited as McCown Collection).

³² Stahl, 43.

³³ 1849 Washington County Tax Book, District 9.

³⁴ 1859 Washington County Tax Book, District 9.

³⁵ 1860 Washington County Tax Book, District 9.

³⁶ 1862 Washington County Tax Book, District 9.



Figure 1. Drawing from *Harpers Monthly Magazine*, November 1857. Image courtesy Library of Congress, *The Nineteenth Century in Print: Periodicals Collection*.

Postwar Ownership (1865-1872)

On July 1, 1865, the two hundred fifty acre farm belonging to Landon Haynes was sold on the Washington County Courthouse steps to John R. Banner for the sum of \$400.³⁷ In 1867, John Banner then sold the property to Robert Haynes, the son of Landon C. Haynes for the sum of \$498.³⁸ By 1871, Landon Haynes, Robert Haynes, the Bank of Knoxville, David King, and others were involved in a lawsuit. The Court ordered the farm sold to pay certain sums to Robert Haynes, the Bank of Knoxville, and others.³⁹ John White purchased the farm at auction for \$4,625.00 on February 25, 1871.⁴⁰

Simerly Ownership (1872-1944)

In 1872, John White conveyed the 220-acre property to Sarah L. Simerly, a niece of Landon C. Haynes.⁴¹ Sarah was married to Samuel W. Simerly of Carter County. The Simerly family came to Tennessee following the Revolutionary War. John Simerly (or Zimmerle) was a German immigrant and Revolutionary War veteran. He received a

³⁷ Decree of Chancery Court, Washington County Deed Book 40, Page 498.

³⁸ Deed from John R. Banner to Robert W. Haynes, Washington County Deed Book 40, Page 499.

³⁹ Copy of Decree, May 28, 1871, Washington County Deed Book 48, Page 531.

⁴⁰ Report, Exchange & Deposit Bank et al, February 25, 1871, Washington County Deed Book 48, Page 532.

⁴¹ Deed from John White to S.L. Simerly dated August 1, 1872, Washington County Deed Book 46, Page 316. A second deed was filed May 1, 1882, from John White to S.L. Simerly, Washington County Deed Book 48, Page 533. This states it was to confirm the earlier deed of 1871, leading one to suspect that some questions lingered regarding title to the property.

land grant in Carter County, in the Doe Cove area, in 1792.⁴² John's grandson, Elijah Simerly, was the father of Samuel W. Simerly. Elijah Simerly was the founder of Hampton, Tennessee, which he named in honor of his wife, Mary Hampton.⁴³ Elijah Simerly served as the sheriff of Carter County from 1854-1860, and served in the Tennessee General Assembly from 1865 to 1867. He was also the president of the East Tennessee & Western North Carolina Railroad from 1867 to 1871.⁴⁴ Elijah Simerly also participated in the bridge burning in Bluff City for the Union Army during the Civil War.⁴⁵ The 1860 census listed the value of his real estate as being \$10,300, and the value of his personal estate as \$9,000, and his occupation is listed as farmer.⁴⁶

The 1880 Census lists Samuel as a farmer, and as being 30 years of age. There is also a mark in the column indicating that Samuel may have been maimed, crippled, or somehow disabled.⁴⁷ Letters from Elijah Simerly to Samuel indicate that Samuel assisted his father in his business dealings relating to the iron forge owned by Elijah. Samuel W. Simerly died January 6, 1888, and his wife inherited the farm. The inventory of Samuel's estate, dated July 26, 1888, states that the administrator of the estate, J.H. Simerly, had nothing to report.⁴⁸ No will for Samuel Simerly has been located in the Washington County records.

The Simerly family continued to work the farm after the death of the elder Samuel W. Simerly. His son, also Samuel W. Simerly, farmed the homestead.⁴⁹ Lawson Gifford Simerly worked in the freight depot of the Southern Railroad in Johnson City, and for Summers Hardware Company.⁵⁰ Lawson was a member of the Brotherhood of

⁴² Carter County History Book Committee, *Carter County Tennessee and Its People, 1796-1993* (USA: Walsworth Publishing Co., 1993), 11.

⁴³ Ibid.

⁴⁴ Ibid., 11, 516.

⁴⁵ Ibid.

⁴⁶ 1860 Census for Carter County, Tennessee. Second District, Page 102. Accessed July 20, 2011, <http://persi.heritagequestonline.com/hqoweb/library/do/census/results/image?surname=simmerly&series=8&state=14&countyid=1127&hitcount=9&p=1&urn=urn%3Aproquest%3AUS%3Bcensus%3B9101094%3B55347557%3B8%3B14&searchtype=1&offset=0>.

⁴⁷ 1880 Census for Washington County, Tennessee, Ninth Civil District. Page 15. Accessed July 20, 2011, <http://persi.heritagequestonline.com/hqoweb/library/do/census/results/image?surname=simerly&series=10&state=14&countyid=672&hitcount=4&p=1&urn=urn%3Aproquest%3AUS%3Bcensus%3B13652040%3B219619714%3B10%3B14&searchtype=1&offset=1>.

⁴⁸ "Inventory of Samuel W. Simerly Estate," dated July 26, 1888. Washington County Clerk, Inventory of Estates, Book 116, Page 167.

⁴⁹ There is a Samuel Simerly listed as serving in the Spanish-American War in Company D, 3rd Infantry Division. It is unclear whether it is this Samuel Simerly or one of the Simerly family that lived in Carter County during the period. *Index to Service Abstracts of Soldiers In Tennessee Volunteer Units in the Spanish American War*, Tennessee State Library and Archives, accessed May 18, 2011, <http://www.tn.gov/tsla/history/military/saw05.htm>.

⁵⁰ Dorothy Hamill, "Of Many Things," Tipton-Haynes Vertical File, Archives of Appalachia, East Tennessee State University.

Railway and Steamship Clerks, Knoxville Lodge No. 22 and a member of the Johnson City Elks Club.⁵¹ Lawson retired in 1947, and lost a leg in 1948.⁵²

Samuel Simerly was an active farmer. His account books note that he employed several farm workers at different points to assist him, including E.L. Johnson, Nat Clark, Jasper Crowell, Jim Daniels, Leal Bowman, B .Watson, Dave Baker, and Henry Lawson.⁵³ He employed Albert H. Renfro for a period of ten years, from 1933 to 1943.⁵⁴ His 1943 Farm Plan for the War Production Program indicates that he had 5 acres of oats, 1 acre of barley, 10 acres of hay, 6.5 acres of garden vegetables, 4 acres of legumes, and 20 acres of lespedeza. He also had 12 cattle and calves, 3 dairy cows, 5 horses and mules, 50 hens, and 100 chickens.⁵⁵ He was still working the farm as late as 1954, as indicated by his Notification of 1954 Wheat Acreage Allotment from the Department of Agriculture, allotting the farm 4 acres for wheat production.⁵⁶ Additionally, he allowed companies to post advertising signs on his property, receiving \$20.00 for two years rent on a panel on Highways 36 and 19W from Miller Poster Advertising Co. of Morristown, Tennessee in 1945.⁵⁷

⁵¹ Affidavit of Lawson Gifford Simerly, Box 4, Folder 4, "Legal Documents – Affidavits – Simerly, Lawson Gifford," and Membership Card, Box 4, Folder 7, "Programs – Miscellaneous," Simerly Family Papers, 1857-1954, Tennessee State Library and Archives (hereafter cited as Simerly Family Papers).

⁵² Hamill.

⁵³ Account Books, Box 1, Folders 1 through 3, Simerly Family Papers.

⁵⁴ D.M. Sanderson, Holston Ordnance Works to S.W. Simerly, Box 3, File 17, "Correspondence – Rush-Simerly," Simerly Family Papers.

⁵⁵ War Production Program: 1943 Farm Plan, Box 2, Folder 3, "Accounts – Bills and Receipts," Simerly Family Papers.

⁵⁶ Notification of 1954 Wheat Acreage Allotment, Box 2, Folder 3, "Accounts – Bills and Receipts," Simerly Family Papers.

⁵⁷ I. Miller, Mgr. to S.W. Simerly, dated December 18, 1945, Box 2, File 3, 'Accounts – Bills and Receipts,' Simerly Family Papers.



Figure 2. Photograph dated 1928 of the side of the main house. Image courtesy the Mary Hardin McCown Collection, Tipton-Haynes Historic Site.

Sarah L. Simerly lived with her sons until her death in 1935. After Lawson's retirement, he lived at the home and cooked for the brothers.⁵⁸ In 1958, the brothers sold their remaining land to Clinton Garland and his wife.⁵⁹ Samuel was residing in a nursing home by 1961.⁶⁰ Lawson remained in the home and was cared for by Clinton Garland, a neighbor and developer who had purchased the remaining Simerly lands.⁶¹ Lawson Simerly died November 16, 1962, and Samuel Simerly died November 21, 1962. Lawson bequeathed his personal property to Clinton Garland and \$2,000.00 to Ida Byrd of Johnson City for caring for him. He left the remainder of his estate to his brother.⁶² Samuel Simerly left a few small bequests to various people, as well as bequeathing \$1,000 to the N.G. Taylor Methodist Church. The remainder of his estate, including all farming tools, livestock, hay, feed, and a lot on Cherokee Road in Johnson City, was left to Clinton Garland.⁶³

⁵⁸ Hamill.

⁵⁹ "Inventory of State Land," dated November 24, 1960, Series XIII, Box 7, Folder 8, "Tipton-Haynes Historic Site: Correspondence (1960)", McCown Collection.

⁶⁰ Hamill.

⁶¹ *Ibid.*

⁶² "Last Will and Testament of Lawson G. Simerly," dated May 17, 1961. Washington County Clerk Wills, Book 8, Page 265.

⁶³ "Last Will and Testament of Samuel W. Simerly," dated May 31, 1960. Washington County Clerk Wills, Book 8, Page 269.



Figure 3. House during the Simerly period of ownership. Image courtesy the Historic American Buildings Survey Collection, Library of Congress. W. Jeter Eason, photographer. Taken June 12, 1936.

State Ownership (1944-present)

By 1944, Judge Samuel C. Williams, the Chairman of the Tennessee Historical Commission, was working to obtain the property for the state, as he felt it was one of the most historic sites in Tennessee. In a letter dated March 7, 1944, to Mary Hardin McCown, a historian in Washington County, member of the Tennessee Historical Commission, and later member of the Tipton-Haynes Historical Association Board, he tells McCown that the Tennessee Historical Commission wishes to obtain the site. He states, “The State has the power, under a recent act of the Legislature, to condemn so much of the property as it desires; but I am hopeful that condemnation proceedings may be avoided, and a mutually satisfactory solution reached by agreement . . .”⁶⁴ Williams believed that the State could purchase the property and allow the Simerly brothers to remain living there until their death. In the same letter to McCown, Williams states,

My thought was that the old people could in this way have the use of the money, paid by the State, and they left in comparative ease. How much acreage, the whole or a part, could be discussed and agreed upon. Personally, I would advise the Commission and the State to conform to the wishes of such occupants in so far as it is feasible.⁶⁵

⁶⁴ Samuel C. Williams to Mary Hardin McCown, March 7, 1944, Box 7, Folder 1, “Tipton-Haynes Historic Site: Correspondence (1940s),” McCown Collection.

⁶⁵ Ibid.

The State purchased the house and 17.5 acres from the Simerly brothers on November 25, 1944 for \$7,552.25.⁶⁶ A Memorandum was drawn up between the parties that outlined the details of the transaction. During the lifetime of the Simerly brothers, the State would have the right to enter the property to plant trees and shrubs, and the right to clean out and wall the spring on the property. The State did not have the right to use the main house or the law office during the life of either of the Simerly brothers. The Simerly brothers agreed to convey the family cemetery, where Colonel John Tipton is buried, to the State, and the State would have the right to plant any trees or shrubs in the cemetery. All buildings on the property were to remain intact and could be used by the Simerly brothers, and all lands currently tillable would be allowed to remain tillable. Both the Simerly brothers and the State were required to insure the property. Finally, the Simerly brothers were to work with the Attorney General of the State to provide all information needed to convey clear title of the property to the State.⁶⁷ After the death of Lawson and Samuel in 1962, the State came into full ownership of the property.

Following the death of the Simerly brothers, the site sat vacant for a number of years while various parties discussed how to best preserve and restore the property. In 1951, before the death of the Simerly brothers, Dr. Robert Kincaid of the Tennessee Historical Commission appointed a special commission to make recommendations about the site.⁶⁸ At times, it was uncertain whether the house and outbuildings would be restored. A field report, dated February 13, 1964, by James W. Moody, Jr., Executive Secretary of the Tennessee Historical Commission, stated,

We proceeded to the Tipton-Haynes property where I was pleased at the setting but dismayed at the condition of the house. An enormous amount of work and money will be necessary to restore it . . . and even then I am not convinced that its history will make it a sufficiently attractive site from the standpoint of tourists to warrant the expenditure. It would, however, make a delightful park in an area which seems to be growing rapidly.⁶⁹

⁶⁶ Deed from Samuel W. Simerly and Lawson G. Simerly to the State of Tennessee, dated November 25, 1944. Washington County Deed Book 227, Page 344.

⁶⁷ Memorandum (unsigned), Box 4, File 31, "Genealogical Data – Memorandum – Sam W. Simerly and Lawson G. Simerly to State of Tennessee, 1944," Samuel Cole Williams (1864-1947) Papers, 1765-1947, Tennessee State Library and Archives.

⁶⁸ "Historical News and Notices," *Tennessee Historical Quarterly*, 10, no. 4 (December 1951): 373.

⁶⁹ James W. Moody, Jr., Report dated February 13, 1964, Series IV-A, Box 1, Folder 1, "Correspondence: Tennessee Historical Commission (1956-1964)," Tipton-Haynes Historical Association Records, Tipton-Haynes Historic Site (hereafter cited as the Tipton-Haynes Historical Association Records).



Figure 4. Undated aerial view of the Tipton-Haynes Historic Site. It must be prior to 2000, as the George Haynes Slave Cabin is not present in the photo, and it was placed at the site in 2000. Image courtesy the Photography Collection, Tipton-Haynes Historic Site.

There were also conflicting ideas as to what period to restore the main house. Dennis T. Lawson, a field representative of the Tennessee Historical Commission, visited the site in September 1965. He recommended that the ell of the house should be made habitable for a caretaker. He went on to recommend, "Having accomplished this and possibly the removal of one section of the house, remaining funds will be used to stabilize the main body of the house to prevent further deterioration. . . None of the initial appropriation will be used for the restoration of the law office or other buildings."⁷⁰

Charles W. Waterfield, Jr., AIA, an architect from Nashville, Tennessee, visited the site in 1967, during the time of site restoration. He suggested following the model of restoration of Travelers Rest in Nashville. Like Tipton-Haynes, Travellers Rest was a house with a series of additions that dated to different periods. Travellers Rest had restored each section to its own date of origin or kept it in its existing condition.⁷¹

⁷⁰ Dennis T. Lawson, Report dated 1965, Series IV-A, Box 1, Folder 2, "Correspondence, Tennessee Historical Commission (1965)," Tipton-Haynes Historical Association Records.

⁷¹ Charles W. Waterfield, Jr., AIA, Report dated July 21, 1967, Box 1, Folder 15, "Tipton-Haynes Historic Site: Tipton Haynes House (1967)," Deakins Collection.

As the buildings were being restored, a decision was made to turn the site into a living farm. The *Johnson City Press Chronicle* reported on June 23, 1970, that the farm would have cows, horses, sheep, goats, ducks, a cane patch and a patch of tobacco.⁷² It was reported in 1971 that the Hopson family, who lived on site as caretakers of the property, would work on the farm and grow crops common to the area in the eighteenth century. Mrs. Ray Stahl, the president of the Tipton-Haynes Historical Association, reported, "We'll have pigs and a cow and we'll give milking demonstrations for the benefit of children who have never seen a cow being milked. We also will grow cane and make molasses, and we'll have hog killings in the fall."⁷³ By 1974, the site had a calf, two pigs and some ducks as well as an orchard.⁷⁴ It was known as the Tipton-Haynes Living Farm until 1986, when it was changed to Tipton-Haynes Farm to meet city regulations that did not allow farm animals to live within the city limits.⁷⁵

In addition to a living farm, plans for building an amphitheater and hosting outdoor dramas about the State of Franklin were discussed throughout the 1970s. In 1970, the Association approached the Johnson City Planning Commission with a proposal to build an amphitheater on site, near the cave. The plan was to build an amphitheater that would seat 1,500 to 1,800 visitors, to present a drama on the State of Franklin for roughly ten weeks a year.⁷⁶ At that time, Clinton Garland, a resident and property owner who also developed the Garland Acres subdivision beside the site, objected to the proposal. He feared the increased traffic would use the residential streets of the nearby subdivision. The Commission asked that the Association protect adjacent property owners from any objectionable activities if they moved forward with the plan.⁷⁷ Despite the formation of a committee for the outdoor theater, and the eventual drafting of a script, the amphitheater was never constructed.

Since 1971, Tipton-Haynes Historic Site has been open to the public, interpreting the history of the Tipton and Haynes families that once called the property home.

⁷² "Tipton-Haynes 'living farm' proves a new concept in historical sites," Series VII-A, Box 1, Folder 10, "Newspaper Clippings (1970)," Tipton-Haynes Historical Association Records.

⁷³ "Living Farm, Theater to Depict Franklin History," *The Knoxville Journal* (January 6, 1971), Series VII-A, Box 1, Folder 11, "Newspaper Clippings (1971)," Tipton-Haynes Historical Association Records.

⁷⁴ Mrs. E.D. West, Corresponding Secretary, Tipton-Haynes Historical Association, to Unicoi Outdoor Recreation Experiment Station, October 14, 1974, Series III, Box 1, Folder 11, "Correspondence (1974)," Tipton-Haynes Historical Association Records.

⁷⁵ Minutes of the Board of Trustees Meeting, February 5, 1986, Box 1, Folder 5, "Board of Trustees: Minutes (1986-1989)," Tipton-Haynes Historical Association Records Collection.

⁷⁶ Charles F. Justice, Director of Planning, to Mrs. Ray Stahl, letter dated December 11, 1970, Series III, Box 1, Folder 7, "Correspondence (1970)," Tipton-Haynes Historical Association Records.

⁷⁷ *Ibid.*

HOUSE AND OUTBUILDING DESCRIPTIONS

The Tipton-Haynes Historic Site consists of eleven buildings (not including the Visitor's Center) and approximately forty-four acres. The State of Tennessee originally purchased seventeen acres of the farm and its outbuildings from the Simerly family in 1944. In 2001, the State purchased an additional 27.6 acres. It is located in the southwest portion of Johnson City (population 63,152) in Washington County, Tennessee. The formal opening of the site to the public took place on April 17, 1971.⁷⁸

The Tipton-Haynes Historical Association, formed in 1965 to preserve the site, currently manages the site.⁷⁹ The purpose of the Association, as stated in their By-laws,

Article II, A Objects

The objects of the Association shall be:

1 – To develop and maintain the location where was fought the battle which determined the fate of the State of Franklin and the home of illustrious leaders of the American Revolution and Civil War period.

2 – To commemorate and perpetuate the memory of those who lived and struggled here to establish a free and independent government.

3. – To provide a place for preservation of relics and records of deeds performed here and of people who lived here.

4 – To encourage research into the real history of this area and the lives of those who made such history.

5 – To foster and perpetuate a one hundred percent americanism[sic] and duty to country.

B The work of the Association shall be:

To support and preserve the buildings located on the spot and keep beautiful the surrounding grounds owned and in the care of the Organization.⁸⁰

The site consists of multiple types of buildings, including the main house, the law office, and various outbuildings. In the domestic complex behind the main house, there is the loom house, the necessary, smoke house, sorghum shed, and a log cabin interpreted as the George Haynes slave cabin. Additionally, a double crib log barn, a pigsty, a corncrib, a still house, and a springhouse are located at the site. A Visitor's

⁷⁸ Invitation to formal opening, Box 1, Folder 24, "Tipton-Haynes Historical Association: Correspondence (1970-1976)," Gertrude B. Deakins Collection, Tipton-Haynes Historic Site (hereafter cited as the Deakins Collection).

⁷⁹ National Park Service, "Tipton Haynes," National Register of Historic Places nomination, prepared by Herbert L. Harper, Tennessee Historical Commission, January 21, 1970.

⁸⁰ "By-laws," Box 1, Folder 19, "Tipton-Haynes Historical Association: Charter and By-laws (1965 and undated)," Deakins Collection.

Center, first constructed in 1965 and expanded significantly in 2000, is also at the site but is not included in the scope of this study.

House Exterior Description



Figure 5. Front elevation of main house, c. 1784

The main house is a two-story white frame house with a gable roof and a Greek Revival style porch. Colonel John Tipton first built it as a log cabin in c. 1784. The foundation is native stone, and the roof is a seamed copper roof. The structure has a circuit breaker type electrical system.⁸¹ The house is currently a central hall house. It most likely, however, began as a hall and parlor style house and evolved in a central hall house by the mid nineteenth century. It is probable that it was during the ownership of Landon Carter Haynes that the house took its current form as a central hall house, as the central hall plan dominated Tennessee architecture in the 1810-1850 period.⁸² A fuller description of the house at each elevation follows this section.

The home was originally constructed as a two-story log cabin with a cellar. The foundation and a two-story stone chimney were fieldstone. There was a log kitchen in the rear of the house with a half-stone, half-log chimney.⁸³ Ray Stahl relates that General Thomas Love, a contemporary of Colonel Tipton, described the log cabin “as a large-size house, 25 by 30 feet, hewed logs, a story and a half, no windows below, - two

⁸¹ William W. Howell, *Management Summary; Volume 15 – Tipton-Haynes Home* (1988).

⁸² James Patrick, *Architecture in Tennessee, 1768-1897* (Knoxville: The University of Tennessee Press, 1981), 63 (note 51).

⁸³ National Parks Service, “Tipton Haynes,” National Register of Historic Places Nomination.

or three window holes round in each gable and above – a door in the front.”⁸⁴ For unknown reasons, Tipton built a new log cabin on the same site in 1798 that had the same footprint as the original home.⁸⁵

It may have been during the 1830s that the house was enlarged. The north wall of the cabin was removed and a frame structure was attached. Weatherboarding was added to the house, and new entrances to the front and back of the house were constructed. Dennis Lawson, in his article on Tipton-Haynes, claims that the weatherboarding was added by the Haynes family.⁸⁶

During the ownership of Landon Carter Haynes (1838-c. 1870), the house was significantly altered. He added an ell to the rear of the house. A dining room was moved to the house, as well as a kitchen and a side room adjacent to the dining room. The front porch was replaced with one in the Greek Revival style.⁸⁷

After the State gained full possession in the early 1960s, the house was renovated in 1965. The front door blew off in 1964, and replaced with a door resembling a 19th century style door.⁸⁸ During renovation, the chimneys were torn down and replaced.⁸⁹

Several changes were made to the house during the restoration of the late 1960s. A door was cut in the dining room, replacing a window in the ell of the house. The brick fireplaces and hearths on the left-hand side of the house were restored. The front porch was removed and replaced with a porch matching the law office. The exterior foundation not already in stone was replaced with stone, including the entire right hand corner of the house. The square posts on the ell porch were replaced with the same turned posts used on the front porch. The hearths in the kitchen and dining room of the ell were replaced with old, hand-made brick.⁹⁰

In 1976, the columns, balusters and railings of the porch were repaired, and it was painted.⁹¹ The next repairs made to the house occurred in the 1980s. The flooring on the side porch was repaired and restored in 1985, and the remaining board roof on the porch and kitchen was replaced in 1986. The handicap ramp on the west elevation was installed in 1987.⁹²

⁸⁴ Stahl, 226.

⁸⁵ “Log Cabin to Greek Revival,” Interpretative panel at Tipton-Haynes Historic Site.

⁸⁶ Lawson, 117.

⁸⁷ John J. Baratte, “The Tipton-Haynes Place: II. The Later Years,” *Tennessee Historical Quarterly* XXIX, No. 2 (Summer 1970): 125-126.

⁸⁸ *Ibid.*

⁸⁹ Baratte, 126.

⁹⁰ Specifications (undated) for restoration of the Main house, Series VI, Box 1, Folder 17, “Restoration Work (1965-1970),” Tipton-Haynes Historical Association Records.

⁹¹ Sutherland Construction Company quote dated January 6, 1976, Series III, Box 1, Folder 13, “Correspondence (1976),” Tipton-Haynes Historical Association Records.

⁹² Tipton-Haynes files, THC.

In 1989, it was discovered that the house was wrenching itself apart. The State appropriated money for restoration, which took place in 1990-1991.⁹³ At that time, the foundation was stabilized; the exterior walls were restored and repaired. The west section of the house was arrested and stabilized. The front porch was realigned with the front façade along with doors and windows. The brick chimney was repaired and stabilized. All restoration work was to the Haynes period of ownership.⁹⁴ The fireplace in the basement kitchen was rebuilt and brick was added to the floor in that room during this restoration.⁹⁵ The house reopened to the public on April 27, 1991.⁹⁶

Several other repairs have occurred since the last restoration. The sill log was replaced in 1989. At that time, the exterior posts and balusters were repaired. The exterior was repainted and copper gutters were installed. A new handicap ramp was installed, and the basement kitchen was painted with anti-fungal paint.⁹⁷ Twelve mahogany spindles for the front porch were obtained in 1996.⁹⁸ Four deteriorated balusters on the front of the house were repaired in 2000. In 2004-2005, the main house was repainted and all deteriorated clapboards replaced. The rear porch flooring was reattached where it was coming up, and the stone chimney repointed.⁹⁹ In 2008, all existing windows were replaced with new 6/6 wood windows with “antique” glass. The trim floorboard at the kitchen hearth was replaced that year as well.¹⁰⁰

There were shutters on the house at least as late as 1986, as a *Tipton-Haynes Historical Association Newsletter* from 1983 notes that the house and shutters were painted in May and June of that year, and a photo from 1986 clearly shows shutters (Figure 6).¹⁰¹ John Baratte, in his article “The Tipton-Haynes Place: II. The Later Years,” contends that the house had green shutters that were removed in the later nineteenth century or early twentieth century, and that shutters were replaced during the restoration.¹⁰² A photograph from the Tennessee Historical Society Picture Collection at the Tennessee State Library and Archives, dated 1948, does not show shutters on the windows, proving Baratte correct that the shutters were removed before 1948 (Figure 6). It is unclear when shutters were placed on the windows, and the how long shutters remained. At present, there are no shutters on the windows of the main house.

⁹³ Ibid.

⁹⁴ Ibid.

⁹⁵ David Goist, *Conservation Assessment Tipton-Haynes Historic Site*, Series X, Box 1, Folder 5, “Conservation Assessment Program Grant, 1994,” p. 5, Tipton-Haynes Historical Association Records.

⁹⁶ *Tipton-Haynes Link* 5, No. 3 (September 1991), Tipton-Haynes Historical Association Records.

⁹⁷ Tipton-Haynes files, THC.

⁹⁸ “Summary of Maintenance Projects at Tipton-Haynes for FY95-96; FY 96-97; FY 97-98,” Series IV-C, Box 5, Folder 19, “Maintenance: Summary of Maintenance Projects for FY95-96, FY96-97, FY97-98,” Tipton-Haynes Historical Association Records.

⁹⁹ Fowlkes and Associates, Architects, *Project Manual Miscellaneous and Site Repairs at Tipton-Haynes* (2004), Series IV-C, Box 5, Folder 28, “Maintenance FY 2004-2005,” Tipton-Haynes Historical Association Records.

¹⁰⁰ Tipton-Haynes files, THC.

¹⁰¹ *Tipton-Haynes Historical Association Newsletter*, 1 (July 10, 1983), Box 2, Folder 4, “Tipton-Haynes Historical Association: Newsletters (1983-1985),” Deakins Collection.

¹⁰² Baratte, 126-127.



Figure 6. Photo from 1986, showing the house with green shutters. Image courtesy the Photography Collection, Tipton-Haynes Historic Site.



Figure 7. Photo of the house in 1948, clearly showing that there were no shutters on the windows. Image courtesy the Tennessee Historical Society Picture Collection, Tennessee State Library and Archives.

Studying historic photographs of the main house shows other changes made over time to the structure. The front porch, in the 1936 HABS survey photo, shows wood cladding over the foundation. A 1948 photo from the Tennessee Department of Conservation shows that it was brick. The porch, in its current state, sits on stone piers. When and how these changes were made is unknown.



Figure 8. 1936 HABS Survey photo, showing wood cladding over the porch foundation. Image courtesy the Historic American Buildings Survey Collection, Library of Congress.



Figure 9. Photo of the main house in 1947, showing brick cladding over the porch foundation. Image courtesy Tennessee Department of Conservation Photograph Collection, Tennessee State Library and Archives.



Figure 10. Current photo of the main house, showing a stone pier foundation for the front porch.

Additionally, there may have been two doors on the front of the main house during the nineteenth century. The print from *Harper's Monthly* clearly shows two doors on the south elevation at the house. At which point the doors were changed from two to one, and one of the doors replaced with a window is unknown. The porch also once ran the across the front of house, as seen in Figure 11.

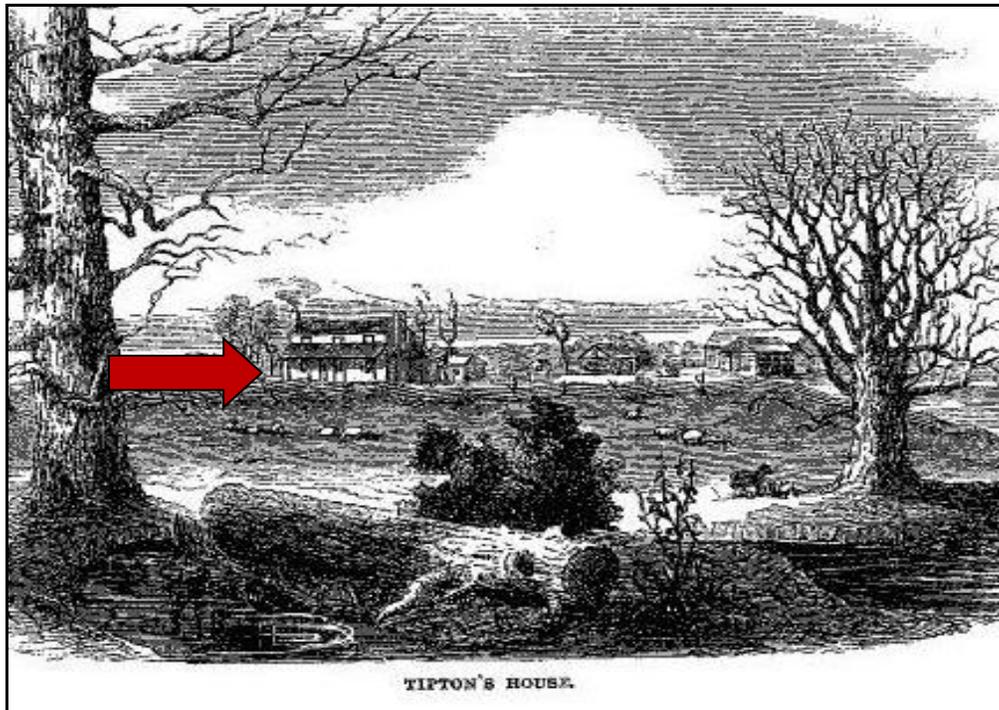


Figure 11. Drawing of the house from the November 1857 edition of Harper's Monthly that clearly shows two doors on the front of the house. Image courtesy the Nineteenth Century in Print: Periodicals Collection, Library of Congress.

The clapboards on the front of the main house were once narrower than they are at present, as evidenced in the 1936 HABS photograph (Figure 12).



Figure 12. 1936 HABS photograph showing the narrower clapboards once used on the main house. Image courtesy the Historic American Buildings Survey Collection, Library of Congress.

The east side entrance to the basement may have had more than one door, as evidenced in the undated photograph of the east side of the house found in the McCown collection. This photo shows a second door, possibly to an area used as a cellar (Figure 13).

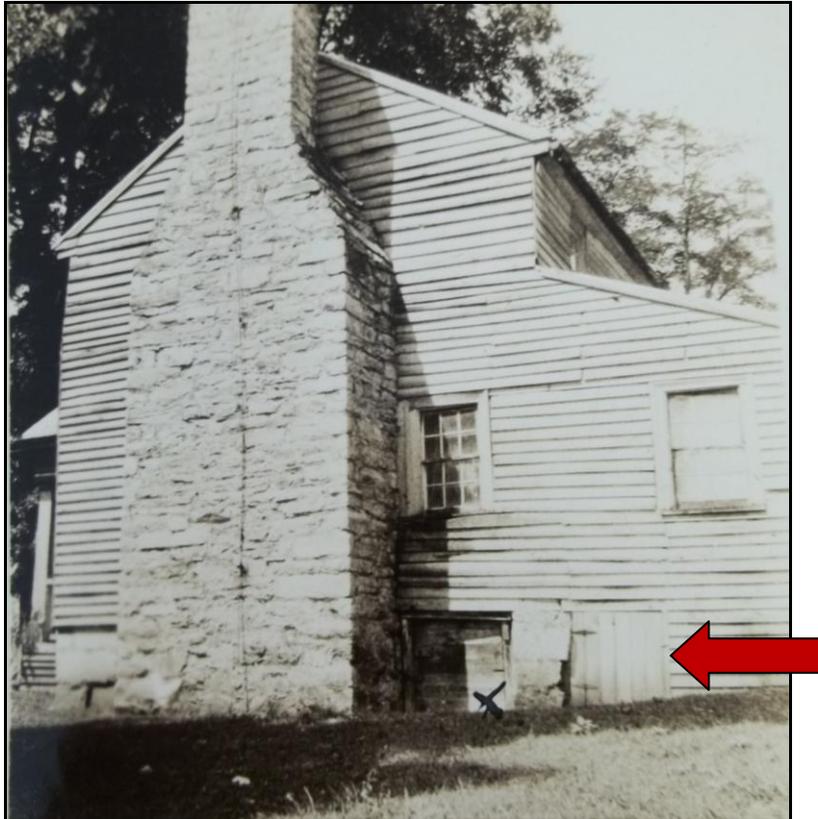


Figure 13. East side of main house, showing an additional door to the basement/cellar area. Undated. Image courtesy the Mary Hardin McCown Collection, Tipton-Haynes Historic Site.

On the north elevation, the 1936 HABS photo shows that the door to the enclosed porch was once a double door, not the single door it is at present (Figure 14). Additionally, the window beside the door was a double window, rather than the single window currently at that location (Figure 15). Again, it is unknown when the doors and windows were changed to their current iteration.



Figure 14. 1936 HABS photograph of the rear of the house. The door to the enclosed porch is a double door, rather than the single door currently in use. Image courtesy the Historic American Buildings Survey Collection, Library of Congress,.

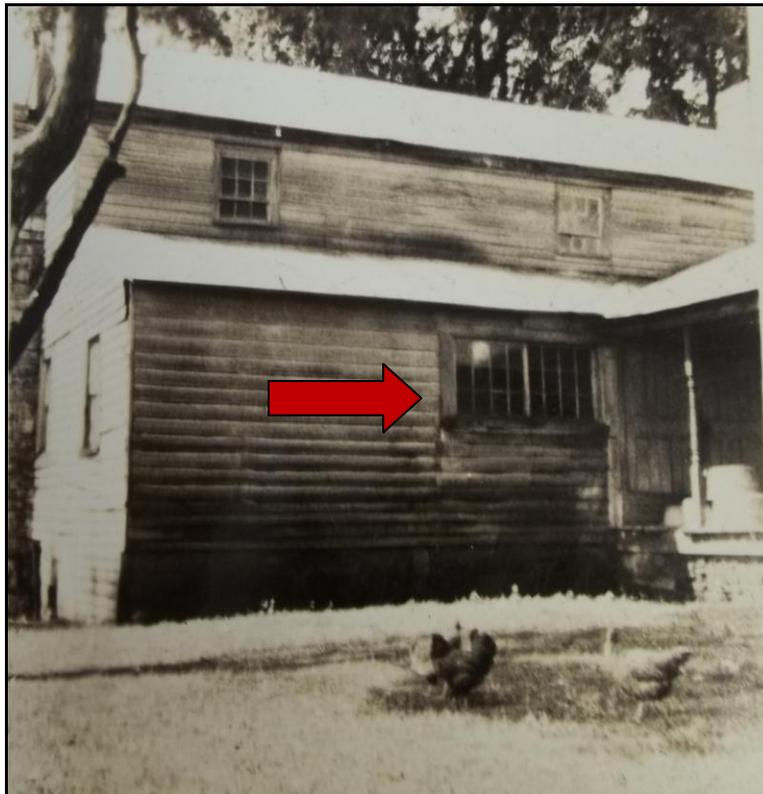


Figure 15. Rear view of the house, showing a double window where there is now a single window. Image courtesy the Mary Hardin McCown Collection, Tipton-Haynes Historic Site.

In addition to the changes to the house, there were once more outbuildings associated with the site. An Inventory of State Land, dated November 24, 1960, states there was a well house to the right rear (northeast) of the house as well as a small tool house and smokehouse to the left side rear (northwest) of the house.¹⁰³

Exterior Elevation Descriptions

South



Figure 16. South Elevation, main house.

The south elevation has four bays on the lower level. Three of the bays are 6/6 wooden double hung windows. The door is a single leaf wooden replacement door that dates to 1964. There are two symmetrical bays on the second floor. Each has a 6/6 wooden double hung windows, which were installed in 2008¹⁰⁴. The roof is a seamed copper roof. The foundation is of native stone, and it was installed during the 1990-1991 restoration. A Greek Revival-style porch is centered to the house, and has four square wooden posts supporting the roof. Stone steps lead to a wooden porch floor. There is a wooden baluster with turned wooden spindles. The porch roof is a projecting gable with a metal copper roof. The pediment of the porch roof is plain. A stone obelisk marker stands beside the front stone steps.

¹⁰³ "Inventory of State Land," dated November 24, 1960, Box 7, Folder 8, "Tipton-Haynes Historic Site: Correspondence (1960)," McCown Collection.

¹⁰⁴ Tipton-Haynes files, THC.

East



Figure 17. East Elevation, main house.

The exterior stone chimney dominates the east elevation of the main house (Figure 17). A plaque in the chimney lists the dates of the house construction, and the date of the first restoration (Figure 18). There are two bays on the lower level of this elevation. Both contain 6/6 wooden double hung windows, installed in 2008¹⁰⁵. The door to the lower level basement kitchen is also visible at this elevation. The shed addition is a rear porch that was enclosed at some point.

¹⁰⁵ Ibid.



Figure 18. Plaque in chimney on east elevation of main house.

West



Figure 19. West elevation, main house.

The west elevation (Figure 19) of the main house is also dominated by an exterior chimney, in this case, a corbelled brick chimney with metal cap. The chimney

was repaired and stabilized during the 1990-1991 restoration of the house.¹⁰⁶ The upper level has two bays, both 6/6 wooden double hung windows. The lower level also has two bays of 6/6 wooden double hung windows. The windows were installed in 2008.¹⁰⁷

North



Figure 20. North Elevation where it adjoins the ell addition, main house.

The north elevation of the main house (Figure 20) is where the oldest part of the house adjoins the later ell addition. There are two bays of windows on the upper level, both 6/6 wooden double hung windows. The lower level is the enclosed porch, and has one bay of windows with a 6/6 wooden double hung window. There is a single leaf wooden door, leading to the enclosed porch, on this elevation as well.

¹⁰⁶ Ibid.

¹⁰⁷ Ibid.

Rear Ell Addition – East



Figure 21. Rear ell addition, east elevation.

The rear ell addition (Figure 21), east elevation has a covered porch with a shed roof. There are five wooden turned porch posts at the porch, and the porch has a wooden floor. The ell porch measures 7'2" x 45'1". There are two interior chimneys at this elevation, both corbelled brick with metal chimney caps. Three bays are present on this elevation. One is a 6/6 wooden double hung window. The other two bays are both single leaf wooden doors.

Rear Ell Addition – North



Figure 22. Rear ell addition, north elevation.

The north elevation (Figure 22) of the rear ell addition has an exterior chimney, the lower half stone, the upper half made of brick with a corbelled top and a metal cap. A wooden handicap ramp, allowing access to the building, is located at this elevation.

Rear Ell Addition - West



Figure 23. Rear ell addition, west elevation.

The west elevation (Figure 23) of the rear ell addition contains four bays of windows, all of which are 6/6 wooden double hung windows. The limestone foundation is clearly visible at this elevation, as is the metal roof of the rear ell addition.

House Interior Description

The first floor (Figure 24) consists of an entryway, sitting room, parlor, and enclosed porch in the oldest section of the house. The later ell addition consists of a kitchen, dining room, and butler's pantry. There is a porch on the south (or front) elevation. There is also a porch on the ell addition that runs the length of the ell. The second floor (Figure 25) consists of three bedrooms and a dressing room. The house is a central-hall house type, having most likely evolved from an earlier hall and parlor type of house. The square footage of the main house is approximately 2,780 square feet.¹⁰⁸ A floor plan for the basement kitchen is not included in this report. The basement kitchen lies directly beneath the parlor of the main house.

¹⁰⁸ Howell.

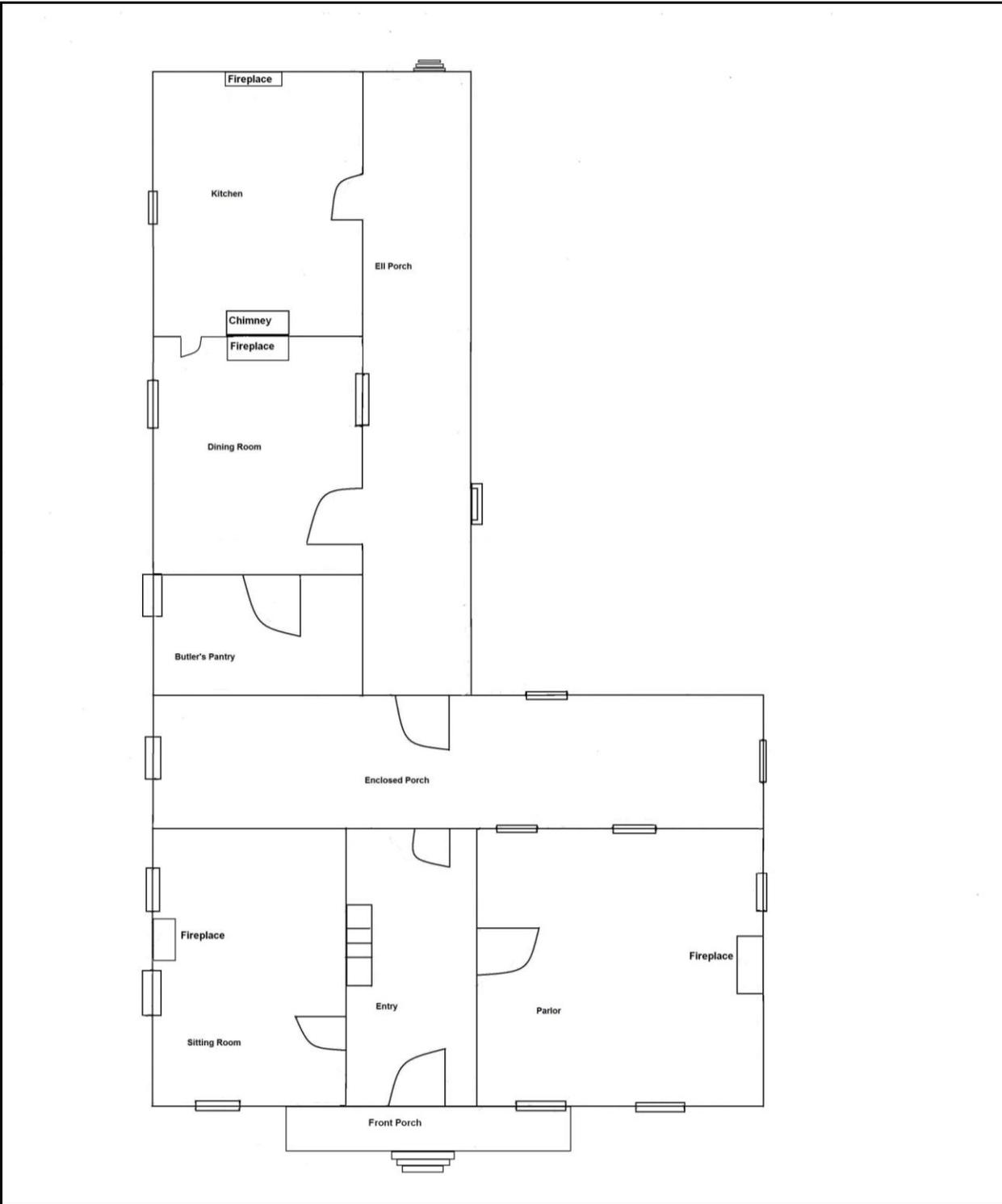


Figure 24. Floor plan, First floor. Not to scale.

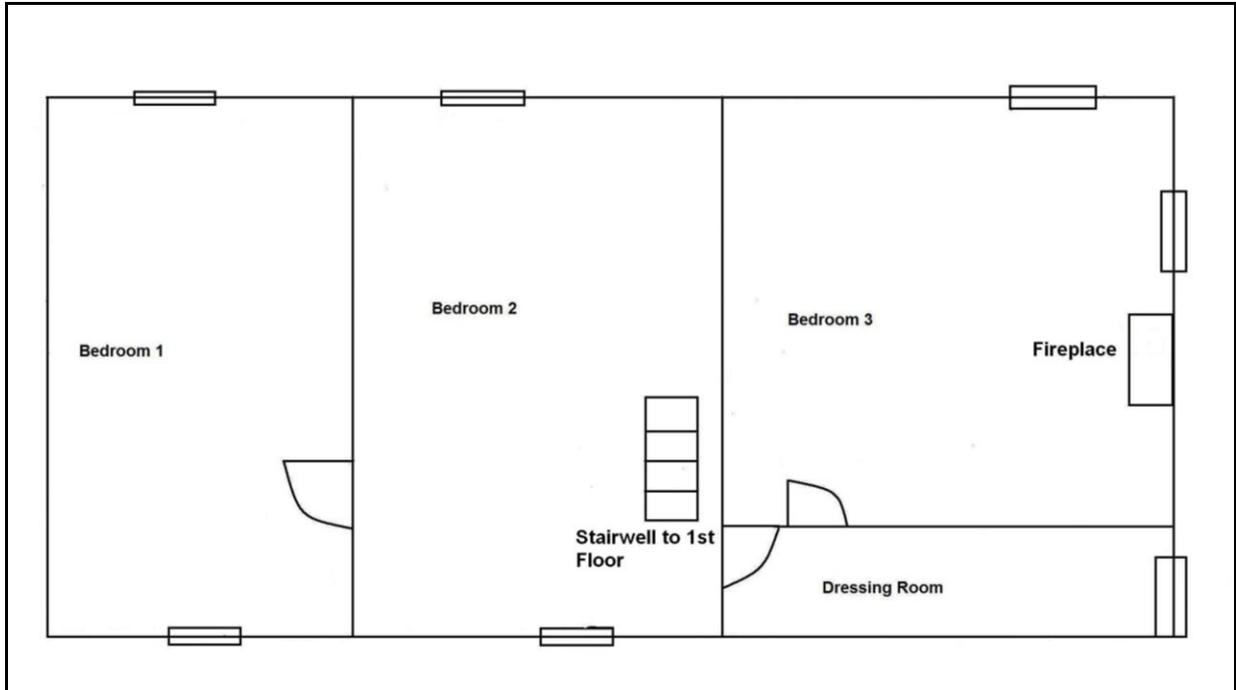


Figure 25. Floor plan, Second floor. Not to scale.

First Floor Interior

Entryway



Figure 26. Entryway, main house.

The entryway (Figure 26) measures approximately 8'4" x 19'1". The walls are painted light blue. The planks on the right side of the room (entering from the front door) are vertical while the planks on the left side of the room (adjoining the sitting room) are horizontal. The staircase to the second floor is located to the left, as you enter the entry from the front door. There are three doors in the entryway. The door to the left leads to the Sitting Room. The door to the right leads to the parlor, and the door at the rear of the room leads to the enclosed porch. The floor is wood, and there is millwork beneath the stairwell. A five-inch baseboard circles the room. The door to the storage area beneath the stairwell has offset screws in the hinges, indicating that the door was installed before 1843.¹⁰⁹

¹⁰⁹ Conversation with Michael Gavin, Preservation Specialist, Tennessee Civil War National Heritage Area, July 18, 2011.

Sitting Room



Figure 27. Sitting Room.



Figure 28. Fireplace in Sitting Room.

The sitting room (Figures 27-33) is located on the west of the house. It measures 18'8" x 12'10". The floor is wooden with wide planks, and there is a large Oriental rug on the floor (Figure 29), which may have belonged to the Haynes family.¹¹⁰ A brick fireplace, surrounded by a wooden "marbleized" mantel, is located on the western wall of the room. The fireplace mantel is 4'11" tall, and has a width of 5'9". The top of the mantel is 6'6" long and is 6" deep. The opening for the fire is 2' wide, 2' tall, and 13" deep. The hearth is brick, and measures 5' long and 2' wide.



Figure 29. Oriental rug, Sitting Room.

There are three different types of wall cladding in the sitting room. The wall that adjoins the entry has large, rectangular siding, reminiscent of the 1940s. The wall at the north end of the room, that adjoins the enclosed porch, has vertical planking, and the other walls have horizontal planking. One area, behind the door leading to the entryway, on the south wall of the room, has both horizontal and vertical planking. The different types of wall planking in the room speak to the number of renovations that the house has endured during its long history.

¹¹⁰ "Living Farm, Theater to Depict Franklin History," Series VII-A, Box 1, Folder 11, "Newspaper Clippings (1971)," Tipton-Haynes Historical Association Records. The article contains a quote from Mrs. Ray Stahl, president of the Association, claiming that the rug belonged to a member of the Haynes family.



Figure 30. Large, rectangular planking on the east (entryway) wall, Sitting Room.



Figure 31. Horizontal planking, Sitting Room.



Figure 32. Vertical Planking, Sitting Room.



Figure 33. Both vertical and horizontal planking, south wall, Sitting Room.

Parlor



Figure 34. Parlor.

The parlor (Figure 24) is located on the east end of the front of the house, and measures 18'7" x 16'9". The flooring is wide planked wooden boards. The walls have vertical planks, and are painted blue. A chair rail, measuring 2'5" from the top to the floor, runs the entirety of the room. There are four windows in this room, and two overlook the enclosed porch. A fireplace is located on the eastern wall. It is a brick fireplace surrounded by a wooden "marbleized" mantel. The mantel measures 6'2" wide and is 5'2" in height. The mantel top is 7'2" long and 10" deep. The opening for the fireplace is 4'7" wide, 2'8" tall, and 2'3" deep. The hearth is stone, and measures 4'8" long and 2' deep.

Two of the portraits by Samuel Shaver are hung in this room. Samuel Shaver was a native Tennessean and portrait artist who worked primarily in Sullivan, Hawkins, Washington and Carter counties. He painted many of the early and prominent families of the area.¹¹¹ The portraits of David Haynes and Rhoda Haynes, parents of Landon Carter Haynes, reside in this room. The room is also home to a rosewood piano dating to 1840 obtained by Mr. Stephen Lawrence (Figure 35).¹¹²

¹¹¹ Marilyn Masler, "Painting in Nineteenth-Century Tennessee," in *A History of Tennessee Arts*, ed. Carroll Van West and Margaret Duncan Binnicker (Knoxville: University of Tennessee Press, 2004), 81.

¹¹² "Report to the Board," January 25, 1971, Box 2, Folder 6, "Tipton-Haynes Historical Association: Reports to Board Members (1970-1971)," Deakins Collection.



Figure 35. Piano and Shaver portrait of Rhoda Haynes, Parlor.

Enclosed Porch



Figure 36. West end of enclosed porch.

The enclosed porch (Figures 36-37) runs the length of the original house, and a portion of the wall from the Tipton-era log cabin is clearly visible in this room (Figure

36). The logs are chestnut. The room has a formerly exterior log wall on the south wall (adjoining the parlor), and the rest of the room has vertical planking on the walls. The floor is wooden. There are two doors in this room, one leading to the entryway, and one leading to the ell porch. The room measures approximately 9'8" x 39'2". It currently houses looms, spinning wheels, and other artifacts associated with weaving.



Figure 37. East end of enclosed porch.

Butlers Pantry/Nursing Room



Figure 38. Butler's Pantry.

A small room in the ell addition (Figure 38), off the Dining Room, has been described in various reports as a butler's pantry or nursing room. The room is currently interpreted as a bedroom. It measures 8' x 14'10". The walls have horizontal planking and are painted blue. The floor is wooden. An 8.5" baseboard runs around the room. There is one door in the room, which leads to the dining room, and one window, on the west wall.

Dining Room



Figure 39. Dining Room.

The dining room (Figure 39) is located in the rear ell addition, and has an exterior door leading to the ell porch. The room measures 15' x 15'7". The walls are horizontal board, painted white, and the floor is wooden. There is an 8.5" baseboard around the room. There are two windows in the room, one on the east and one on the west wall. There is also a door leading to the kitchen. The room contains a brick fireplace surrounded by a wooden mantel. The mantel is black and is 5'2" tall and 5'10" tall. The mantel top is 6'9" and 10" deep. The fireplace is 1'8" deep, 2'10" wide, and 2'6" tall. The hearth is brick and measures 5' long and 2'2" deep.



Figure 40. Fireplace in Dining Room.

Kitchen



Figure 41. Kitchen.

The kitchen (Figures 41-42) is located in the ell addition and it measures 15'2" x 18'3". It has one exterior door that leads to the ell porch, and one interior door that leads to the dining room. The walls are wooden vertical planking, and the wall adjoining the dining room was once an exterior wall. The back of the dining room fireplace is clearly visible in the kitchen, as shown in Figure 41. This chimney measures 5' across and is 2'3" thick. The floors are wooden, and there is an 8.5" baseboard around the room. The kitchen fireplace is brick and surrounded by a wood mantel. The mantel is wood, painted black, and measures 5'6" tall and 7'10" wide. The mantel top is 8'2" long and 7" deep. The fireplace is stone and measures 4'5" wide, 3'4" tall, and 1'7" deep. The hearth is stone and is 8' long and 3' deep.



Figure 42. Fireplace in Kitchen.

Second Floor Interior

Bedroom 1 (West)



Figure 43. Bedroom 1.

Bedroom 1 (Figure 43) measures 11'11" x 18'3" and is located on the western end of the upper level. The walls are vertical planked, and are painted white. The floor is wooden. An exposed beam runs the east side of the room. A 6" baseboard circles the room. There are two windows in this room, one on the north end, and one on the south end.

Bedroom 2 (Center)



Figure 44. Bedroom 2.

Bedroom 2 (Figure 44) is the bedroom located in the center of the upper level, and the landing of the stair is located in this room. The room measures 13'5" x 18"3. There are two doors located in the room, each one leading to the other bedrooms in the upper story. The walls are vertical wood planks, painted white. The floor is wood with a 6" wooden baseboard. There is a window at the landing, and a window on what is now the ell addition.



Figure 45. The landing leading to Bedroom 2.

Bedroom 3 (Master Bedroom)



Figure 46. Bedroom 3 (Master Bedroom)

Bedroom 3, or the master bedroom (Figure 46), is located on the east end of the upper level. It contains a small room leading to it, which may have been a dressing

room or an area for a slave to sleep (Figure 47). The bedroom itself measures 9'6" x 15'2". It has vertical planked walls, painted white. The wood floor has a 6" baseboard. The room contains a brick fireplace with a wood "marbleized" mantel. The mantel is 4' tall and measures 4'9" across. The mantel top is 5'4" long and 7.5" deep. The fireplace measures 2'1" wide, 2'2" tall, and 9" deep. The brick hearth is 4' x 19".



Figure 47. Dressing Room.

The dressing room measures 9'4" x 3'7". It has both horizontal and vertical planked walls, painted white. The floor is wooden. There is one window in the room, and two doors, one leading to the master bedroom, and one leading to bedroom 2.

Basement Kitchen



Figure 48. Basement Kitchen.

During the 1960s restoration, the basement kitchen (Figure 48) was restored to the Tipton period of ownership, presumably to highlight life during the frontier period.¹¹³ It measures 15'8" x 17'1". It has a brick floor and stone walls. The ceiling is exposed wood beams. The stone fireplace measures 6' wide, 2'11" tall, and 3' deep. The stone hearth is 6'3" long and 2'2" deep. During the 1989 restoration, the fireplace was rebuilt and brick was added to the floor.¹¹⁴

¹¹³ Baratte, 126.

¹¹⁴ Goist, 5 ,Tipton-Haynes Historical Association Records.

Law Office Exterior Description



Figure 49. Law Office, c. 1857.

The law office (Figure 49) is located 43 feet west of the main house. It is a white frame building with a stone foundation and a copper seamed roof. It has a gable front roof. The front elevation has a single bay with a single leaf door framed by two fanlights and a transom. The covered porch has a shed metal roof, square wooden posts, and a wooden floor. The architectural style of the law office is Greek Revival, and mimics the main house. There is a rear exterior brick chimney with a chimney cap. The law office measures 19'4" x 19'2". The porch is 6'10" deep.

There has been no definitive date proven for the construction of the law office. As it matches the appearance of the main house, it is supposed that Landon Carter Haynes built the law office when he updated the main house. Most date the law office to c. 1857 or later, as an 1857 *Harpers Magazine* drawing does not show the law office.¹¹⁵ During the Simerly period of ownership, it was used to store grain.¹¹⁶

Work to restore the law office began April 17, 1967 with J.E. Greene Co.¹¹⁷ It was restored with the assistance of Mrs. Allen Harris, Sr., and her UDC chapter

¹¹⁵ Baratte, 126.

¹¹⁶ Mary Hardin McCown to Dr. Dan M. Robinson, September 24, 1951, Box 7, Folder 2, "Correspondence (1951)," McCown Collection.

¹¹⁷ Notes on restoration, Box 1, Folder 14, "Tipton-Haynes Historical Site: Restoration of Buildings (1966-1967)," Deakins Collection.

assisted in furnishing the law office.¹¹⁸ In 1985, the under-floor supports, which had been eaten away, were removed and replaced with steel beams.¹¹⁹ In 1992, East Tennessee Maintenance replaced the columns and rebuilt the porch as well as repainted the exterior of the building.¹²⁰ The roof was replaced in 1995, and the porch columns were repaired in c. 2000. The gutters were rehung in 2008 and the columns were repainted at that time.¹²¹ Columns on the porch were repaired in 2002, and downspouts were reattached at that time.¹²²

Law Office Interior Description



Figure 50. Interior of law office.

The law office interior (Figure 50) consists of one room that measures 18' x 18'. There is one exterior door and two windows. An 8" baseboard circles the room. The walls are wide horizontal wooden plank and are painted blue. The floor is pine. A brick fireplace, surrounded by a wooden mantel, is located on the north wall. The mantel is 5'5" tall and 5'8" wide. The top of the mantel measures 6'7" long and is 9.5" deep. The fireplace measures 3' wide, 3'3" tall, and 1'11" deep. The brick hearth measures 2'1" x

¹¹⁸ Tipton-Haynes Vertical File, Archives of Appalachia, East Tennessee State University.

¹¹⁹ Newsletter, Box 2, Folder 4, "Tipton-Haynes Historical Association: Newsletters (1983-1985)," Deakins Collection.

¹²⁰ *Tipton-Haynes Link*, 6, no. 1 (April 1992), Tipton-Haynes Historical Association Records.

¹²¹ Tipton-Haynes files, THC.

¹²² Martha D. Akins, *Project Manual: Miscellaneous Buildings and Site Repairs at Chester Inn, Sam Houston Schoolhouse, Rocky Mount, and Tipton-Haynes* (2002), Series IV-C, Box 1, Folder 26, "Maintenance: FY2001-2002," Tipton-Haynes Historical Association Records.

5'. There are several electrical outlet locations around the room (Figure 51), but it is not known if these outlets are functioning.



Figure 51. Electrical outlet in law office.

Two Shaver portraits, of Landon Carter Haynes and his wife Eleanor, are hung in the law office (Figure 52).



Figure 52. Shaver portrait of Eleanor Haynes in the law office.

SITE MAP

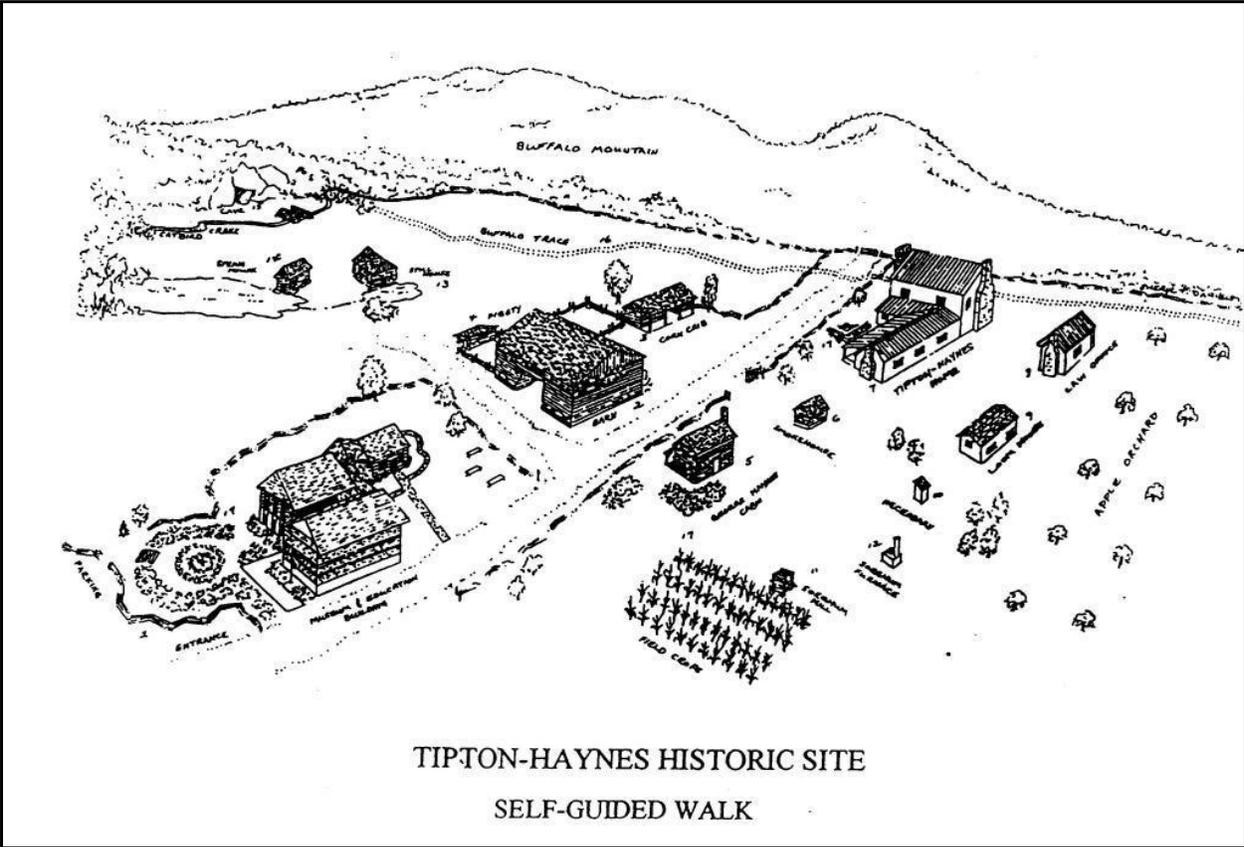


Figure 53. Map of site. Available at Tipton-Haynes Historic Site.

DOMESTIC OUTBUILDING DESCRIPTIONS

Loom House/Joiner's Shop



Figure 54. Loom house.

The loom house (Figure 54) is located northwest of the main house and directly north of the law office. The white frame structure has a stone pier foundation and a wood shingle roof. The front façade has three symmetrical bays with two 2/2 double hung wooden windows. There is a single leaf wooden door. The structure measures 23' x 12'2". The building is original to the farm.

The interior of the building (Figure 55) has wide plank wood floors, horizontal plank walls, and the ceiling has exposed timber joists. The north end has a series of shelves built into the wall.



Figure 55. Interior of Loom House.

The loom house may date to c. 1865.¹²³ The exterior cladding was stripped c. 1991/1992 and new siding applied at that time. At that time, the structure was also stabilized and a portion of the foundation leveled. Additionally, a new roof was also put on the building.¹²⁴ By 1993, the Board of Trustees was reporting that the floor needed to be redone and that rotten wood needed to be replaced.¹²⁵ The flooring and floor joists were repaired in 1998, along with the windows. Gable vents were also installed at this time.¹²⁶

While it is currently interpreted as a loom house and/or joiner's shop, it has been interpreted a number of different ways. An undated, earlier brochure lists this building as summer slave quarters and denotes the building as an original building.¹²⁷ Russell Jones prepared a "Report of Examination of the Tipton-Haynes Living Historical Farm" in 1970, and noted that while it was believed to have been slave or servant's quarters,

¹²³ Michael Emrick, *Architectural Conservation Assessment* (1990). Located in the Tipton-Haynes files at the Tennessee Historical Commission (THC).

¹²⁴ *Tipton-Haynes Link*, 6, no. 1 (April 1992), Tipton-Haynes Historical Association Records.

¹²⁵ Minutes of the Board of Trustees, March 8, 1993, Box 1, Folder 4, "Tipton-Haynes Historic Site: Board of Trustees – minutes, agendas, financial reports, director's reports, etc. (1993)," William G. Cooper Collection, 1774-1999, Tipton-Haynes Historic Site.

¹²⁶ Tipton-Haynes files, THC.

¹²⁷ "Tipton-Haynes Historic Site: "The most historic site in Tennessee."" Undated interpretative brochure. The brochure lists a 615 area code for the site, which changed in 1995. It also does not show the enlarged visitor center, which was added in 1999.

he felt it was doubtful as he found no visible evidence of a chimney or fireplace.¹²⁸ It has also been interpreted as a woodshed.

Necessary



Figure 56. Necessary.

The necessary (Figure 56) is located northwest of the main house, between the sorghum shed and the loom house. It is a frame structure with stone pier foundation and a wood shingle roof. It measures 4'2" x 4'2".

Michael Emrick dates the structure to c. 1950.¹²⁹ It is possible that it was originally constructed in the 1930s. In 1991/1992, the building was in poor condition, and East Tennessee Maintenance measured the building. They then completely rebuilt the necessary in the likeness of the original structure.¹³⁰

¹²⁸ Russell Jones, "Report of Examination of the Tipton-Haynes Living Historical Farm" (1970), Series VI, Box 1, Folder 14, "Report of Examination of Tipton-Haynes Living Historical Farm . . . by Russell Jones (1970)," Tipton-Haynes Historical Association Records.

¹²⁹ Emrick, *Architectural Conservation Assessment*.

¹³⁰ *Tipton-Haynes Link*, 6, no. 1 (April 1992), Tipton-Haynes Historical Association Records.

Sorghum Shed and Furnace



Figure 57. Sorghum Shed.

The sorghum shed is a log frame shed (Figure 57). It measures 12'6" x 16'4". It was built in 2010 by the Holston Ruritan Club.¹³¹ It is northwest of the main house.



Figure 58. Sorghum Furnace.

¹³¹ *Tipton-Haynes Link*, 23 & 24 (Spring 2011): 6.

Smoke House



Figure 59. Smokehouse.

The smokehouse (Figure 59) is located north of the main house. The log structure has a stone pier foundation and a wood shingle roof. The logs have been chinked and daubed. It measures 9'2" x 18'2".

The interior of the smokehouse (Figure 60) has an earthen floor and exposed ceiling beams. Hooks for curing meat hang from the ceiling (Figure 61). The building is not currently used as a smokehouse, but is used to store some hoses and other miscellaneous landscaping items.



Figure 60. Interior of Smokehouse.



Figure 61. Hooks hanging from the Smokehouse ceiling.

The smokehouse was built in 1967 during the period of the first Tipton-Haynes restoration.¹³² It was the first building reproduced at that time, and was built in a traditional manner of construction and design.¹³³

George Haynes Slave Cabin



Figure 62. Front elevation of the George Haynes Slave Cabin, c. 1840.

A cabin on the property is denoted the George Haynes slave cabin, and is used to interpret slavery at the site (Figure 62). George Haynes is listed in the 1860 census as a slave belonging to Landon C. Haynes. According to interpretation at the site, family tradition states that George and Landon were half-brothers, sharing a father.¹³⁴ Evidence also indicates that George may have moved with Landon and his family to Memphis following the Civil War.¹³⁵ While the cabin is named after George Haynes, it must be noted that George Haynes never lived in this particular cabin on site.

The structure was built c. 1840 in the Boones Creek area of Washington County by Henry and Elizabeth Fox. It was built as a 16 x 22 cabin with a loft.¹³⁶ It was donated to Tipton-Haynes in 1999 by Stuart Wood. It was determined the cabin would be moved to the site and serve as the George Haynes slave cabin. There was originally a one and a half story single crib log slave cabin on site that was razed in 1968 due to

¹³² "Tipton-Haynes Historical Site: Restoration of Buildings (1966-1967)," Deakins Collection.

¹³³ Baratte, 128.

¹³⁴ "George Haynes (Slave)", Interpretative panel at Tipton-Haynes Historic Site.

¹³⁵ Susan Guinn Legg, "History Comes Home – Old Cabin Opens New Door on Haynes Heritage," Tipton-Haynes Vertical File, Archives of Appalachia, East Tennessee State University.

¹³⁶ Tipton-Haynes files, THC.

advanced deterioration.¹³⁷ The current cabin is sited near the original site of the Haynes' family slave cabin.¹³⁸



Figure 63. Rear elevation of George Haynes Slave Cabin

Exterior

The log slave cabin is located northeast of the smokehouse. It has a stone pier foundation and a wood shingle roof. The front elevation has two bays, one window and one single leaf wooden door. There is a wooden porch on the front of the cabin with a shed roof, square wooden posts, and a wooden floor. The dimensions of the structure are 22' x 15'9". The structure has an exterior stone and brick chimney.

¹³⁷ Ibid.

¹³⁸ Sue Guinn Legg, "History Getting Better at Tipton-Haynes Site," Tipton-Haynes Historic Site Vertical File, Archives of Appalachia, East Tennessee State University.



Figure 64. Front elevation of Fox cabin before it was moved to Tipton-Haynes to become the George Haynes Slave Cabin. Image courtesy the George Haynes Cabin Project Records Collection, Tipton-Haynes Historic Site.

Leatherwood, Inc. of Fairview, Tennessee performed the work of dismantling the Fox cabin at its location and moving to Tipton-Haynes. Once there, the cabin was then reassembled.¹³⁹ The Fox cabin no longer had extant chimneys. Two chimneys from abandoned home sites in Greene County, Tennessee were donated to Tipton-Haynes by Kenneth Jenkins of Bulls Gap, Tennessee. These chimneys were then used to build the chimney currently at the George Haynes Slave Cabin.¹⁴⁰ Prior to placing the cabin at Tipton-Haynes, the State Division of Archaeology performed testing to determine if any historic or prehistoric features would be disturbed by placing the Fox cabin at the site at Tipton-Haynes. No evidence of historic or prehistoric features was found.¹⁴¹ Several artifacts were recovered, however, such as an iron hook, an earthenware sherd, a white porcelain sherd, and a machine cut nail.¹⁴²

¹³⁹ Box 1, Folder 1, "Correspondence", George Haynes Cabin Project Records Collection, Tipton-Haynes Historic Site (hereafter cited as the Haynes Cabin Records).

¹⁴⁰ Donation Agreement, June 21, 2000, Box 1, Folder 1, "Correspondence," George Haynes Collection.

¹⁴¹ Mike Moore to Joseph Benthall, Division of Archaeology, Memo dated September 29, 1999, Box 1, Folder 1, "Correspondence," George Haynes Collection.

¹⁴² Ibid.



Figure 65. Rear elevation of the Fox cabin prior to its removal to Tipton-Haynes. Image courtesy the George Haynes Cabin Project Records Collection, Tipton-Haynes Historic Site.

Interior

The slave cabin contains one room on the lower level (Figures 66-67), with a ladder leading to a loft area (Figure 68). The room measures approximately 14'6" x 20'9". The ceilings are wood beamed and the floors are wide wood plank floors. A stone fireplace with a mantel is located on the south wall of the structure. The wood mantel is 4' tall and 7' wide. The fireplace is 7'6" wide and is 10" deep.



Figure 66. Interior of Slave Cabin.



Figure 67. Fireplace in Slave Cabin.



Figure 68. Ladder leading to loft in the Slave Cabin.

FARM OUTBUILDINGS DESCRIPTIONS

Double Crib Log Barn



Figure 69. Double-crib barn.

The double-crib log barn (Figure 69) is located northeast of the main house, and lies between the Visitor's Center and the main house. It is original to the farm. It has a wood shingle roof, a stone pier foundation, and there is no chinking between the logs. The west crib measures 24'8" x 24'5", and the east crib measures 24' x 22'4". The opening between the cribs measures 21'9".

The crib on the west side of the barn is one large room with a wooden ladder allowing access to the interior (Figure 70). It has a rough wood floor and is currently used for storage. The crib on the east side of the barn has been divided into two cribs. One has a wooden door and a wooden ladder, each allowing access to the interior. The floor is rough wood plank. The crib is currently used to store farm implements. The second section of this crib has an earthen floor, and is used to store hay.



Figure 70. Interior of Barn.

The original date of construction for the barn is the early 19th century.¹⁴³ When the State obtained full possession of the property in the 1960s, the barn was in poor condition (Figure 71). A decision was made to restore the barn, which was supervised in 1965 by George Grossman.¹⁴⁴ At that time, the building was photographed and dismantled. Any reusable logs were numbered. Replacement logs were made from virgin logs from Unicoi County, Tennessee. The barn was rebuilt and photographed. All logs in the structure were numbered again. The barn was then dismantled, and all logs were soaked in a preservative. The barn was then built for the final time, and a shingle roof was added.¹⁴⁵

¹⁴³ Emrick, *Architectural Conservation Assessment*.

¹⁴⁴ Baratte, 127.

¹⁴⁵ Ibid.



Figure 71. Barn before restoration in 1965. Image courtesy the Gertrude B. Deakins Collection, Tipton-Haynes Historic Site.

In 1999, the wood shingle roof was replaced, and all drooping log collar beams were replaced in 2008.¹⁴⁶

¹⁴⁶ Tipton-Haynes files, THC.

Corn Crib



Figure 72. Corn crib.

The log corn crib (Figure 72) is located southeast of the barn. It is original to the farm. It has a stone pier foundation and a wood shingle roof. There is no chinking between the logs. The cribs measure 9'2" x 18'2", and the opening between the cribs is 8'5" wide. There are early 20th century openings at the upper sections of the cribs, perhaps for hay storage.

The interiors of each pen had rough wood plank floors (Figure 73). The pens are currently used for storage of farm implement artifacts and wood.



Figure 73. Interior of one of the pens of the corn crib.

The corn crib has been dated to the early 19th century.¹⁴⁷ When the State gained full possession of the property, the corn crib was noted as being in fair condition (Figure 74). It was restored 1967 by Ralph Nelson and Jerry Bowman.¹⁴⁸ The wood shingle roof was replaced in 1999.¹⁴⁹

¹⁴⁷ Emrick, *Architectural Conservation Assessment*.

¹⁴⁸ Notes on restoration, Box 1, Folder 14, "Tipton-Haynes Historical Site: Restoration of Buildings (1966-1967)," Deakins Collection.

¹⁴⁹ Tipton-Haynes files, THC.

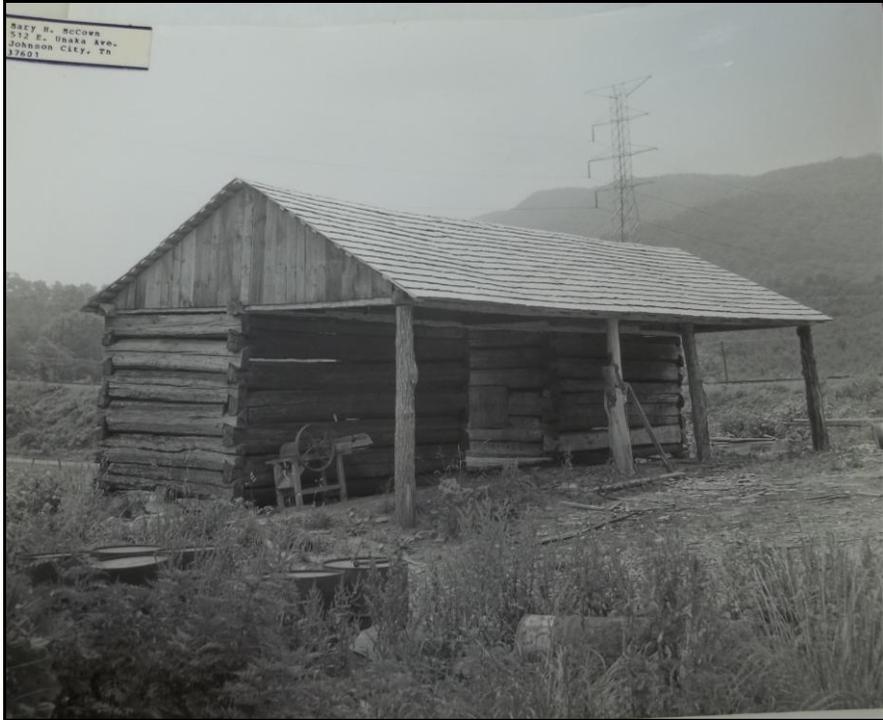


Figure 74. Corn crib during period of 1960s restoration of the property. Image courtesy the Mary Hardin McCown Collection, Tipton-Haynes Historic Site.

Pigsty



Figure 75. Pigsty.

The pigsty (Figure 75) is located northeast of the main house, and to the east of the double crib log barn. It has a stone pier foundation and a wood shingle roof. There is no chinking between the logs. It measures 16'2" x 7'11". It has been noted that the structure is a Smoky Mountains pen type built for protecting pigs from bears, rather than the type of pigsty more commonly associated with the area.¹⁵⁰ The pigsty may date to c. 1875.¹⁵¹ However, William W. Howell, an architect in Nashville, dated the structure to c. 1971 in a report in 1988.¹⁵² It was moved to the site c. 1971 from another location, possibly in North Carolina.¹⁵³ The interior of the pigsty (Figure 76) has rough wood plank floors. It is currently empty.

In 1997, volunteers at the site raised a new roof for the structure.¹⁵⁴ Five deteriorated logs of the structure were replaced in 1999.¹⁵⁵

¹⁵⁰ Russell Jones, "Report of Examination of the Tipton-Haynes Living Historical Farm," 4.

¹⁵¹ Emrick, *Architectural Conservation Assessment*.

¹⁵² Howell.

¹⁵³ David Goist, "Conservation Assessment Tipton-Haynes Historic Site" (1994), Series X, Box 1, Folder 5, "Conservation Assessment Program grant, 1994," Tipton-Haynes Historical Association Records.

¹⁵⁴ *Tipton-Haynes Link*, 11, no. 3 & 4 (1997), Tipton-Haynes Historical Association Records.

¹⁵⁵ Tipton-Haynes files, THC.



Figure 76. Interior of pigsty.

Still House



Figure 77. Still house.

The still house (Figure 77) is located east of the main house, and west of the cave and natural spring. The foundation consists of stone piers and the roof is wood shingle. The still house has been chinked and daubed. The original daubing was made of a mixture of mortar, red mud, and dyes, for easier upkeep and to mimic the effect of mud.¹⁵⁶ It measures 19'6" x 10". A replica of an 18th century still was built in the mid-1980s and placed in the still house (Figure 78).¹⁵⁷

The still house was built in c. 1965 as a reproduction. The exterior door was replaced in 1985, and the roof replaced in 1999.¹⁵⁸

¹⁵⁶ Baratte, 128.

¹⁵⁷ *Tipton-Haynes Historical Association Newsletter*, 6 (March 10, 1986), Box 2, Folder 4, "Tipton-Haynes Historical Association: Newsletters (1983-1985)," Deakins Collection.

¹⁵⁸ Tipton-Haynes files, THC.



Figure 78. Interior of Still House.

Spring House



Figure 79. Spring House.

The spring house (Figure 79) is located southeast of the still house. It has a stacked stone foundation and a wood shingle roof. Like the still house, the spring house is chinked and daubed. It measures 14'2" x 16'10".

The interior of the spring house has no floor (Figure 80), opening directly to the spring beneath. The door to enter the spring house is wood.



Figure 80. Interior of Spring House.

The spring house dates to c. 1965, and was built as a reproduction at the time of the first Tipton-Haynes restoration. The chinking was repaired in 1985, using a mortar coating of six parts brown creek sand, 4 parts hydrated lime, and 1 part mortar mix. The roof was replaced in 1999.¹⁵⁹

The State of Tennessee restored the spring and spring wall in 1953 (Figure 81). The dedication ceremony took place on November 16, 1953, presided over by Dr. Robert L. Kinkead of the Tennessee Historical Commission.¹⁶⁰ Mary Hardin McCown, a member of the Tennessee Historical Commission, presented the spring wall, and Dr. Dan M. Robinson, Chairman of the Tennessee Historical Commission, accepted the wall.¹⁶¹ The spring house obscures the spring wall.

¹⁵⁹ Tipton-Haynes files, THC.

¹⁶⁰ Program from Spring Wall Dedication, November 16, 1953, Box 1, Folder 8, "Tipton-Haynes Historic Site: Events (1953-1986)," Deakins Collection.

¹⁶¹ "Historical News and Notices," *Tennessee Historical Quarterly* 12, no. 4 (December 1953): 378.



Figure 81. Restored spring wall, 1953. Image courtesy the Mary Hardin McCown Collection, Tipton-Haynes Historic Site.

LANDSCAPE DESCRIPTION

The Tipton-Haynes Historic Site contains a variety of landscape features, including an old stage road, a battlefield, fences, commemorative markers, and other natural features.

Old Stage Road

An old stage road lies south of the main house, and remnants of the old stage road (and buffalo trail) are clearly visible from the front of the house. The remnants of the trail begin between the main house and the law office, and continue down the hill towards the limestone cave. A sign noting the location of the road is visible at the Buffalo Road end of the site.



Figure 82. Sign denoting the presence of the old stage road.

The road is located 31 feet from the front of the main house, and is 18.5 feet wide.

Battlefield



Figure 83. Battlefield area at Tipton-Haynes. The only battle of the State of Franklin was fought here.

The only battle fought during the period of the State of Franklin was fought at Tipton-Haynes historic site. The battlefield (Figure 83) lies east of the main house. In 1784, people in Washington, Sullivan and Greene counties assembled in Jonesborough, Tennessee to create a new state. This was known as the State of Franklin, and John Sevier was chosen as governor.¹⁶² Although initially supporting the movement, John Tipton soon split and opposed the new state. Tipton and Sevier participated in a series of disagreements over the State and the militia. In 1788, Colonel Tipton had the sheriff, Jonathan Pugh, seize several slaves belonging to John Sevier in satisfaction of a judgment.¹⁶³ Sevier gathered a group of supporters and went to Tipton's house to reclaim his property. A skirmish ensued. Two men were killed, including Jonathan Pugh, and two of Sevier's sons were captured, although they were later released.¹⁶⁴ The battlefield remains today.

¹⁶² Corlew, "John Sevier," 839.

¹⁶³ West, 981.

¹⁶⁴ Ibid.

Herb Garden



Figure 84. Herb garden located behind the main house.

An herb garden (Figure 84) is located east of the ell porch of the main house. The planting of an herb garden was an early project at Tipton-Haynes Historic Site. It was first proposed in 1973, and the Shady Oaks Garden Club planted one by the kitchen porch of the main house. It remained in place until Fall of 1990, when the garden had to be removed during the house renovation/stabilization. A new herb garden was planted in 1991.¹⁶⁵

Orchard

An apple orchard is west of the law office, between the law office and the adjoining suburban neighborhood. John J. Baratte notes, in his article regarding the original restoration of the site in 1965, that Dr. and Mrs. William Preas planted an apple orchard at the time of the restoration.¹⁶⁶ In 1998, further apple trees were planted in the orchard.¹⁶⁷

¹⁶⁵ *Tipton-Haynes Link* 5, no. 3 (Summer 1991), Tipton-Haynes Historical Association Records.

¹⁶⁶ Baratte, 128.

¹⁶⁷ Tipton-Haynes files, THC.

Limestone Cave and Nature Trail



Figure 85. Limestone cave at the Tipton-Haynes Historic Site.

Farther east of the battlefield and main house is a limestone cave (Figure 85) and nature trail (Figure 86). The cave is limestone, and has been the subject of several archaeological digs. James Needham and Gabriel Arthur, early explorers, are said to have camped in the cave in 1673, and Daniel Boone may have camped in the cave in 1760, when he came to the area.¹⁶⁸

The Holston Valley Grotto surveyed the caves in December 1981 and found the caves to contain fractured Knox Dolomite, and noted that the larger cave is characterized by a myriad of entrances.¹⁶⁹ A map of the cave was also drawn at this time, as noted in Figure 88.

¹⁶⁸ Stahl, 209.

¹⁶⁹ Anne Whittemore, "Trip Report: Freeze Out at Catbird Creek," (Winter 1984), Series XI, Box 1, Folder 4, "Cave & Catbird Creek, 1984 and undated," Tipton-Haynes Historical Association Records.

The nature trail was an early addition to the site. Minutes from the Board of Trustees meeting on November 4, 1974, indicate that a nature trail and bird sanctuary was to be laid out in the wilderness area of the site, beyond the cave. The Monday Club was to do the work.¹⁷⁰ The trail is now called the “Andre Michaux Trail,” and is a self-directed trail for site visitors. The trail guide lists different types of plants encountered on the trail. The trail contains a number of wooden steps and handrails.



Figure 86. Nature Trail.

There is a covered pavilion at the end of the trail with storyboards highlighting the types of plants found on the trail, and showing Michaux’s North American journeys (Figure 87).

¹⁷⁰ Minutes of the meeting of the Board of Trustees, November 4, 1974, Series II-A, Box 1, Folder 3, “Board of Trustees: Minutes (1965-1970),” Tipton-Haynes Historical Association Records.



Figure 87. Pavilion on the Nature Trail. Storyboards explain Andre Michaux.

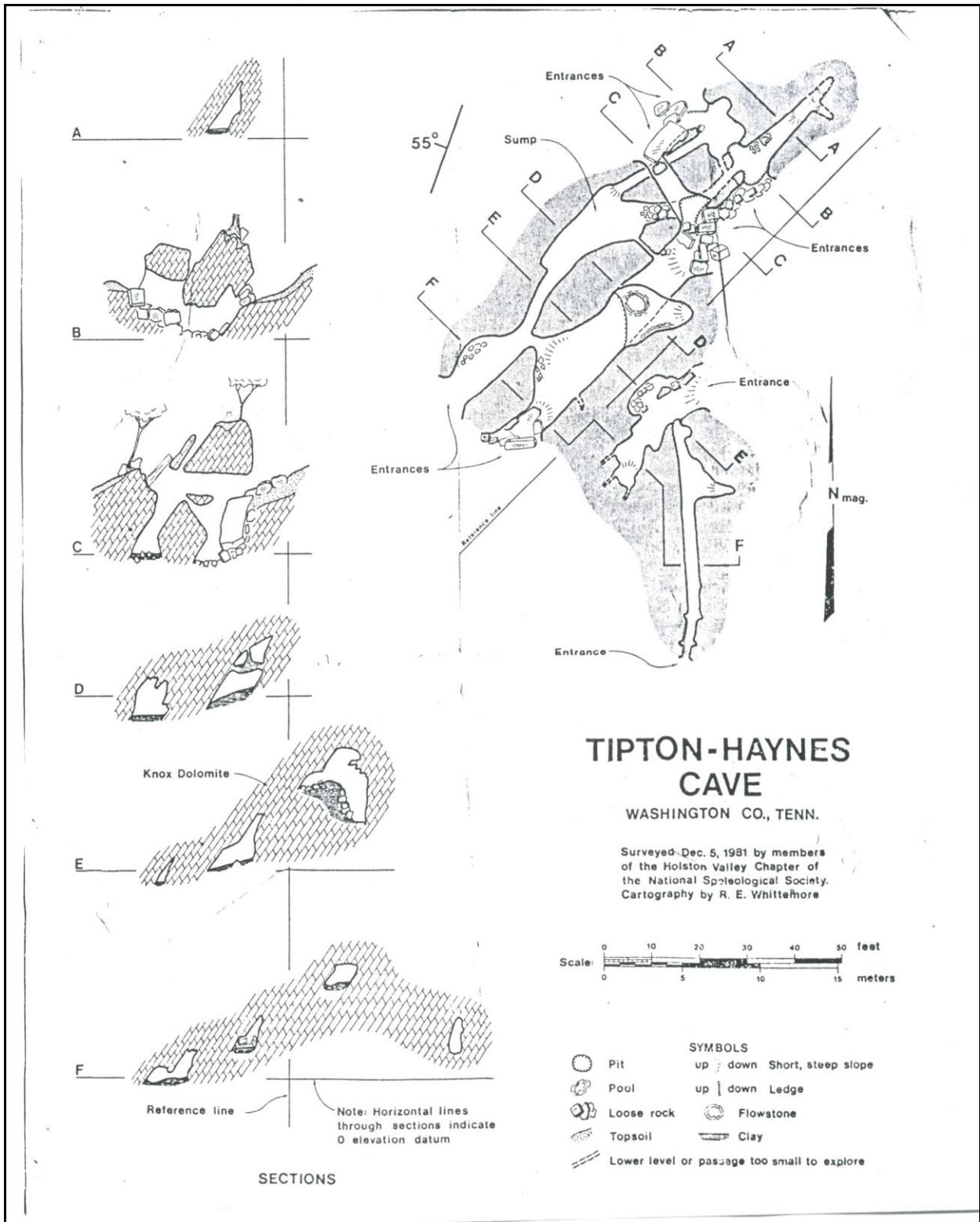


Figure 88. Map of Tipton-Haynes Caves, found in the Tipton-Haynes Historical Association Records.

Commemorative Markers



Figure 89. Marker at South Roan Street Entrance, dedicated 1946.

Several commemorative markers dot the landscape of the site. At the entrance to the site, off Roan Street, north of the main house, is a large four-sided marker dedicated in 1946 (Figure 89). Remine Memorial Company of Winnsboro, South Carolina made the monument at a cost of \$2,400.¹⁷¹ Judge Samuel Cole Williams dedicated the monument on October 12, 1946 during a Sesquicentennial celebration. Williams at that time was the Chairman of the Tennessee Historical Commission and the force behind the purchase of the site in 1944.¹⁷² The Science Hill High School band played “Dixie” while General Howell, a former Commander-in-Chief of the Confederate Veterans unveiled the monument (Figure 90). Benjamin Harrison Taylor II, a great-great-nephew of Landon C. Haynes and the grandson of Governor Alfred Taylor performed a solo of “God Bless America.”¹⁷³ Reverend Dr. Ferguson Wood, of the First Presbyterian Church of Johnson City, gave the benediction, and Reverend W.F. Blackard of Bristol, Tennessee gave the invocation. Governor Jim McCord also participated in the dedicatory event.¹⁷⁴

¹⁷¹ “Plans Complete for Unveiling of Tipton-Haynes Monument”, Series VII-A, Box 1, Folder 1, “Newspaper Clippings (1939-1945-1946-1952),” Tipton-Haynes Historical Association Records.

¹⁷² *Tipton-Haynes Vertical File*, Archives of Appalachia, East Tennessee State University.

¹⁷³ Program from the unveiling of the Monument, October 12, 1946, Box 8, Folder 25, “Tipton-Haynes Historic Site: Unveiling of the Monument at the Tipton-Haynes Place (12 Oct. 1946),” McCown Collection.

¹⁷⁴ “Plans Complete for Unveiling of Tipton-Haynes Monument”, Series VII-A, Box 1, Folder 1, “Newspaper Clippings (1939-1945-1946-1952),” Tipton-Haynes Historical Association Records.



Figure 90. General Howell laying the wreath on the monument, October 12, 1946. Image courtesy the Mary Hardin McCown Collection, Tipton-Haynes Historic Site.

The four sides of the monument commemorate four periods of Tennessee history – Colonial Period, Revolutionary Period, Period 1791-1815, and the Civil War. The Colonial Dames of America, the Daughters of the American Revolution, the U.S. Daughters of 1812, and the United Daughters of the Confederacy aided the Tennessee Historical Commission in funding the monument.¹⁷⁵ The four societies paid for one-half the cost of the monument while the State Historical Commission paid for half the cost of the monument.¹⁷⁶ The monument is surrounded by a flowerbed and a low stone wall.

¹⁷⁵ Ibid.

¹⁷⁶ “Plans Complete for Unveiling of Tipton-Haynes Monument”, Series VII-A, Box 1, Folder 1, “Newspaper Clippings (1939-1945-1946-1952),” Tipton-Haynes Historical Association Records.



Figure 91. Members of the UDC at the unveiling of the monument in 1946. Image courtesy the Mary Hardin McCown Collection, Tipton-Haynes Historic Site.

As you enter the Visitor Center area, there is a large stone with a bronze tablet on it (Figure 92). This tablet is north of the barn and main house, and is located between the barn and the Visitor Center. The Tennessee Society of the Daughters of American Colonists erected the marker in 1975, and it was dedicated in September 1975.¹⁷⁷ It commemorates the 1673 visit by James Needham and Gabriel Arthur, the first English-speaking visitors to the area. It also commemorates the 1760 visit by Daniel Boone, who may have camped in the cave on site. Those present at the marker dedication included Mrs. William H. Clark, Regent, Captain Jacob Womack Chapter; Mrs. James H. Burke, Honorary National Vice President, DAC; Mrs. Chapman Thompson, Recording Secretary, National Society DAC; Mrs. James B. Harrison, Tennessee State Regent, DAC; Mrs. Russell Hillis, Tennessee Bicentennials Chairman for DAC; and Carl Jones, President of Tipton Haynes Living Farm.¹⁷⁸ Jess Johnson, the president of Milligan College, spoke at the event.¹⁷⁹

¹⁷⁷ Carl A. Jones Papers, Archives of Appalachia, East Tennessee State University.

¹⁷⁸ Ibid.

¹⁷⁹ "Historical News and Notices," *Tennessee Historical Quarterly* 34, no. 4 (Winter 1975): 427.

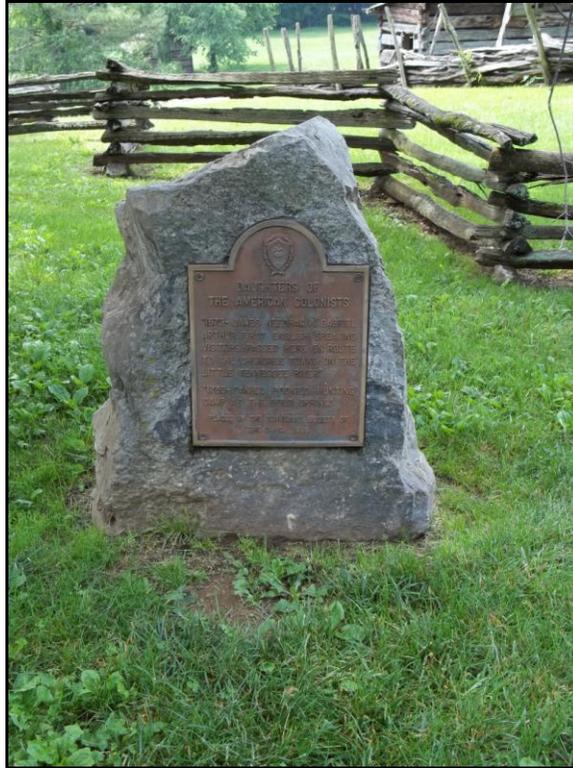


Figure 92. Marker erected by the Daughters of American Colonists outside the Visitor Center.

A marker, commemorating French botanist Andrew Michaux, is located at the South Roan Street entrance to the site, north of the main house (Figure 93). He visited Colonel Tipton and spent the night at the farm on at least two occasions. The marker was dedicated in 2007. State Senator Rusty Crowe and U.S. Representative David Davis were present at the marker dedication.¹⁸⁰ A marker commemorating the history of the site is also located at the South Roan Street entrance (Figure 94).

¹⁸⁰ Tipton-Haynes Vertical File, Archives of Appalachia, East Tennessee State University.

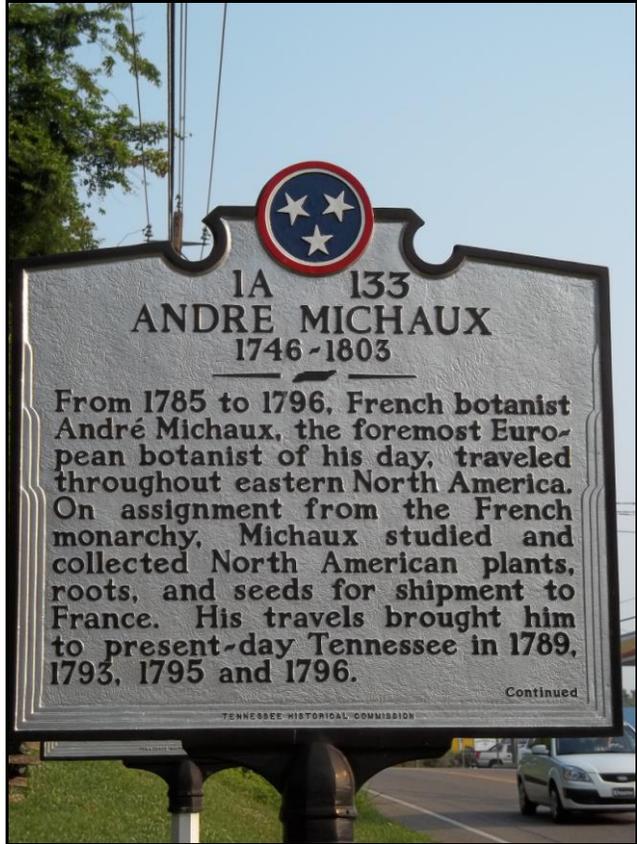


Figure 93. Marker commemorating Andre Michaux.

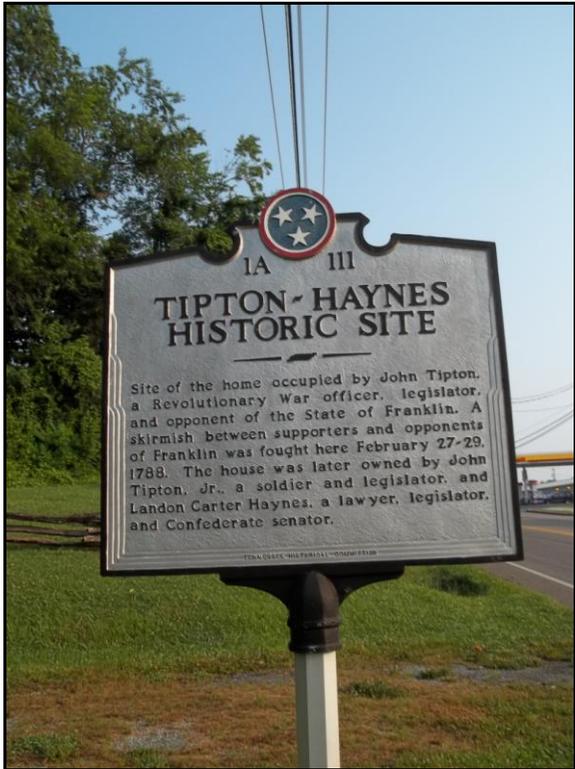


Figure 94. Marker commemorating the site, located at the South Roan Street entrance.

In 2010, Joseph B. Tipton, a great-great-great-great grandson of Colonel John Tipton, donated fifteen millstones to the site, now located at the Visitor Center entrance (Figure 95). The Visitor Center, and the millstones, are north of the main house. The stones were collected from grist mills in Hawkins County, Tennessee.¹⁸¹ Also located at the Visitor Center entrance is the Civil War Trails marker commemorating Landon Carter Haynes (Figure 96).



Figure 95. Millstones outside the Visitors Center.

¹⁸¹ *Tipton Haynes Link 23 & 24*, (Spring 2011): 7.



Figure 96. Civil War Trails marker commemorating Landon Carter Haynes.

There is a stone obelisk at the foot of the steps at the front of the house and a similar obelisk at the steps to the ell porch (Figure 97). The obelisks were donated along with the millstones by Joseph Tipton to the site in 2010.



Figure 97. Stone obelisk located at the front porch.

Pond of Peace



Figure 98. Pond of Peace.

The pond in the spring area is known as the Pond of Peace, and is surrounded by several brick benches (Figure 98). The pond and spring area are located northeast of the main house. A commemorative plaque on one of the benches denotes that it is dedicated to William Preas, an early volunteer and board member. A short ceremony was held on July 19, 1970, to accept ownership of the benches from the Preas family.¹⁸²

Fences

Split rail fences dot the landscape of the site. A split rail fence denotes the boundary of the property in front of the main house, at Buffalo Road. There are also split rail fences that surround and denote the domestic complex, both north and east of the main house (Figure 99). The current split rail fence at Buffalo Road was constructed in 1997.

¹⁸² Faith Stahl to Tipton-Haynes Historical Association Board Members, July 6, 1970, Series III, Box 1, Folder 7, "Correspondence (1970)," Tipton-Haynes Historical Association Records.



Figure 99. Split rail fence at Tipton-Haynes Historic Site.

Cemetery



Figure 100. Tipton-Haynes Cemetery, located on Arroyo Drive.

The Tipton-Haynes Cemetery (Figure 100) is located in the Garland Acres subdivision on Arroyo Road, between houses 303 and 305, approximately 0.4 mile from

the site. The cemetery is owned by the State of Tennessee, as part of the Tipton-Haynes site, and consists of 0.677 acres.¹⁸³ A low split-rail fence denotes the entrance to the cemetery.

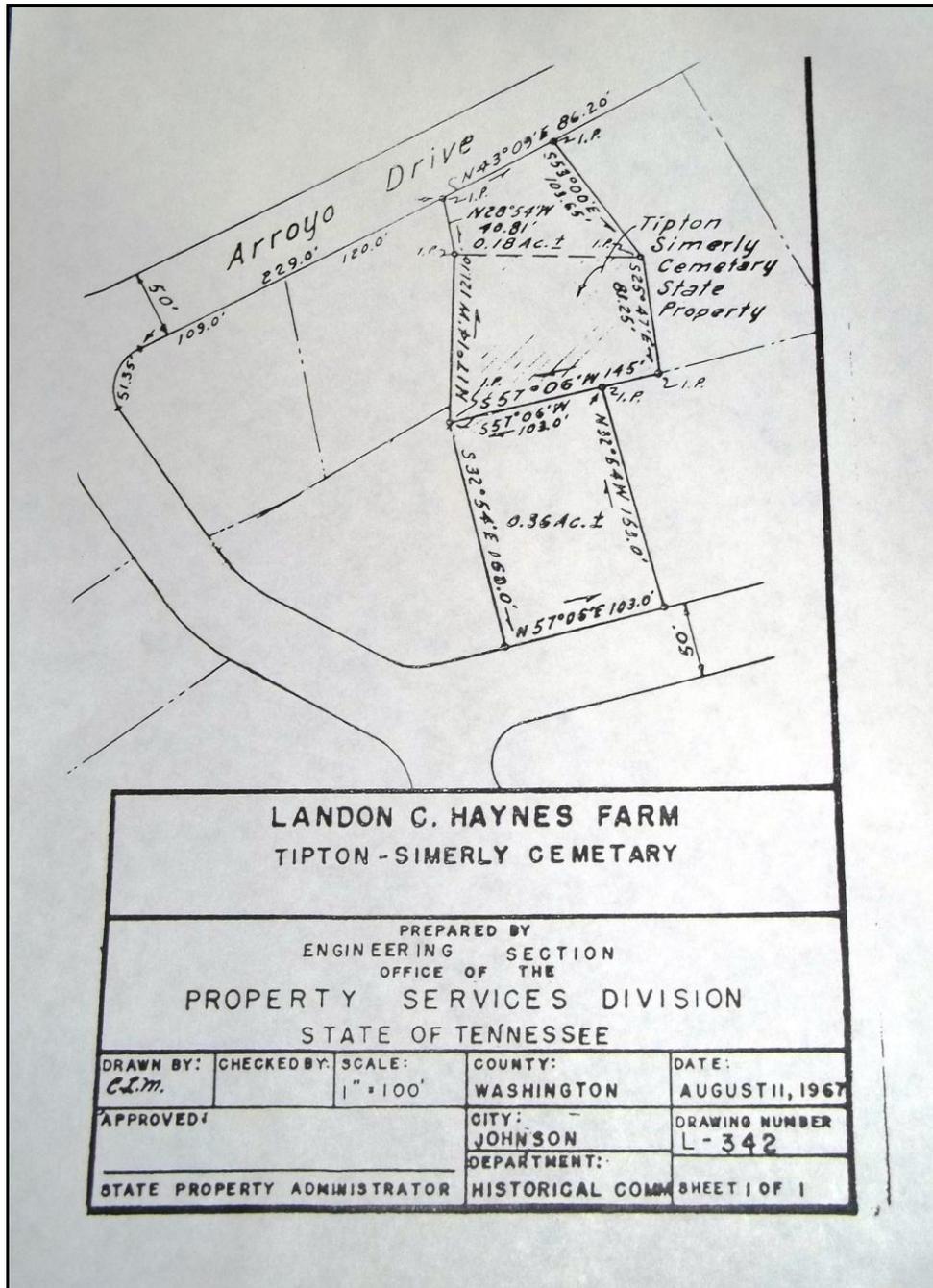


Figure 101. Plat of the Cemetery, Tipton-Haynes Historical Association Collection.

There are eighteen marked graves, and a number of unmarked graves (Figure 103). In 1991, a group of students from the Governor's School for Tennessee Studies at

¹⁸³ Howell.

East Tennessee State University conducted archaeological testing at the cemetery. They found that many of the graves in the cemetery were unmarked and that the extent of the cemetery is unknown.¹⁸⁴ The testing concluded that the Tipton family members are buried on a small knoll with the graves facing east.¹⁸⁵ It was also determined that graves belonging to the Haynes family were oriented differently than the graves of the Tipton family.¹⁸⁶ It was also determined that two graves were very close to the current boundary of the cemetery, and that additional burials may extend beyond the current boundaries of the cemetery.¹⁸⁷

Colonel Tipton is buried here, along with several members of the Gifford and Simerly families. The marker for Colonel Tipton was dedicated during the site's Tri-Centennial Celebration, on April 28, 1974 (Figure 102).¹⁸⁸ The cemetery is in good condition.

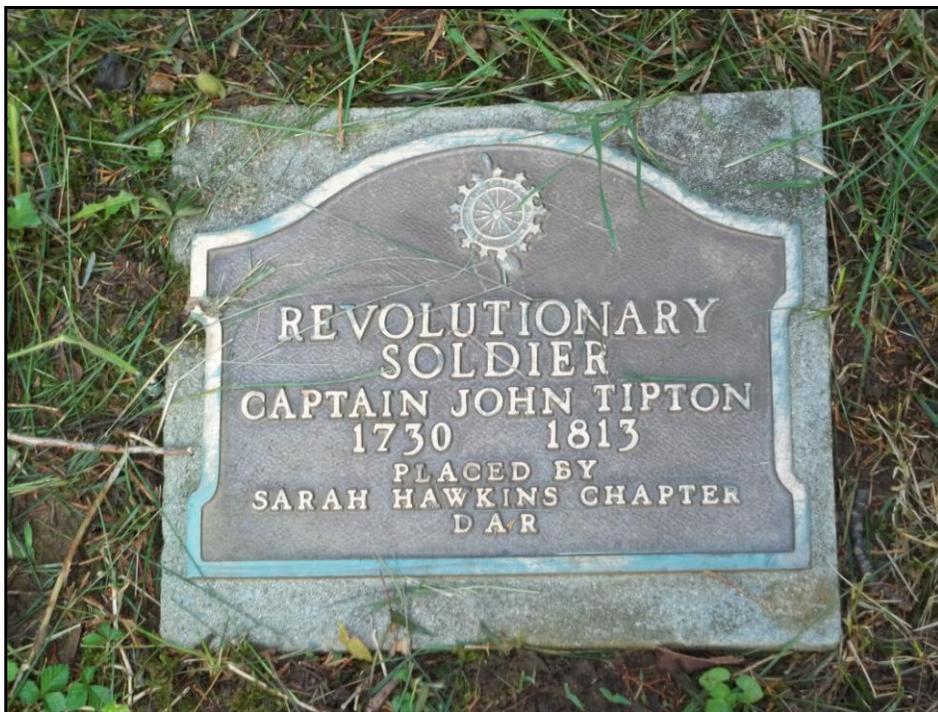


Figure 102. Marker for Colonel John Tipton.

¹⁸⁴ Amy Lambeck Young, "Archaeological Testing of the Tipton-Haynes Cemetery by Students in the Governor's School for Tennessee Studies," *Tennessee Anthropological Association Newsletter* 18, no. 4 (July-August 1993): 1.

¹⁸⁵ *Ibid.*, 4.

¹⁸⁶ *Ibid.*

¹⁸⁷ *Ibid.*

¹⁸⁸ Invitation for Tri-Centennial Celebration, April 27-28, 1974, Box 1, Folder 24, "Tipton-Haynes Historical Association: Correspondence (1970-1976)," Deakins Collection.



Figure 103. Sunken grave, denoting an unmarked grave.

NEEDS ASSESSMENT AND MAINTENANCE RECOMMENDATIONS

MAIN HOUSE EXTERIOR

The exterior of the main house is in fair condition overall. There are several concerns about moisture and water damage to multiple elevations of the house, which are discussed in more detail below. The entire dwelling needs to be painted in the near future, as there is peeling paint at all elevations.

South Elevation

The south elevation has seen water damage, and has clapboards that need repair or replacement in several areas. The area to the right of the porch, at the southeast corner, seems to have sustained the most water damage (Figure 104), as water from the porch roof is damaging the clapboard in that area. At the time of a site visit on July 7, 2011, the clapboards were more damaged (Figure 105). In addition to water damage, there appears to be termite damage as well (Figure 106). A thorough termite inspection is warranted.



Figure 104. Water damage to the south elevation. Clapboards are in need of repair/replacement.



Figure 105. Damaged clapboards as of July 7, 2011.



Figure 106. Close-up of damage beneath the clapboards, south elevation of the main house.

The front porch floor boards are uneven in places that could allow a visitor to the site to stumble and injure him or herself (Figure 107).



Figure 107. Porch floor, South elevation. Uneven floorboards.



Figure 108. Detail of front porch, showing wood coming off the porch floor.

The balusters and railings of the front porch are peeling badly (Figure 109), and should be painted within the next two years.



Figure 109. Peeling paint on the front porch balusters of the main house.

The bracketing on the downspout on this elevation is loose and should be repaired (Figure 110). Additionally, the downspouts should be connected to the leaders at this elevation, to ensure that water is taken away from the house.

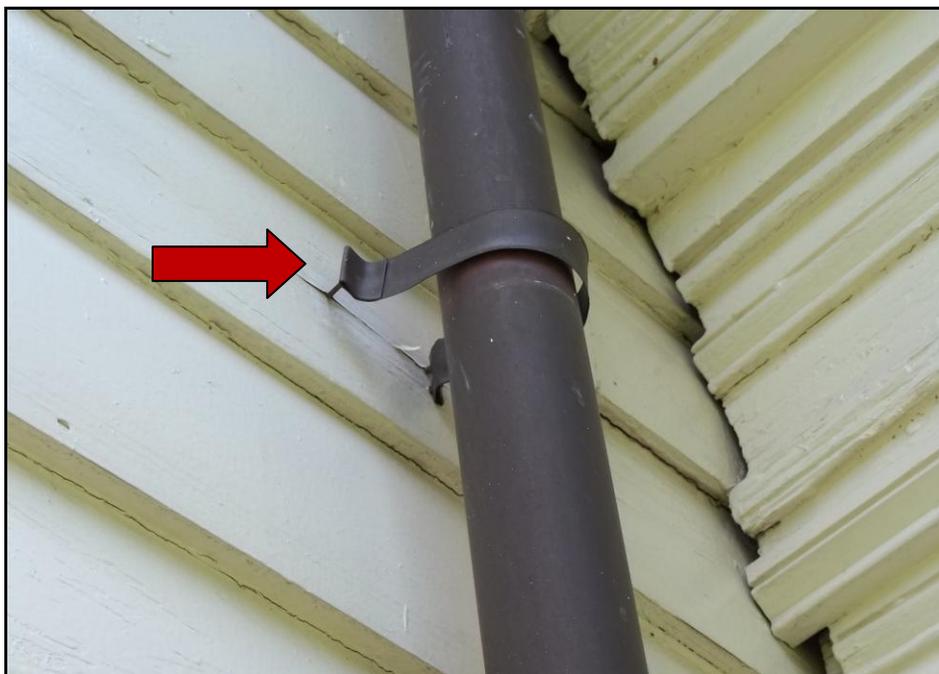


Figure 110. Loose bracketing on the downspout on the South Elevation.

East Elevation

The east elevation of the main house has sustained water damage, particularly around the stone chimney (Figure 111). The chimney also needs repair, as it appears to be collecting water and thereby rotting out the adjoining clapboards. The paint is also peeling on several of the clapboards.



Figure 111. Rotted and damaged clapboards at the East Elevation.

The brick steps leading to the basement kitchen at this elevation are missing several bricks on the top step (Figure 112). This should be repaired to prevent injuries to site visitors.



Figure 112. Missing bricks on the steps leading to the basement kitchen, East elevation.

There may be mold or mildew growing on the clapboards above the basement kitchen door (Figure 113).



Figure 113. Mold/Mildew on the clapboards above the basement kitchen door.

North Elevation

Other than some peeling paint (Figure 114), the north elevation of the main house is in good condition. Additionally, a downspout is missing on the corner near the stone chimney, and should be replaced (Figure 115).

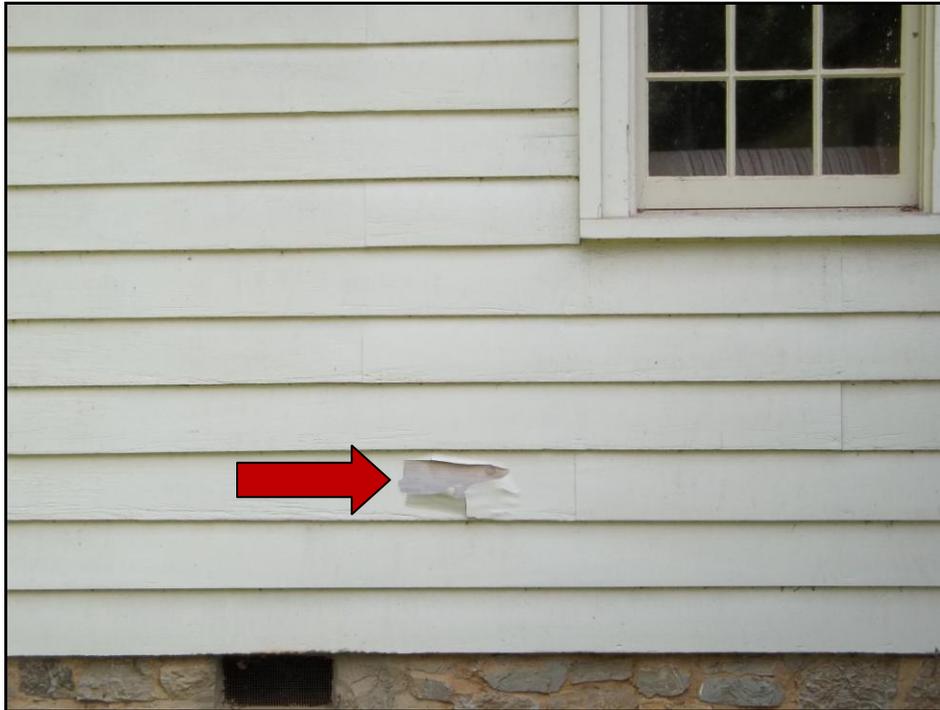


Figure 114. Peeling paint, North Elevation of main house.



Figure 115. Missing downspout.

West Elevation

The west elevation of the main house has a moisture problem, and moisture is pooling on the ground. Several clapboards are in need of repair or replacement (Figure 117). There is also peeling paint (Figure 116).



Figure 116. Peeling paint, West elevation.

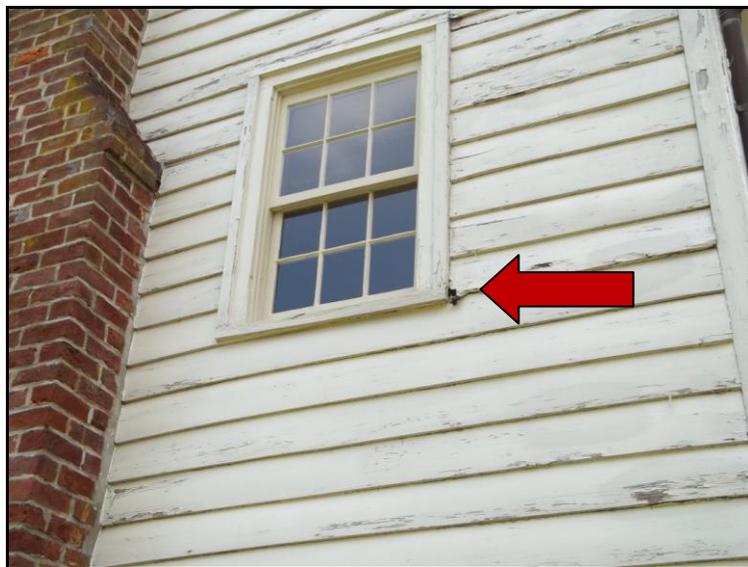


Figure 117. Damaged clapboards, West elevation.

Rear Ell Addition - East

The east elevation of the rear ell addition has water pooling and congregating on the ground. The downspouts should be connected to the leaders so remove water away from the foundation (Figure 118).

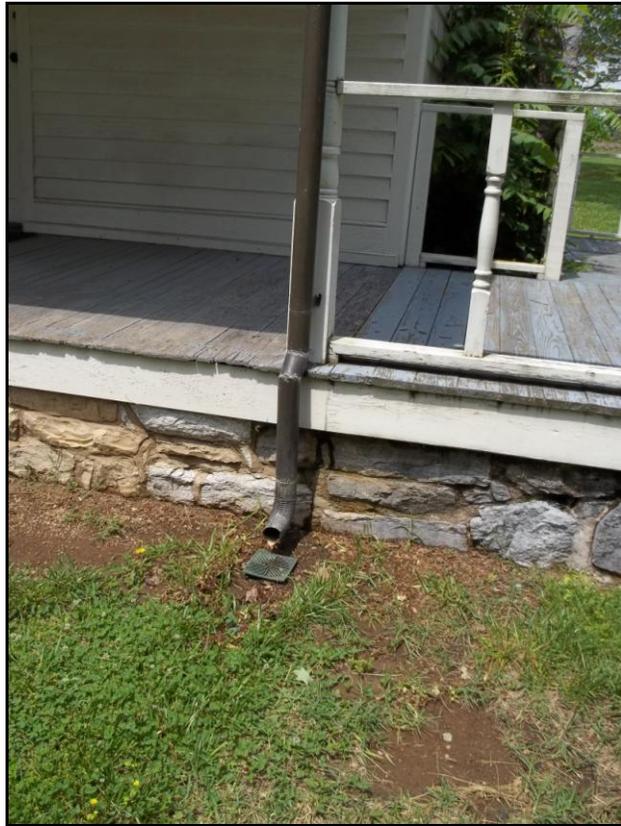


Figure 118. Area where water pools at the Rear EII Addition, East elevation

The floorboards on the porch at this elevation are also uneven in places and in need of paint (Figure 119). The unevenness represents a safety hazard for visitors.

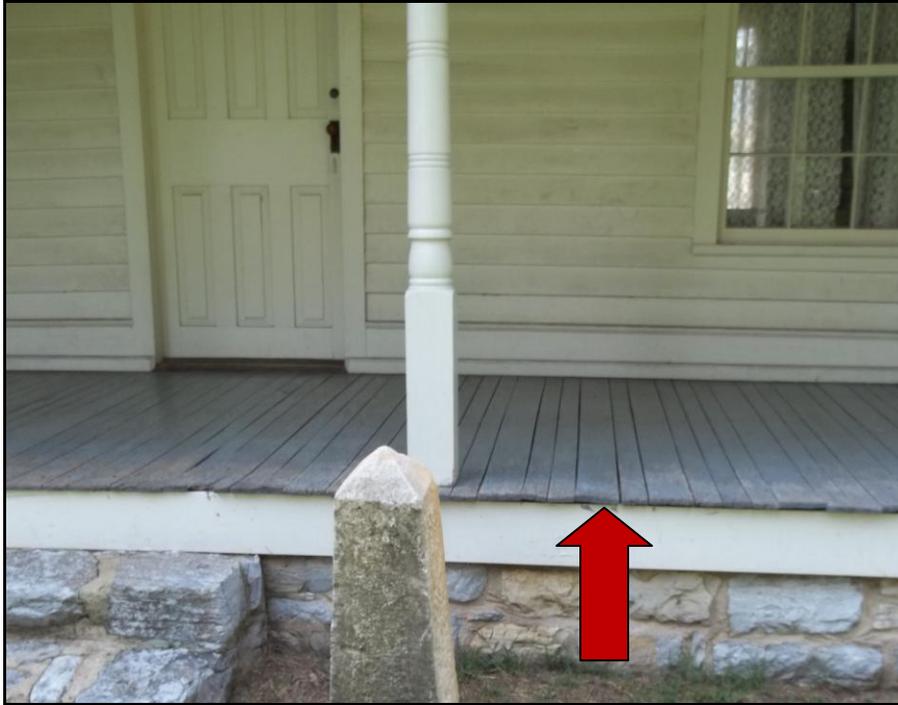


Figure 119. Uneven porch floorboards, Rear Ell Addition, East elevation.

Rear Ell Addition – North

The handicap ramp at the north elevation of the rear ell addition is in need of paint (Figure 121). Some of the clapboards around the chimney are in need of repair (Figure 120).



Figure 120. Clapboard in need of repair, Rear Ell Addition, North elevation.



Figure 121. Peeling paint on the handicap ramp balusters.

Rear Ell Addition – West

The west elevation of the rear ell addition has some loose clapboards that need to be fixed (Figure 122). There are also several holes in the foundation stones that

allow animals to enter the structure (Figure 123). These holes need to be patched soon so that animals do not continue entering the building and building nests. The holes should be patched with hardware cloth so that the squirrels cannot eat through it, as they can eat through mesh.



Figure 122. Loose clapboards, West elevation of the Rear EII Addition.

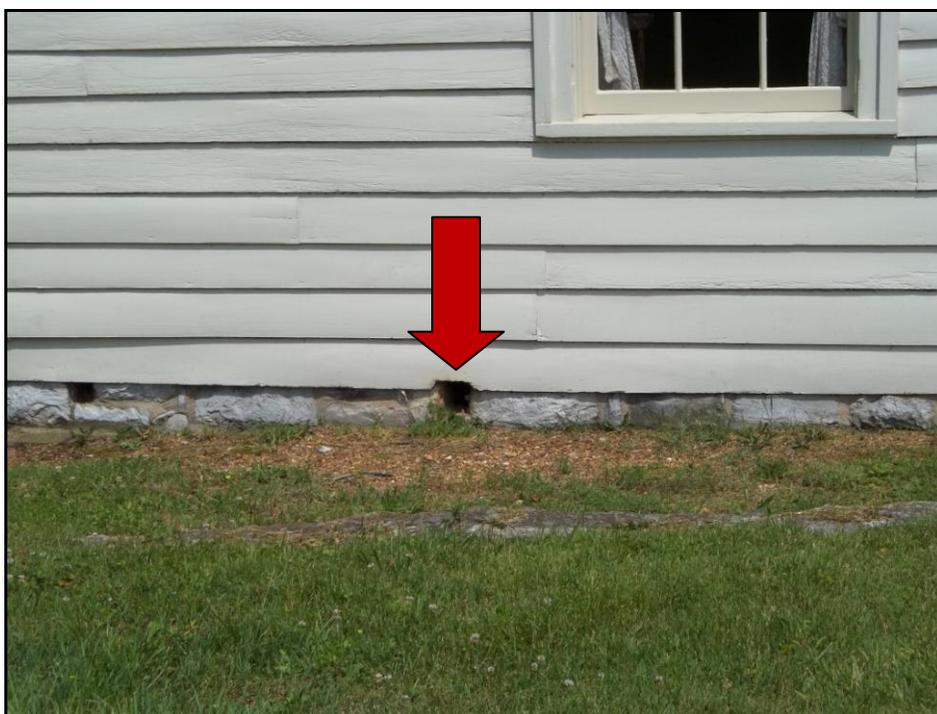


Figure 123. Holes in foundation of West elevation of Rear EII Addition. Small rodents have been spotted entering the house at this location.

The window sills on the west elevation of the rear ell addition are rotting. These sills should be replaced. Also at this elevation is a gas meter and gas line. If this is not functioning, this should be capped for safety. Additionally, there are wires running from the house that should be placed in conduit (Figure 124).



Figure 124. Wires running from the main house. These wires should be placed in conduit for safety purposes.

Maintenance Recommendations – Main House Exterior

Elevation	Within One Year	Within Five Years	Long-Term
South	<ul style="list-style-type: none"> –Repair termite damage –Have a thorough termite inspection –Repair or replace water damaged clapboards –Tighten loose bracketing on downspouts –Connect downspouts to leaders 	<ul style="list-style-type: none"> –Determine what is causing the water from the porch roof to pool and collect on this elevation. Install more effective guttering or flashing. –Paint porch railings and balusters –Replace uneven front porch boards –Paint 	<ul style="list-style-type: none"> –Monitor the moisture so that long term damage to the house does not continue. Remove all the clapboard. Inspect the materials beneath for damage. Repair any damage. Install new clapboard.
East	<ul style="list-style-type: none"> –Repair the water damage to the stone chimney –Replace damaged clapboards –Replace missing brick step leading to basement kitchen –Remove mold/mildew from clapboards and determine the cause the moisture problem 	<ul style="list-style-type: none"> –Determine what is causing water to pool around the chimney. –Paint 	
North	<ul style="list-style-type: none"> –Replace missing downspout 	<ul style="list-style-type: none"> –Paint 	
West	<ul style="list-style-type: none"> –Install better downspouts and grading to direct water away from the foundation –Repair and replace damaged clapboards –Place wires in conduit for safety 	<ul style="list-style-type: none"> –Paint 	

Elevation	Within One Year	Within Five Years	Long-Term
	<ul style="list-style-type: none"> -Cap the gas line if gas no longer runs to the house 		
Rear Ell – East	<ul style="list-style-type: none"> -Repair/replace uneven porch floorboards -Install more grading and downspouts to direct water away from the building 	<ul style="list-style-type: none"> -Paint porch 	
Rear Ell – North	<ul style="list-style-type: none"> -Repair/replace clapboards near chimney 	<ul style="list-style-type: none"> -Paint handicap ramp 	
Rear Ell - West	<ul style="list-style-type: none"> -Repair/replace loose clapboards -Patch holes in foundation so animals will not enter building. -Repair rotting window sills. 		

MAIN HOUSE INTERIOR

The interior of the main house is in fair to good condition. Much of the needs described below are more indicative of wear on the site than of major conservation needs.

First Floor Interior

Entryway

The entryway is in fair condition. The wood trim around the doors to the sitting room, the parlor, and the front door all shows signs of excessive wear (Figure 125).



Figure 125. Wearing of wood trim around the door frames in the Entryway.

Sitting Room

The sitting room is in fair condition. It is in need of paint, and like the entryway, the wood trim around the doors and windows has become quite worn (Figure 126). It can be patched with wood fillers if necessary.

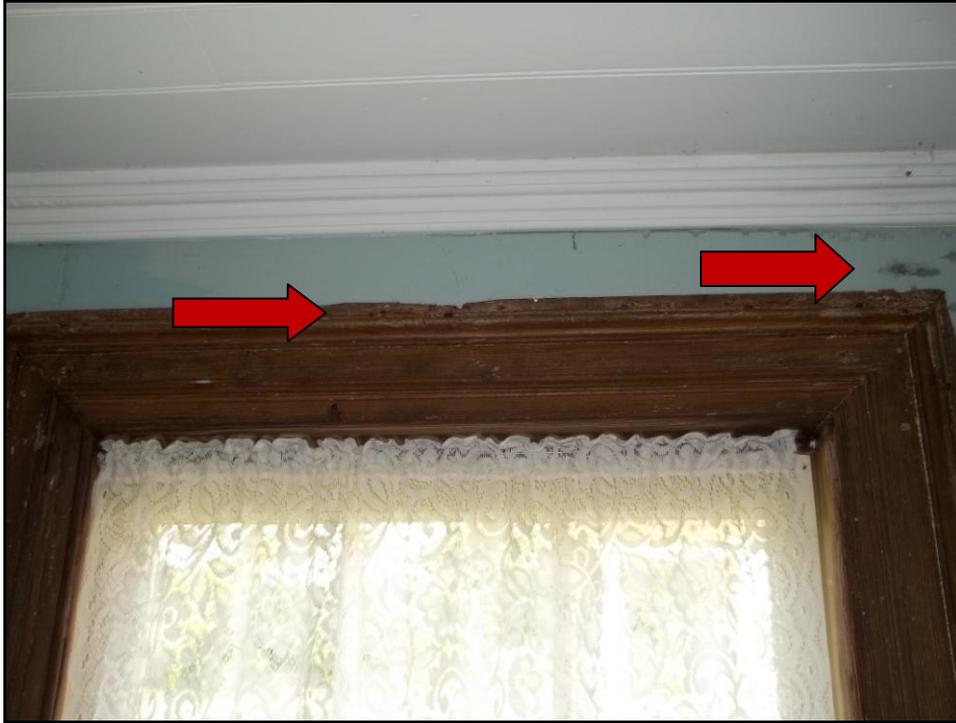


Figure 126. Sitting room. Note the wear in the wood trim, and the stained walls in need of paint.

A concern in the sitting room, and in many of the rooms of the main house, is the amount of dust, cobwebs, and other dirt present in the house (Figure 127). Sherry Butcher-Youngmans notes in *Historic House Museums* that insects and rodents can devastate collections.¹⁸⁹ Dust also is a concern, as she notes that dust particles can be abrasive and are a cause of damage to artifacts, textiles, and art.¹⁹⁰

¹⁸⁹ Sherry Butcher-Youngmans, *Historic House Museums: A Practical Handbook For Their Care, Preservation, and Management* (New York: Oxford University Press, 1993), 105.

¹⁹⁰ *Ibid.*, 122.



Figure 127. Cobwebs on a chair in the Sitting Room. Also, note the heavy dust on the floor in the background.

Parlor

The parlor is in fair condition. It is in need of paint in the near future (Figure 128). As noted with the sitting room, the parlor was quite dusty and there were many cobwebs and bugs present in this room (Figure 129).

It should also be noted that the sun is fading the curtains and furnishings in this room (Figure 130). Care should be taken to rotate artifacts to prevent excessive sun damage. Additionally, the house does not appear to be climate controlled, which can damage the Shaver portraits in this room.

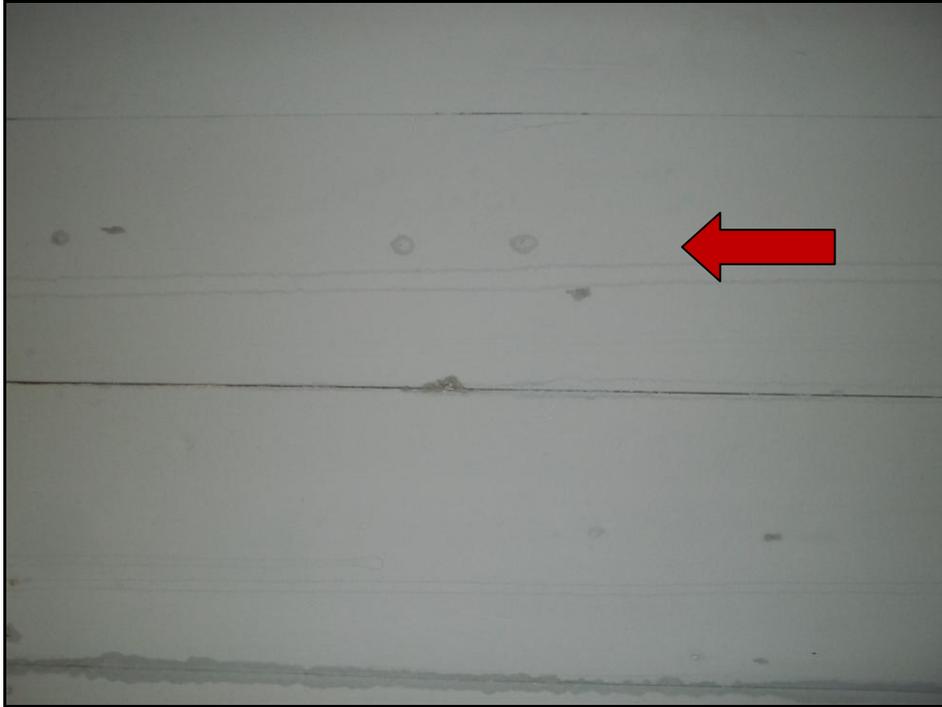


Figure 128. Parlor wall in need of paint.



Figure 129. Cobwebs and dust in the Parlor. Note the bugs in the cobwebs.



Figure 130. Faded furnishings in the Parlor. It should be noted that the curtains usually remain drawn, and were only opened to photograph the room.

Enclosed Porch

The enclosed porch is in fair to good condition. It is in need of paint (Figure 131). The log section of the original house is present in this room, and one of the logs has a long split in it. The split appears to be old, and the wood should be monitored yearly, to note whether new splits occur or if current splits become larger. The room appears to currently be used for storage of looms and spinning wheels. Other interpretative uses of this room should be explored.

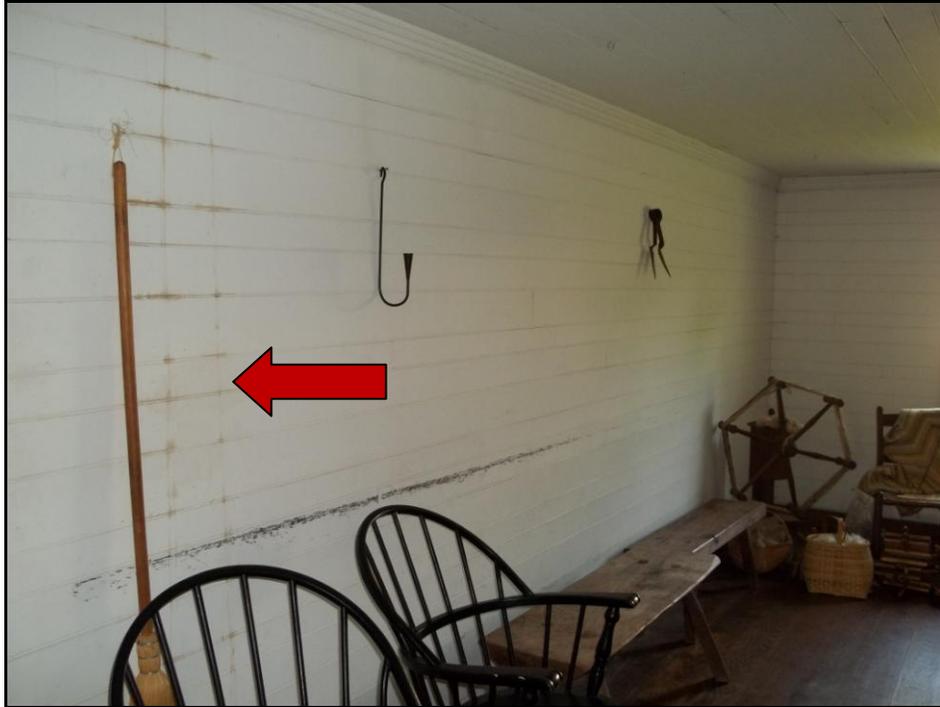


Figure 131. Areas of the Enclosed Porch in need of paint.



Figure 132. Splits in the logs in the Enclosed Porch.

Butlers Pantry/Nursing Room

The butler's pantry is in fair to good condition with two exceptions. There are a few holes in the ceiling which need to be patched (Figure 133). In addition, there is

some sort of debris hanging from the ceiling (Figure 134). This is most likely a squirrel's nest, or the nest of some other rodent that has nested in the house. The nest should be removed and an exterminator called to remove any such pests in the house.

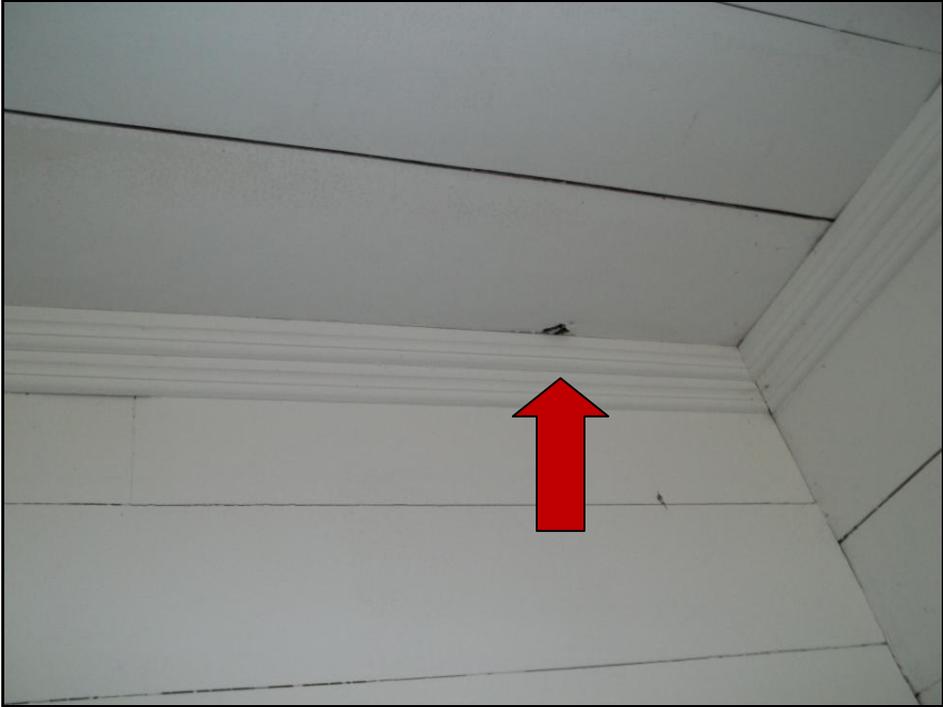


Figure 133. Hole in the ceiling.



Figure 134. Debris hanging from ceiling of Butler's Pantry.

Dining Room

The dining room is in fair condition. Like several other rooms, it needs to be painted (Figure 135). There is also a gap between the ceiling and the wall in the corner of the room adjoining the butler's pantry (Figure 136).



Figure 135. Peeling paint in the Dining Room.



Figure 136. Gap between the wall and the ceiling in the Dining Room.

There is also some separation of ceiling boards occurring (Figure 137), which indicates a potential venting problem.



Figure 137. Separation of the ceiling in the Dining Room.

Kitchen

The kitchen is in fair condition. It needs to be painted, and loose boards need to be replaced. There are some gaps between the ceiling and the wall, adjacent to the dining room that needs to be repaired (Figure 138).



Figure 138. Loose boards in need of repair, and gaps in need of repair in the Kitchen.



Figure 139. Debris and loose ceiling boards in the Kitchen.

Also of concern are the loose ceiling boards and debris hanging from the ceiling in the kitchen (Figure 139). The boards need to be removed, the animal nest removed, and the ceiling repaired. It is possibly caused by vermin, such as raccoons or squirrels, entering and living in the main house.

Second Floor Interior

Bedroom 1 (West)

Bedroom 1 is in largely good condition (Figure 140). It needs to be painted.



Figure 140. Bedroom 1.

Bedroom 2 (Center)

Bedroom 2 is in good condition (Figure 141). It needs to be painted within the next five years. However, there are some artifacts in this room which may need attention. A print of James Madison is hanging on the south wall. This portrait is in poor condition and appears to be deteriorating. It needs to be placed in a climate-controlled area.



Figure 141. Bedroom 2 should be painted within the next 5 years.

Bedroom 3 (Master Bedroom)

Bedroom 3 is in fair condition. It needs to be painted, and there are several gaps in the wall boards needing repair (Figure 142). Like the sitting room and dining room downstairs, this room was quite dusty and dirty (Figure 143). Of particular concern is the rope bed in the room. It appears the mattress is stuffed with straw or hay, and is acting as a bug magnet. In addition, the coverlet on the bed in this room has a large hole in it, possibly damaged by the sun (Figure 144). This highlights the need to rotate the artifacts in the house so that they do not receive more sun damage, and the need to better care for the artifacts in general.

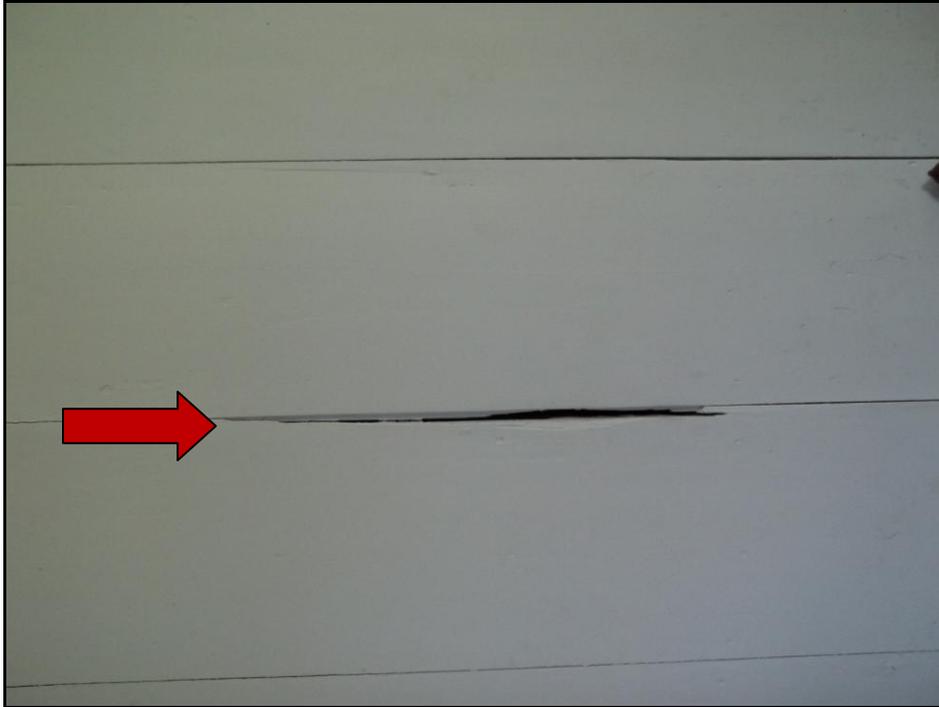


Figure 142. One of the gaps in the wall of Bedroom 3 that need repair.



Figure 143. Cobwebs and dust in Bedroom 3.



Figure 144. Hole in the coverlet on the bed in Bedroom 3.

Basement Kitchen

The basement kitchen is in fair shape. It is dank and a bit dusty. As it is dank, it may need to be assessed for mold and water damage.

Maintenance Recommendations-Main house Interior

Room	Within One Year	Within Five Years	Long-term
Entryway		<ul style="list-style-type: none"> -Replace worn trim around doors and windows 	
Sitting Room	<ul style="list-style-type: none"> -Thoroughly clean and remove all dust and cobwebs 	<ul style="list-style-type: none"> -Replace worn trim around doors and windows -Paint 	
Parlor	<ul style="list-style-type: none"> -Thoroughly clean and remove all dust and cobwebs -Rotate furnishings to lessen sun damage -Place the Shaver portraits in a climate-controlled room to prevent deterioration. 	<ul style="list-style-type: none"> -Paint 	
Enclosed Porch		<ul style="list-style-type: none"> -Paint 	<ul style="list-style-type: none"> -Monitor the cracks in the log wall. The cracks should be measured every 6 months to ascertain whether the cracks are growing.
Butler's Pantry	<ul style="list-style-type: none"> -Remove the ceiling planks and remove the animal nest. -Repair cracks and holes in the walls 	<ul style="list-style-type: none"> -Paint 	
Dining Room	<ul style="list-style-type: none"> -Determine whether there is a venting problem in this room. -Repair ceiling near the ceiling vents -Repair the gaps between the ceiling and the wall 	<ul style="list-style-type: none"> -Paint 	

Room	Within One Year	Within Five Years	Long-term
Kitchen	<ul style="list-style-type: none"> -Repair loose boards -Repair gaps between ceiling and wall -Remove the ceiling planks and remove the animal nest. -Have an exterminator remove the vermin from the house 	-Paint	
Bedroom 1 (West)		-Paint	
Bedroom 2 (Center)	-Remove the James Madison print and store in a climate-controlled room.	-Paint	
Bedroom 3 (Master)	<ul style="list-style-type: none"> -Thoroughly clean and remove all dust and cobwebs -Repair gaps in the wall -Remove the straw mattress from the bed -Rotate artifacts to prevent further sun damage. 	-Paint	
Basement Kitchen	-Thoroughly clean and remove all dust and cobwebs.	-Assess for mold and water damage	

LAW OFFICE

Law Office Exterior

The building is in good condition generally, but there are several areas that need to be addressed. The building needs to be secured from rodents and pests entering and causing damage by placing hardware cloth over the openings (Figure 145). A squirrel was noted entering the building on June 8, 2011 through a hole in the stone foundation. Animals could cause great damage to the structure, and care should be taken to secure the building from them.

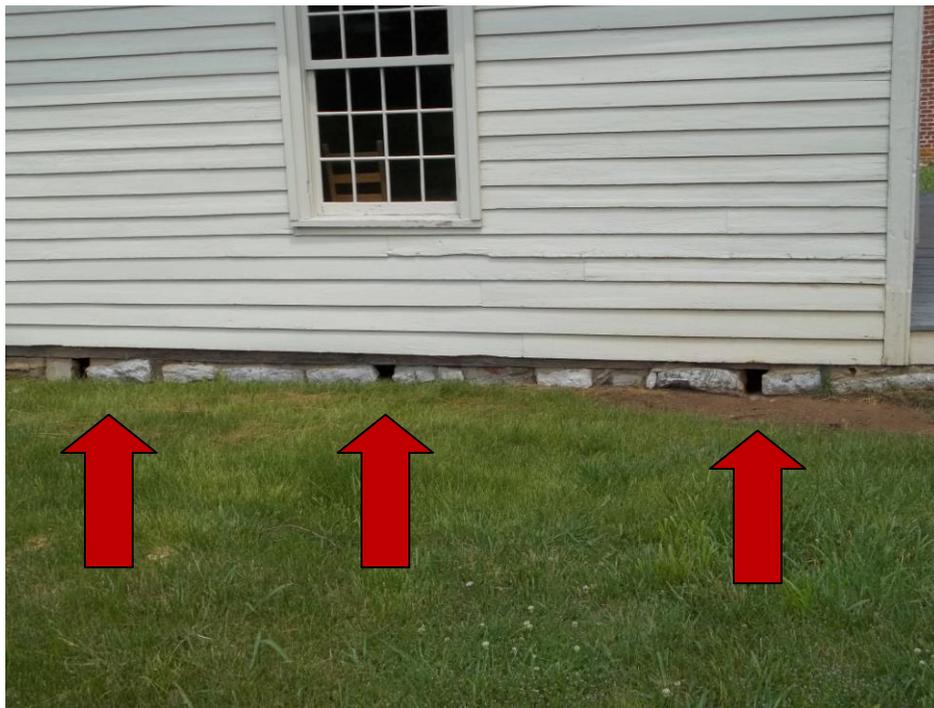


Figure 145. Holes in the foundation through which rodents may enter the structure.

The front porch of the law office has loose floor boards in several places, which could cause visitors to the site to stumble (Figure 146). The porch floor is also in need of paint.



Figure 146. Loose floorboard on the law office porch.

There are no downspouts installed at the gutters at the rear of the law office (Figure 147). Downspouts should be installed to carry water away from the foundation of the structure.



Figure 147. Lack of downspouts at the rear of the law office.

Law Office Interior

The interior of the law office is in good condition. It is in need of paint, but no other concerns were noted. It does not appear that the interior of the law office is climate controlled, which could be a concern for the long-term care of the Shaver portraits in the law office. Ideally the canvases should be placed in a climate controlled area.

Maintenance Recommendations-Law Office

Structure

Exterior

Within One Year

- Patch holes in foundation so that vermin cannot enter the building.
- Repair/replace loose floor boards at the porch floor
- Install downspouts at the gutters at the rear of the law office

Within Five Years

- Paint the porch

Long-term

Interior

- Paint

DOMESTIC COMPLEX OUTBUILDINGS

Loom House

The building is in fair condition. One concern is that the roof is bowed because the moss on the shingles is too heavy for the roof (Figure 148). The moss should be removed in the near future. When it is time to replace the roof, perhaps replacing it with a tin roof may help the moss issue.



Figure 148. Moss on the roof of the Loom House. The roof is bowing in places from the weight of the moss.

There is a drainage issue at the back corner of the structure that will need to be fixed. The foundation at the back of the structure is in need of repair, as the structure is tilting (Figure 149). The entire structure should be raised, as it is too low to the ground.



Figure 149. View of the Loom House, appearing to tilt to one side.

Vegetation is growing beneath the building, and this needs to be removed as soon as possible. There are also a few loose boards on the structure needing repair (Figure 151).



Figure 150. Back corner of the Loom House. Foundation work is needed at this corner.



Figure 151. Loose boards on the end of the Loom House.

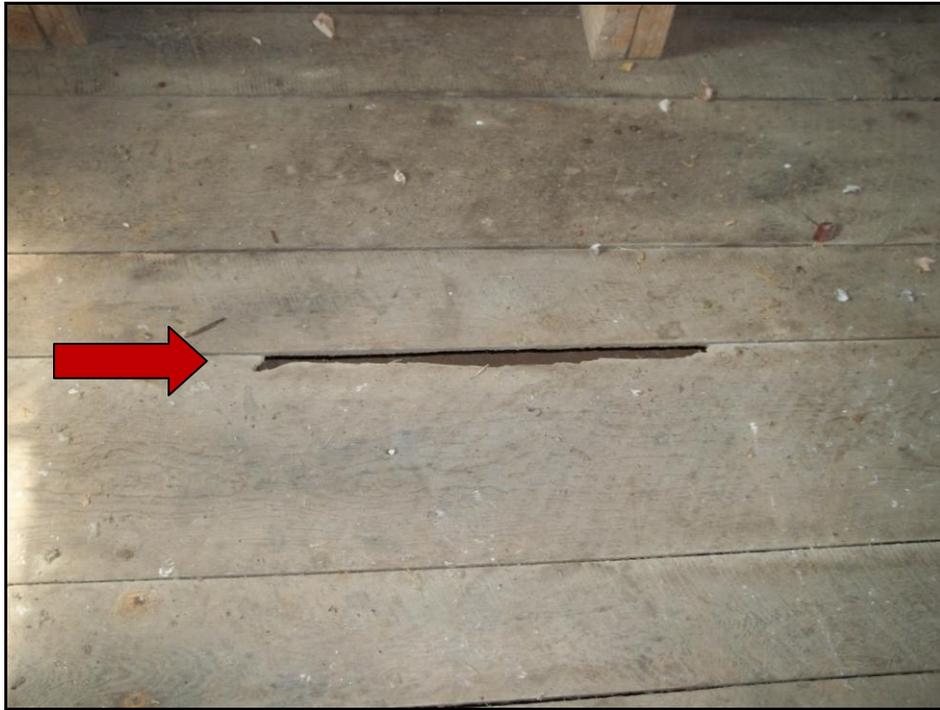


Figure 152. Floorboard in need of repair, Loom House interior.

The floor in the loom house has some holes in it that will need repair soon (Figure 152).

Necessary

The necessary is in good condition at the current time. When it is time to replace the roof, it may be more appropriate to replace it with a tin roof.

Smokehouse

The smokehouse is in fair to good condition. Like the loom house, the moss on the roof is a concern, as it is more weight than the roof can bear (Figure 153). There are also a few missing shingles on the roof (Figure 154).



Figure 153. Detail of the smokehouse roof. Note the excessive growth of moss on the roof.



Figure 154. Missing shingles on the smokehouse.

There is some missing chinking on the north end of the building, which is minor (Figure 155).



Figure 155. Missing chinking on north end of Smokehouse.

Sorghum Shed

The sorghum shed is a recent construction, and is in excellent condition.

George Haynes Slave Cabin

The George Haynes slave cabin is in good condition. The floorboards on the porch show some signs of warping, and should be repaired and replaced as needed (Figure 156). Two rodent holes to the cabin need to be closed so that animals do not enter the building (Figures 157-158).



Figure 156. Floor boards of the slave cabin beginning to warp.



Figure 157. One of the two rodent holes into the cabin.



Figure 158. The second of two rodent holes into the cabin.

The overhanging floor ends on the exterior need to be trimmed so that they are flush with the cabin (Figure 159). As they remain, they will collect water and rot over time. A simple v-shaped gutter should be placed on the rear of the house, as the water off the rear is not controlled. This gutter can be a simple wooden gutter.



Figure 159. Overhanging floor ends on the Haynes slave cabin.



Figure 160. Chimney of the slave cabin.

While not a repair concern, the chimney is incorrect on the cabin (Figure 160). A slave cabin would not have had a stone and brick chimney. It would have had a catted chimney, one that could be pushed away from the house if it caught on fire. A long term recommendation is replacing the chimney with a more historically appropriate chimney.

Also incorrect is the porch. Most slave cabins would not have had a covered porch as seen on this cabin. A long-term recommendation is to remove the covered porch from the front of the structure.

Maintenance Recommendations-Domestic Outbuildings

Structure	Within One Year	Within Five Years	Long-term
Loom House	<ul style="list-style-type: none"> -Trim overhanging branches to reduce moss growth -Repair/replace loose boards -Repair rear foundation -Raise the structure -Replace any rotted or deteriorated roof shingles -Remove vegetation beneath structure -Repair holes in floor 	<ul style="list-style-type: none"> -Replace roof 	<ul style="list-style-type: none"> -Keep the tree near the structure trimmed to inhibit further moss growth
Smoke House	<ul style="list-style-type: none"> -Trim overhanging branches to reduce moss growth -Replace missing shingles 	<ul style="list-style-type: none"> -Replace roof -Replace missing chinking 	<ul style="list-style-type: none"> -Keep the tree near the structure trimmed to inhibit moss growth
Necessary			<ul style="list-style-type: none"> -Replace roof with a more appropriate tin or metal roof.
George Haynes Slave Cabin	<ul style="list-style-type: none"> -Close the two rodent holes into the cabin -Trim the overhanging floor ends so that they are flush with the house -Install a v-shaped gutter on the rear of the structure to collect water 	<ul style="list-style-type: none"> -Replace/repair rotted or warped porch floorboards 	<ul style="list-style-type: none"> -Replace chimney with a catted chimney -Remove porch covering
Sorghum Shed			

FARM OUTBUILDINGS

Double Crib Log Barn

The barn is in good condition. The ladder leading to the divided pen is not sturdy, and should be replaced in the near future, as it poses a safety risk (Figure 161).



Figure 161. Ladder that needs to be replaced at the barn. It could pose a safety hazard if a visitor climbs it.

There are also a number of dirt dauber nests that need to be removed (Figure 162). Additionally, the wood being stored in the large, single crib should be removed as it attracts termites.



Figure 162. Dirt dauber nests in the barn.

Corn Crib

The corn crib is in fair condition. There is deterioration of the floor at the rear of the breezeway (Figure 163). This should be repaired soon.

The foliage is of concern in relation to this building. The north wall of the corn crib has water damage as the foliage keeps that end of the structure shaded in such a way that the wall is unable to dry fully (Figure 164).



Figure 163. Deterioration to floor boards in the breezeway.



Figure 164. Moisture damage to the end wall. Note the close-hanging foliage.

The roof of the corn crib is bowing from the weight of the moss on the roofing shingles (Figure 165). This will need to be repaired.



Figure 165. Roof sagging on the corn crib from the weight of the moss.

Some logs on the corn crib are splitting, and should be monitored closely to make sure they do not continue to split (Figure 166).



Figure 166. Split in logs of corn crib.

There are several dirt-dauber nests in the corn crib. These nests should be removed, as insects can be a threat to historic buildings, particularly log structures. The wood that is being stored in one of the cribs should also be removed so that it will not attract termites..

Pigsty

The pigsty is in fair to good condition. Several roof rafters have ends that are deteriorating, and they may need to be replaced soon (Figure 167). As with the corn crib, several dirt dauber nests need to be removed from the structure (Figure 168).



Figure 167. Deteriorated ends to roof rafters, pigsty.



Figure 168. Dirt dauber nests, pigsty.

Still House

The still house is in good condition. There was a bee infestation on the corner of the building that should be monitored and taken care of. There is some minor chinking

missing on the structure (Figure 169), and there are a few missing shingles at the ridgeline of the roof (Figure 170).



Figure 169. Missing chinking on Still house.



Figure 170. Missing shingles at roof line.

There is too much foliage growing in front of the structure (Figure 171). Not only does it make it difficult to approach the structure, it is not good for the structure either. This needs to be trimmed back as soon as possible, including the branches that are touching the roof of the structure (Figure 172).



Figure 171. Overgrown foliage in front of the Still House.

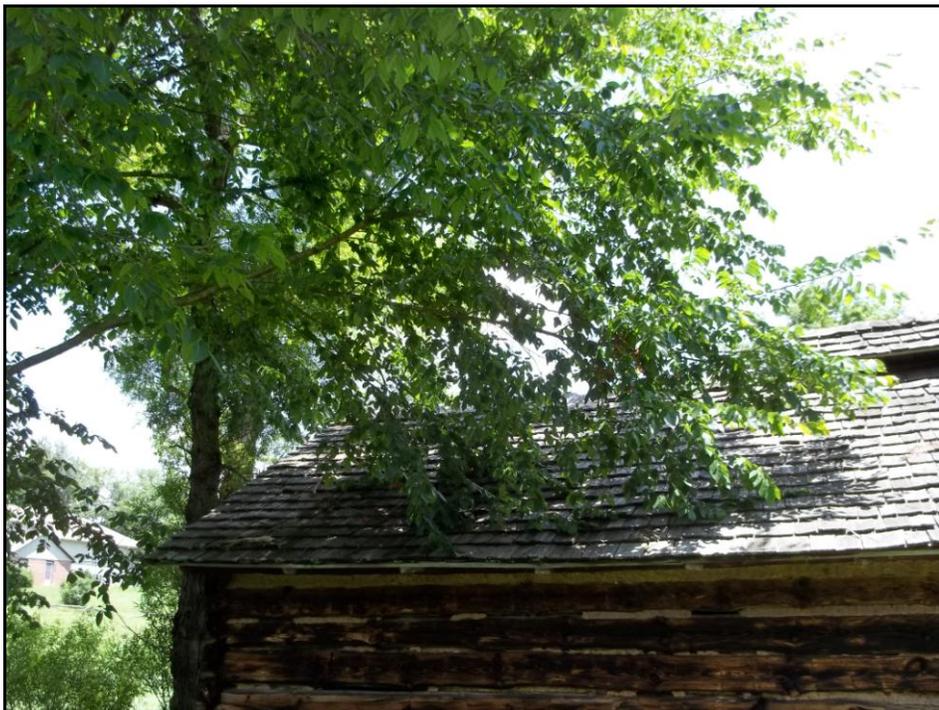


Figure 172. Branches touching the roof of the Still House.

A long-term question concerning the still house is whether it is a priority to keep the building at the site. Along with the spring house, it sits away from a majority of the buildings at the site.

Spring House

The spring house is in good condition. The area around the spring house was not well mown at the time of inspection. To encourage visitors to the structure, as it is separated from the main complex, the area should remain well mown. As with the other log buildings, all dirt dauber nests should be removed (Figure 173).



Figure 173. Dirt dauber nests in the Spring House that need to be removed.

Maintenance Recommendations-Farm Outbuildings

Structure	Within One Year	Within Five Years	Long-term
Double crib log barn	<ul style="list-style-type: none"> -Trim bushes around the structure -Replace log ladder on the divided pen -Remove dirt dauber nests -Remove any wood being stored in the barn. 		
Corn crib	<ul style="list-style-type: none"> -Repair floor at rear of breezeway -Trim overhanging trees -Repair any deteriorated roof shingles -Remove dirt dauber nests -Remove any wood being stored in the corn crib. 	<ul style="list-style-type: none"> -Replace roof -Monitor the splits in the logs 	
Pigsty	<ul style="list-style-type: none"> -Replace deteriorating roof rafters -Remove dirt dauber nests 		<ul style="list-style-type: none"> -Monitor logs for deterioration.
Still house	<ul style="list-style-type: none"> -Replace missing shingles at the ridge line -Trim foliage surrounding the structure. 	<ul style="list-style-type: none"> -Replace missing chinking 	<ul style="list-style-type: none"> -Investigate bee infestation. -Determine if it is a priority to retain this building at the site
Spring house	<ul style="list-style-type: none"> -Keep the area around and to the spring house well mowed to encourage visitors to come to the building. -Remove the dirt dauber nests. 		

LANDSCAPE

Old Stage Road

The old stage road lies thirty-one feet from the front of the main house. A sign denotes the road, and portions of the roadbed are still visible (Figure 174). To preserve the roadbed, the site should continue in keeping things out of the road bed.



Figure 174. Remnants of old road bed, sloping away from the house towards the natural spring.

Boundary of property between Law Office and Adjoining Neighborhood

There is an adjoining suburban neighborhood to the west of the law office. Some foliage has been planted at the fence line, but the neighborhood is still clearly visible, and is an encroachment on the site (Figure 175). Quick growing foliage planted at the fence line might better hide the neighborhood from view. A long-term goal would be to obtain the two suburban lots at the property line and demolish the houses.



Figure 175. View of the adjoining neighborhood from the law office. While a privacy fence has been built, quick growing foliage is recommended to hide the intrusion.

Battlefield

Tipton-Haynes was the site of the only battle associated with the State of Franklin. The battlefield remains in the site, and is in good condition (Figure 176). Several buildings, such as the pigsty and the corn crib, afford excellent views of the battlefield. It is recommended that the site continue to keep the battlefield clear.



Figure 176. View of battlefield.

Split Rail Fences

There are several split rail fences located around the property. There is one between the front of the main house and Buffalo Road. In addition, one surrounds and denotes the domestic complex. The fences are in good condition. They should be regularly checked for any damage or necessary repairs.

It should be noted that some of the fences have overgrown foliage near them (Figure 177). Foliage should be kept trimmed around the fences to minimize deterioration. The fences between the main house and Buffalo Road need to have foliage trimmed away from them (Figure 178).



Figure 177. Fence between law office and Buffalo Road. Note the overgrown foliage.



Figure 178. Fence at Buffalo Road. It is in good condition, but needs the trees and foliage near it trimmed back.

Foliage

Tipton-Haynes is blessed with an abundance of foliage. Some of the trees, however, need to be trimmed so that branches do not damage any of the structures during storms. Areas with immediate need for trimming include the trees near the corn crib, the smoke house, and the loom house. The red oaks behind the main house have thin canopies, which may indicate the trees are not thriving. An arborist or tree surgeon should evaluate the trees at the site. As noted above regarding the fences, the fence rows at Buffalo Road need to be cleaned out of overgrown foliage.



Figure 179. Large tree in need of trimming. It overhangs the Loom House and the privy.



Figure 180. Trees overhanging the Smoke House roof.



Figure 181. Trees overhanging the corn crib.



Figure 182. Bushes in front of the double crib barn. These need to be trimmed back.

Limestone Cave and Nature Trail

The limestone cave is an important feature of the property, and Daniel Boone may have camped there one night. Archaeological investigations have yielded artifacts left by several groups of Native Americans over the course of thousands of years. The cave should continue to be kept clear of any debris.

The trail is in good condition (Figure 183). The trail should continue to be maintained, and stairs should be monitored to make sure they are not in a state of disrepair.



Figure 183. Nature trail. There is a self-guided tour available that lists the different types of plants one may encounter.

Maintenance Recommendations – Landscape

Feature	Within One Year	Within Five Years	Long-term
Old Stage Road			–Continue present course of keeping things out of the road bed.
Suburban Neighborhood Boundary		–Plant quick-growing, tall foliage to hid the intrusion of the neighborhood from the site	–Acquire the two lots and demolish the homes to rid the site of the intrusion
Battlefield			
Split rail fences	–Trim overgrown foliage to minimize deterioration of the wood.		
Foliage	–Have an arborist evaluate the trees in the domestic complex –Trim any branches of any trees that are touching any buildings on site. –Remove the large bush in front of the barn. –Trim the trees to the south of the corn crib. –Trim the trees and cut back the growth in front of the Still House.		
Nature Trail			–Monitor trail so it does not fall into a state of disrepair.
Limestone cave			–Continue keeping cave clear of debris.

AREAS FOR FURTHER RESEARCH

--A complete Furnishings Assessment is needed. The furniture appears to be from a variety of periods, and it is unclear which, if any, of the current furniture belonged to any of the inhabitants of the house. In addition, several of the artifacts may be deteriorating due to the main house not being climate controlled. Of particular concern are pictures in the bedrooms, the Shaver portraits in the Parlor, and the Shaver portraits in the law office. Notes in the Tipton-Haynes Historical Association Collection indicate that some of the pieces may have belonged to the Haynes family. A listing of all furniture that once belonged to the Haynes family may prove useful. This listing could also be used to train guides to point out which pieces belonged to the Haynes family, helping visitors feel a connection to past inhabitants of the house.

--Further research into the slave life at Tipton-Haynes could help flesh out the interpretation of slavery at the site. It is asserted that George Haynes, a slave of Landon Carter Haynes, was his half-brother. Family traditions assert that George Haynes went to Washington College with Landon Haynes and that George worked as a clerk for Landon Haynes.¹⁹¹ More information on the slaves that lived at Tipton-Haynes over the years could help present a fuller understanding of slaveholding in East Tennessee.

--Research into the Simerly period is warranted. The Simerly family owned the farm longer than any other family associated with the site. Additionally, the Simerly family's primary source of income appears to be the farm. During the period of ownership, agriculture in Tennessee began to change, and in the area, Johnson City began to grow towards the farm. Research into what the Simerly's raised, and how their farming practices may have changed with increased modernization could prove interesting to visitors at the site. In addition, the Simerly family was intimately connected to the railroad. Further exploration of the importance of the railroad to the site and to the area is necessary.

¹⁹¹ Sue Guinn Legg, "History Comes Home – Old Cabin Opens New Door on Haynes Heritage," *Johnson City Press*, August 20, 2000, Tipton-Haynes Vertical File, Archives of Appalachia, East Tennessee State University.

INTERPRETION RECOMMENDATIONS

1. Interpret the Simerly period of ownership (1871-1944). The family owned the house longer than any other owner, and was connected to the Haynes family and to the Taylor family that produced two governors. They were also influential people in adjoining Carter County, and heavily involved in the railroad. Interpreting this period allows for post-Reconstruction to be addressed, as well as the growth of Johnson City, and how it affected the farm. Change in farm activities could also be discussed, as well as the impact of the Great Depression. Additionally, the railroad and what its presence meant to Johnson City could be discussed.
2. Incorporate the interpretation of slavery into the main house. There are at least two rooms in the main house that are ideal for the interpretation of slavery. The butler's pantry could be interpreted as a slave sleeping space.

Upstairs, the small room beside Bedroom 3 is ideal for interpreting slavery. A slave would have most likely slept here to care for any young children, and to answer any needs of the master and mistress during the night.

3. Incorporate more of the Native American story into interpretation. Discuss the types of Native American artifacts found during the various digs at the site. In addition, one could discuss how the site had been the site of human habitation for thousands of years.
4. Discuss and further interpret the old stage road in front of the house, as part of the larger story of the importance of transportation to settlement. The house is also within site of a railroad, allowing an opportunity to discuss changes in transportation over the years, and how people living at Tipton-Haynes have been a part of this. It is particularly true of the railroad, as Lawson Simerly, one of the last inhabitants of the house, worked for the railroad for over 35 years, and his grandfather was a promoter and president of the East Tennessee and West North Carolina Railroad. -- taming the landscape
5. Discussion and interpretation of how Colonel Tipton tried to recreate the life of Virginia gentry on the frontier. Tipton became a breeder of thoroughbred horses, and raced his horses on the nearby Washington Race Course, established in 1791.¹⁹²
6. Interpret life on the farm during the Civil War. Landon Carter Haynes served in the Confederate Senate, and his family moved to Knoxville. What happened to farm operations? Did they continue? Did slaves or tenants remain? We know he was trying to rent the farm by 1863. With the Sesquicentennial at hand, it is an ideal time to interpret life at this farm, and at East Tennessee farms in general, during the Civil War. One can also play up the divided loyalties of the region.

¹⁹² Williams, 17.

7. The change in the landscape itself over time. Discuss Native American usage of the site compared to how Tipton, Haynes, and Simerly used it. The breeding of thoroughbred horses by the Tiptons, Haynes building a law office on the landscape, the Simerly family growing a variety of crops, can be used to show how land use changed over time.
8. Create a “story” and a “character” for each room of the Main House for the guided tour. These characters and stories can highlight the different periods of history the house cover, and they can focus on more than just the famous men associated with the house. Eleanor Haynes could represent the parlor. This portion of the tour would discuss the role of women in East Tennessee during the antebellum period. It can discuss her history, and what life was like for a woman in her position. The piano in the room could be used to discuss the types of feminine skills the rising middle class wanted their daughters to acquire. Other ideas for the other rooms of the house include:

Room	Character	Story
Parlor	Eleanor Powell Haynes	Role of women in antebellum society. What the parlor would have represented for women such as Eleanor. Her background and connections to other prominent families in the area.
Sitting Room	Col. John Tipton	The building of the house in what was the wilderness. His quest to replicate the life he knew in Virginia. The importance of the stage road in placing his house where he did.
Entry	John Tipton, Jr.	His work in Tennessee politics. The change from frontier to settled land that took place during his lifetime.
Enclosed Porch	Lawson and Samuel Simerly	Changes in agriculture during the postwar period and early twentieth century (Samuel). The importance of the railroad (Lawson).
Butler’s Pantry	Charlotte Haynes, 60 year old slave (1860 census)	The role of slavery in East Tennessee.
Dining Room	Samuel W. Simerly, Sr.	His father was a promoter of the East TN and West NC railroad and owned

Room	Character	Story
		an iron forge. Letters from him to Samuel Simerly indicate Samuel helped his father in business matters relating to the forge. So perhaps a story about the iron industry in East Tennessee.
Kitchen	Lavinia Simerly	The changes women faced in the South after the Civil War.
Bedroom 1	Haynes daughters – Ann Helen, Mary	The life of young women in antebellum Tennessee, and the changes brought by the Civil War. What these young women grew up to be.
Bedroom 2	Haynes sons – Robert, Joseph, Landon C., David H.	The life of young men in antebellum Tennessee. Educational opportunities for men in East Tennessee. What these young men grew up to be.
Bedroom 3	Landon C. Haynes	Haynes' work life – his stints as newspaper editor, politician, lawyer.
Dressing Room	Cornelia Haynes, 9 year old slave (1860 census)	Life for slave children in Tennessee.
Basement Kitchen	Sevier and Tipton slaves	The Battle of the Lost State of Franklin. Life on the frontier for slaves.

Creating interpretation that focuses on the story and the personalities that have lived in the house will take the focus off the artifacts in the house. The artifacts and furnishings are from a mix of periods and not all of the furnishings belonged to people who lived in the house.

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