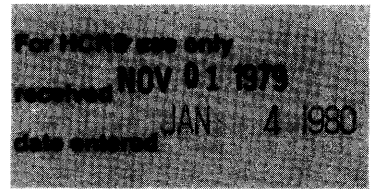


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Sycamore Landing

and/or common

2. Location

street & number Sycamore Landing Road ___ not for publication

city, town Sycamore Landing ___ vicinity of congressional district

state Tennessee code 047 county Humphreys code 085

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: temporarily vacant

4. Owner of Property

name Joe W. Anderson and Joy Anderson and Mary Anderson Gattis ✓

street & number C/O Lois Weems, Route 3, Box 93

city, town Waverly ___ vicinity of state Tennessee 37185

5. Location of Legal Description

courthouse, registry of deeds, etc. Humphreys County Courthouse

street & number

city, town Waverly state Tennessee 37185

6. Representation in Existing Surveys

title has this property been determined eligible? yes no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Sycamore Landing, once a thriving community centered around the peanut trade, is situated about one-eighth of a mile from the banks of the Tennessee River-Kentucky Lake atop a gentle slope of land and is surrounded by the lake on one side and on the other by gently rolling wooded hills and tree-dotted fields. Only a few buildings of the community remain, with the H.W. Hooper home and the general store being the most significant visual and tangible reminders of the steamboat port days.

The Victorian two and one half story clapboard home was built by H.W. Hooper in 1890. With an irregular plan, the building was constructed on a brick pier foundation which was later filled in with cinder block. The original shake shingle roof has been replaced with decorated pressed tin, covering the gabled roof that is trimmed by wooden, plain projecting verges and plain freize. Although there are six gables forming the roof shape, five high-pitched gables comprise the original design of the building with the sixth being a recent kitchen addition in the rear. Brick interior chimneys cap three of the gables, of which two are offset and one is flush.

Facing eastward, the facade is divided into three main sections. The section on the left is a two and one half story projection, with a gable roof facing east that gives the visual appearance of forming the base of an ell. Forming the stem of the ell is the two and one half story middle section, with its gable facing north, that has a curved wall surrounded by a one story porch that leads to the third section. The one and a half story third section is attached to the rear of the middle section and extends outward to the right with its gable facing north.

The facade has four bays on the first story and two on the second. The first story bays, beginning with the far left projection, consists of: a wide, one-over-one sash window framed by wooden, black louvered shutters; a central bay wooden, single leaf glazed door with lighted transom; a group of three floor-length, one-over-one sash windows; and another door, made exactly like the main door in the central bay, forms the far right bay. On the second story above the window forming the left bay of the first story, is a double window with each side having one-over-one sashes that together form an opening of the same width as the first floor window. It too is framed by louvered shutters. Directly above the left and middle windows of the first floor grouping are two windows made similar to those of the first story, only shorter in length. On the attic half story a small, single-lighted window is centered below the gable roof of the left projection bay and another is situated in the same manner on the middle section of the building whose gable faces north.

Decoration of the facade consists primarily of the ornate wood trim of the porch and the window and door surround heads. The porch, which serves as the focal point of the building, had a wood banister and a wood floor that has been replaced with concrete. Its roof is trimmed with gingerbread and supported by six decorative posts. The same trim on the second story forms brackets at the corner window of the middle section. All windows and doors have the same decorated surround head moulding and plain surrounds and sills of wood. Wooden, five inch corner boards separate the exterior walls and the foundation is separated from the left projecting wall of the facade by a plain, wood string course. The wood trim of the doors and windows, corner boards, and string course have been painted a creamy white color and the siding has been painted beige on all elevations of the building.

The Hooper home's side elevation facing south is divided into three sections. Beginning with the left is a one and half story section with a gable roof that abutts the two and a half story middle section. Its single bay is a one-over-one sash window. Extending from the

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middle of the elevation is a two story, gabled section with two windows, shaped like those of the facade, centered one over the other. The right hand corner of this projecting section is broken by corner brackets of gingerbread trim under which a wood, single leaf glazed door with lighted transom forms the base of the setback. Above the door on the second floor is a window of the same appearance as the others. The two and a half story third section has like windows centered one over the other. Although the window treatments are consistent with those of the facade, the door is a replacement and its surrounds are flat, plain wood.

In the rear, a one-room kitchen addition and carport have somewhat altered the appearance of this elevation. However, the additions have not made major structural changes and the original features, such as the porch, windows, and door trimmed like those of the facade, can still be seen. The kitchen addition is attached to the original one and a half story gabled room on the right. Its gable roof extends from the original portion on the side elevation facing north as well as in the rear.

Three windows on the first story and one on the gable half story comprise the bays of the side elevation facing north. Two separate windows on the original one and a half story section with its gable facing north, continue the decorative treatment and are framed by louvered shutters as though they were one. Centered on the gable above is a small window like those found in the previously described half story windows. The third first floor window is a modern two-over-two sash, framed by louvered shutters, to the far right.

Interior woodwork, several original mantles, and the stairway and balustrade remain although the building has been modernized with closets, plumbing, and air conditioning systems. Even with the alterations of the interior and exterior, the H.W. Hooper home retains its integrity and quality of design and construction.

The general store was built by H.W. Hooper and his brother-in-law, W.H. Fowlkes, in the early 1890's. Constructed of vertical board on stone and wood piers, the rectangular-shaped building was originally one story high with a metal, medium gable roof; one brick, offset-interior chimney; a three bay facade; and a three bay rear elevation. Centrally located on the gable facade, the handsome double-leafed main door with a four light transom divided two four-over-four sash windows, all having flat surround heads and wooden plain moulding and sills. However, board and batten additions, constructed prior to 1916, altered the symmetrical plan to an irregular one.

The addition on the right hand side of the building continues the slope of the original gable roof forming a type of lean-to, and adds one six-over-six sash window to the facade and two four-over-four sash windows to the otherwise plain western-facing side elevation. On the opposite, or eastern-facing, side elevation a small approximately six by ten foot room was added for the postmaster. Its four-over-four sash window

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provided light to the office and the elevation's single bay. Both additions, by continuing the roof's slope, give the rear elevation a more balanced appearance than the facade.

The middle earlier section of the rear elevation has a wooden, single leaf door dividing two four-over-four sash windows. Both the facade and rear elevation have concrete porches which were wood originally and roofs of raised-seam tin supported by five-by-five inch posts. The former extends the length of the original section with four posts and the latter only half with three.

Since 1916, the exterior has not changed, except for two windows in the rear that have been boarded over. The interior has changed relatively little and many original furnishings remain, such as the cash register, display cases, post office desk, cage, and letter case. With the retirement in 1968 of John W. Anderson, who became the store's owner and operator in 1916, the store was closed. Because it has not opened since, most of the numerous articles remain intact today.

Located directly behind the general store is a frame board and batten warehouse, built in the late nineteenth century for storage of the store's merchandise and goods. It is rectangular shaped with a gable roof of corrugated tin that extends its slope from the left side of the building to form an open shed. One large door is centrally located on the facade for loading and unloading merchandise.

The complex then includes three significant buildings fully described above and several other outbuildings of the early twentieth century that continue to be used for farm-related purposes. These are: a gable-roofed open shed or scale pen; a small one and a half story frame crib and gear room; a frame mule barn with one large double door on the right and one on the left of the facade; and, a large frame cattle barn with one central double door and an enclosed shed on the left side. Together these buildings, which occupy a 27 acre tract of land bounded by a fence on two sides and by two roads on the other sides, work to create an image of the prosperity of the one time peanut port and major shipping point.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1890, ca. 1894 **Builder/Architect**

Statement of Significance (in one paragraph)

Sycamore Landing was named by William Wyatt, a merchant in the nearest town of Bakerville. When a supplier asked where merchandise would be delivered, Wyatt's reply was that it should be brought to that old dead Sycamore tree just above the mouth of the Duck River. With this, the landing became known as Sycamore Landing and became one of the largest, most prosperous steamboat ports for the vast peanut-producing area. Today, only the general store, inn house, and a few outbuildings remain of the once thriving community that contained several residences, large peanut-storing warehouses, a school, and blacksmith shop as well.

The community began when in 1883 W.H. Fowlkes formed a partnership with his brother-in-law, Harris White Hooper. By 1894 the brothers built and established the general store. Hooper, after joining with H. Dennis Jones to create the Jones, Hooper and Company mercantile store and river landing shipping point, soon became somewhat of a legend in his own time. He was known as the "Peanut King" and operated the firm, from the general store, which became one of the largest on the Tennessee River, selling \$100,000 worth of merchandise annually and shipping large amounts of timber and peanuts that were grown for 20 miles around. The peak year for the company was in 1900 when they made a single sale of 10,442 bags of peanuts for \$85,000.

In 1890 Hooper built his home that was used as an inn about one half mile from the landing point. Travelers who often stopped overnight while waiting for another ship and drummers who provided merchandise for the store were frequent guests at the inn. Perhaps the most notable guest was Dorothy Bower of Paducah, Kentucky. She later married Alben W. Barkley, a senator from Kentucky and Vice-President of the United States.

By 1900, Sycamore Landing became a logging center for shipping railroad cross ties and staves sent down the river from Paducah, Kentucky and Joppa, Illinois. Beef cattle were also driven to the landing where they would be fed and shipped to other parts. The landing also became a popular showboat stop. Frequent visitors were the Tennessee Belle and the Cotton Blossom which drew crowds from nearby towns to their theatrical plays and musical presentations.

With the growing use of the landing and the prosperity of the peanut farmers, a U.S. Post Office was established in the general store. Mail was delivered Monday through Saturday by boat to the Post Office and then sent to its destination. Today the post office, although not operational, remains intact in the general store.

In October of 1916, George T. and John W. Anderson purchased all of Sycamore Landing at auction from Dennis Jones. The store continued to prosper for many years, even though peanut farming had become uneconomical. Here, peanuts were hand-picked which proved to be too costly after picking machines were invented due to the fact that the new machines worked well in sandy soils near the Coast and not at all in the clay soils of this area.

9. Major Bibliographical References

Garret, Jill Knight. History of Humphreys County, Tennessee. 1963.

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property 28
 Quadrangle name Hustburg, Tennessee

Quadrangle scale 1:24000

UMT References

A	1,6	41,77,3,0	3,97,71,8,0
	Zone	Easting	Northing
C	1,6	41,71,9,0	3,97,68,2,0
E			
G			

B	1,6	41,77,3,0	3,97,68,2,0
	Zone	Easting	Northing
D	1,6	41,71,9,0	3,97,71,9,0
F			
H			

Verbal boundary description and justification

The buildings of Sycamore Landing are bounded on the north by Sycamore Road beginning with the intersection of Sycamore Road and Cuba Landing Road running west to the fence that separates the Sycamore Landing property from the Tennessee Valley Authority property.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Shain Terrell, Historic Preservation Specialist
Nancy Alexander, Intern
 organization Mid-Cumberland Council of Governments and Development District date March 12, 1979
 street & number Suite 600, 501 Union Street telephone (615) 244-1212
 city or town Nashville state Tennessee

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Herbert L. Hayden
 title Executive Director, Tennessee Historical Commission date 10/29/79

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 I hereby certify that this property is included in the National Register

Sally G. O'Connell date 1/4/80
 Keeper of the National Register

Attest: Kristen O'Connell date 12/12/79
 Chief of Registration

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In the early 1940s the Tennessee Valley Authority bought most of the land fronting the Tennessee River for a wildlife refuge and expanded the river into the Kentucky Lake, which then covered all the other steamboat landings and other entire towns with its waters. Fortunately, because Sycamore Landing was on a high place a short distance from the landing point, it was saved. The waters of the lake now meet the land about one-eighth mile behind the inn and general store. The store operated until the retirement of its owner-operated, J.W. Anderson, in 1968. Presently, the inn and store belong to his three children, Mary Anderson Gattis and Joe and Joy Anderson, whose home place is opposite the inn on the other side of Sycamore Road.

Although the inn and store are vacant at present, the owners are interested in and planning for the development of Sycamore Landing around its historical value. They have requested planning assistance from the Mid-Cumberland Council of Governments and Development District and have contacted TVA and Department of the Interior representatives in regard to possible development of a recreational resource utilizing Sycamore Landing. In addition, they have strongly indicated concern and desire for maintaining the historical and architectural integrity of the property.

Today, the inn and general store as well as the remaining warehouse and outbuildings of Sycamore Landing stand as a lasting reminder of the once thriving port. With the general store and its post office still intact and the inn virtually unchanged, the site is a silent reminder of the history of the area and is the last peanut port remaining intact in Tennessee.

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At this point, the line follows the fence row southward for about 800 feet, forming the western boundary line. Turning eastward, the line continues to follow the fence row for approximately 1200 feet toward Cuba Landing Road to form the southern boundary line. From this point, the line then turns north to the beginning point at the intersection of Sycamore Road and Cuba Landing Road, thus forming the eastern boundary line of about 1250 feet.

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(11/78)

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At this point, the line follows the fence row southward for about 800 feet, forming the western boundary line. Turning eastward, the line continues to follow the fence row for approximately 1200 feet toward Cuba Landing Road to form the southern boundary line. From this point, the line then turns north to the beginning point at the intersection of Sycamore Road and Cuba Landing Road, thus forming the eastern boundary line of about 1250 feet.

SYCAMORE LANDING

Sycamore Landing

SYCAMORE HILLS SUB
PG 2, PG 79

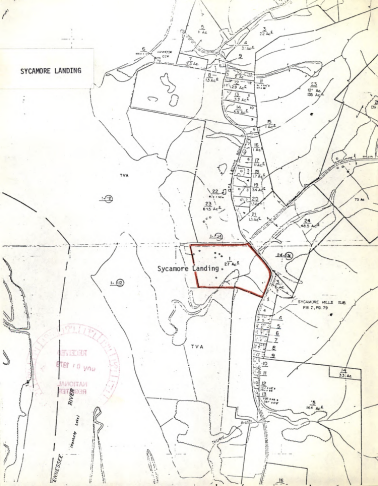
REVISION
BY 10/10/10

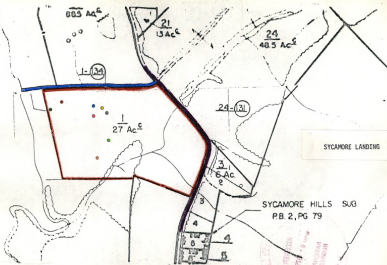
AMERICAN
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TENNESSEE





SYCAMORE LANDING

SYCAMORE HILLS SUB
P.B. 2, PG 79

SYCAMORE LANDING

- Inn
- Barn
- General Store
- Warehouse
- Scale Pen
- Crib and Gear Room
- Mule Barn
- Cattle Barn
- Sycamore Road
- Cuba Landing Road
- Property boundary lines

HUMPHREYS CO. TENN	
SCALE: 1" = 40'	DATE OF PLAT: MAY 1906
DATE OF PLAT: MAY 1906	DATE OF PLAT: MAY 1906
200 S. COMPELLS. 1911 NO. 878	

100 100
131