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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name Richland
Other names/site number Lavinia Jarnigan Dower Tract, Lea Farm, Trout Farm, Nicely Farm, Nance Farm, Fox Farm
Name of related multiple property listing N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number: 1760 Rutledge Pike
City or town: Blaine State: Tennessee County: Grainger
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria: A B C D

Claudia A. Spivey 9/22/14
Signature of certifying official/Title: Date
State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of Commenting Official: Date

Title: State of Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

For Edson H. Beall
 Signature of the Keeper

11.19.14
 Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
7	4	buildings
2	0	sites
1	0	structures
0	0	objects
10	4	Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/
agricultural outbuilding/agricultural field;
animal facility/storage

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/
agricultural outbuilding/agricultural field/animal
facility/storage

7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

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

BRICK; STONE; WOOD: Weatherboard; METAL:
Aluminum; CONCRETE BLOCK; GLASS; STUCCO

Narrative Description

Along a rural stretch of Highway 11-W, between the towns of Blaine and Rutledge, lies a farmstead that includes some of the first land to be deeded in Grainger County, Tennessee. This property is called "Richland", so named for the creek that runs past it. On this land sits a simple, yet elegant, Federal style solid brick dwelling (dated as early as c. 1796) located at 1760 Rutledge Pike in Blaine, Tennessee (2012, pop. 1,860) on a 77.13-acre tract on the south side of the highway. The two-story I-house has a dirt floor cellar, corrugated metal roof, and a two-story historic rear ell than extends from the southeast corner. This dwelling was built by the Lea family of Grainger County and is the birthplace of Albert Miller Lea, often referred to as the county's "most famous citizen"¹.

¹Ken Coffey, "Grainger County's Most Famous Citizen—Albert Miller Lea", from *Ken Coffey's Valley Stories*, Grainger County Historical Society, October 19, 2013, http://www.graingertnhistory.com/story_3/#more-186, accessed March 11, 2014.

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Setting

Richland is a 77.13-acre tract of land that includes the main house, several outbuildings, a driveway, old bridge and highway remnants, and a 1930s tenant house. The property sits within a rural stretch of Grainger County where there is minimal modern development and many historic buildings or agricultural lands remain. Historic Shields' Station (NRHP, 4-24-73) is located less than a mile southwest of Richland. The parcel is bounded on the northeast side by Fennell Road and runs almost completely down to Richland Creek at the southwest, ending about one hundred feet short of the creek. The portion of land that the dwelling sits on is mostly flat, with some gentle downward sloping at the rear of the ell, and a steeper grade where the gravel driveway intersects the path up to the house. Mature trees are concentrated at the northeastern corner of the property with a few large trees clustered near the southeast wall of the ell and at the northern corner of the front yard close to the gravel driveway.

Surrounding the house, there is open farmland, pastures and woodland situated on rolling hills between Lea Creek to the southeast and Highway 11-W to the northwest. A portion of Lea Creek also runs between the old bridge remnants. Few modern intrusions have occurred in the vicinity of Richland, but Highway 11-W, which runs between Knoxville and Rutledge, runs in a southwest to northeast fashion relative to the property, the edge of which is located approximately 185-feet north of the front façade of the home. Lea Creek runs generally northwest to southeast on the property, surrounded by large trees on either side. Views of the farmland are unobstructed, aside from the visibility of Highway 11-W. There are power lines at the front of the property leading up to the main house. Upon entering the property from Highway 11-W, the house sits straight ahead on a gravel driveway. The gravel drive splits off to the left and right of the house, ending in a T-intersection at the base of the steps leading up the front walkway. The approach to the home is informal, with two concrete steps leading up through the grassy front yard to portions of a concrete path that leads up to the covered wrap-around porch by way of four detached concrete steps. In total, the steps and walkway span a distance of about twenty-five feet between the house and gravel drive.

Lea House (c. 1796, Contributing)

Exterior

The Lea House is a Federal style dwelling constructed of bricks that were made on site by slave laborers. The house is two-stories in height, faces northwest, and sits on a solid brick foundation. Exterior walls measure nineteen and one-half inches thick on the main portion of the house, and about thirteen inches thick on two-story rear ell. Exterior masonry is Flemish bond course. Each elevation of the house includes several clinker brick headers that consist of a slightly darker shade of brick and appear to have had an additional material, possibly ash, incorporated into the exposed surface during the firing process. The main portion of the house measures about forty-eight and one-half feet across the northwest (front) elevation and about twenty-three feet in depth on the southwest elevation. The rear ell extends the northeast wall back an additional thirty-one feet, for a total length of fifty-four feet along this elevation. The width of the rear ell is approximately twenty-three feet. The main wing of the house contains a central hall plan with one room on each side and a five bay pattern of fenestration typical of the Federal style popular in the 18th century. Most windows are two-over-two, wood, double-hung sash, but a few are different. There are three stepped brick exterior end chimneys, with one interior chimney located in the central portion of the ell. The home has a moderately-pitched, side-gable metal roof that was installed in the 1970s.

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The front of the Lea House, the northwestern elevation, has a nearly full-length, Colonial Revival-style covered porch (c. 1930s) at the first floor. The porch has simple, wood, Tuscan columns, a concrete floor and concrete block wall foundation, which was added in the early 1990s. One engaged column exists at the western corner of the front porch. Each column sits atop a plain, square base and is crowned by an equally styled capital. The columns lack ornamentation, aside from two sets of bands located slightly below the capital; three narrow (about one-half inch) beads form a progressively wider band at the top of the capital, and are crowned with a thick cap about three times the thickness. About six inches below this band is a double bead, the lower bead being about one-half inch thick and the upper bead being about three times that thickness. This absence of adornment continues up through the entablature, which contains a slightly projecting frieze and simplistic molding along the cornice line. Two sets of detached concrete steps lead up from the center front and front right sides of the porch. Narrow-wood beaded board panels cover the porch ceiling and along the inside of the entablature. The porch is protected by the same style corrugated metal covering as the main body of the house, only the porch roof is hipped with overhangs about a foot beyond the floor space. Above the front entrance of the covered porch is a front gable roof projection; within its gable are staggered, wood shingles. The main entrance on the northwest elevation is a single, modern, six-panel, wood door with a three-light glass and wood transom and sidelights that each contain a single light with two raised panels below. There are a total of four windows along the first floor of the northwest façade, two symmetrically spaced on either side of the front door. All of these windows are two-over-two, double-hung, wood windows in wood surrounds. The second floor of the northwestern elevation contains five evenly spaced windows that align with those at the lower level and are identical in style and materials; the center window at the second floor is located directly above the main entrance door. However, the five windows along the second story have traditional lime-based stucco covered jack arch lintels that are not found below. A molded brick cornice is located on the northwest elevation, where four alternating courses of concave and convex bricks project slightly outward and up to the roof.

The southwest elevation displays a brick water table, a concave header course about two feet up from ground level. A brick exterior chimney is centrally located along this wall and narrows about halfway up the second floor. Two square, single-light, fixed wood windows flank the chimney in the gable at the half-story attic level, the only fenestration found on this elevation of the main wing. These windows contain brick lintels with jack arches, but are not covered with stucco like those found on other elevations.

The brick water table continues around to the southeast elevation, but much of the brick below has been replaced and repointed. A small, brick vent is located near the southern corner of this elevation. The main wing's rear entrance on the southeast elevation has a single wood and glass door with a large, rectangular upper light and three raised lower panels; the sidelights and transom at this entrance mirror those found on the northwest elevation. To the left of this door are two evenly-spaced, first-floor windows of identical styling and materials as those on the northwest elevation. Below the door, back stairs that led to a brick walkway were removed by the current owner in the early 1990s and have yet to be replaced. The second floor of the southeast elevation has two historic windows identical to and aligned with those below, but a third replacement vinyl window was installed in about 2006 in the second story above the central hall's rear doorway. The door and windows on this elevation all contain traditional lime-based stucco covered jack arch lintels. This elevation also contains the molded brick cornice detail.

The southwest elevation of the rear ell has a concrete block wall, added in the 1970s to lend additional structural support. This support wall extends up about half the height of the first floor. Just above this wall are two square windows with brick sills and traditional lime-based stucco covered jack arch lintels.

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Historically, two symmetrically-spaced doors existed in these openings at the ground level of the southwest wall; these were converted to windows with aluminum-cased, one-over-one, single-hung sashes in the 1960s (See Figures 5 and 6 for historic views). The half-story on this elevation contains two evenly-spaced, vinyl, single-hung, one-over-one windows. The windows on this level align with the locations of those below and also contain plastered jack arch lintels. Along this elevation, the roof overhangs significantly, about three feet out from the wall. This may indicate that a porch was once present along this section of the house. A central brick interior ell chimney is visible on this elevation.

About three feet of the concrete half wall wraps around at the southern corner of the southeast elevation on the ell. A stepped brick exterior chimney is centered on this wall, the brick water table still evident. The only fenestration on this elevation of the ell is a wood, double-hung, two-over-two window left of the chimney located at the half-story.

The first floor covered porch extends along the full length of the northeast elevation of the house, set slightly lower where it follows along the ell. Just past the edge of the porch at the east corner is a short, lower extension with concrete flooring over a block base, added by the current owner in the 1970s. In this vicinity are four, detached concrete steps that lead down into the side yard. Also near the east corner is a wood and glass door with a four-light transom and plastered jack arch lintel that is the only exterior access to the ell. To the right of this entrance is a single wood, double-hung window, located about halfway down the length of this elevation. At the junction of the main wing and the ell, there is a set of four wood steps that ascends about three feet up from the ell to the main wing section of the porch. At the top of the steps is a single wood and glass panel door that leads into the dining room in the main wing. Immediately to the right, an exterior two-story stepped chimney is located at the center of the main wing on the northeastern elevation. The ell portion of the covered porch retains a similar, simplistic styling as the northwest elevation, however slightly different in detailing. Though the porch columns along the main wing section of the northeast façade match those at the front of the house, the columns on the ell section of the porch are noticeably more slender, with three successively larger square blocks at the base. There is no significant entablature, simply an architrave that extends up to the shed roof, wood beaded board paneling on the exposed end and on the ceiling as well. The ell section of the porch also has a metal roof, though it is of standing seam metal and larger sheet panels than on the other areas of the dwelling. The second-story of the ell on the northeast elevation contains two evenly-spaced, vinyl single-hung, one-over-one windows with stuccoed jack arch lintels. Previously boarded over, the small vinyl windows that exist in this level were replaced in 2006. The interior ell chimney is visible also on this elevation. The only fenestration on the northeast elevation of the main wing are two, square, single-light, fixed wood windows within the gable on either side of the chimney. These are located in the half-story main wing attic space, opposite from the aforementioned on this level.

At present, the overall condition of the Lea House is fair and stable, though specific areas show signs of deterioration, mainly on the exterior. All four chimneys are missing some bricks, especially at the uppermost areas where they have recently fallen. The southeast elevation of the main wing has visible water damage in the form of growth on the bricks, concentrated at the junction with the roof overhang on the ell and below the brick water table. There are some major cracks in the main southeast exterior wall that appear to generate from the southernmost corner. Other spots on the exterior walls have been improperly repointed using Portland cement, including along the southwestern wall and at the western corner of the house. This and other sections of mortar do not match the historic lime-based mortar still found on much of the house.

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Interior

The main wing interior of the Lea House is laid out in a symmetrical central hall floor plan. The richly-hued, hand-planed, heart pine flooring throughout the main wing of the house is almost all original, aside from a few sections in the dining room that were fire-damaged and replaced in the twentieth century with reclaimed historic wood. All of the interior walls and some ceilings are plastered, only a modern skim coat and paint have been applied to protect the historic lime-based, horse-hair infused plaster beneath. Windows and doors throughout are trimmed with moldings. Modern lighting and ceiling medallions have been added in recent years throughout the house. The main wing contains two rooms and a central hall at the first floor, three rooms and a central hall on the second floor, and a half-story level that currently functions as attic space. The interior of rear ell in the Lea House has a two-room first floor with modern alterations, and a half-story attic that retains historic details in two additional rooms.

Interior-Main Wing

A single door at the center of the northwest wall provides access to the first floor of the Lea House main wing. There is a six-panel, wood front door with brass knob, replaced in recent years, that leads into a central hall with a room on each side. The hall is simply styled, with a double-beaded picture rail on the southwest wall and on the northeast wall up to the door frame. There is a wider picture molding with lower lip near the top of the staircase that extends along the right wall back to the rear wall, at a height where the two floors meet. A projecting chair rail lines the hallway, along with horizontal board wainscoting, base molding, and shoe molding. Upon entrance, a steep, narrow wooden stairway sits in the back south corner of the room. These stairs lead straight up, almost completely to the back wall, before turning sharply to the northeast for the last couple of steps to the second floor. The stair railing, spindles, and newel post are all squared and of a similar size. Under the stairs is a small closet, which has a board-and-batten door. The door's hinges, originally on the southeast side, have been moved to the northwest side. There are a few hand-forged nails in the door, but the hinges are modern and a latching-knob mechanism has been added.

To the southwest of the main central hallway is the parlor. A wood door with four raised panels, located on a thirteen-inch-thick loadbearing wall, leads into the room. This room has two windows on the front wall and two windows on the back wall. A fireplace is located in the center of the southwest wall, with a shallow, wood, triple-wood panel entablature with a shouldered architrave, and a parget face surrounding the opening. A hearth (possibly brick) with a modern opaque coating extends out a couple of feet flush with floor level. The firebox contains an iron insert possible from the time when it was changed from wood-burning to coal-burning. The parlor has hand-planed, horizontal panel wainscoting, a protruding chair rail, base molding and shoe molding. The ceiling in this room is comprised of exposed wood planks, and a narrow crown molding has been applied.

Across the central hallway to the northeast and through a wood door with six raised panels lies a similar space that currently functions as the dining room. The same style wall moldings and fireplace exist in this room as they do in the parlor. However, there are a few distinct differences. The dining room ceiling is plastered and does not have any crown molding. The southwest wall, adjacent to the central hall, retains a plain picture molding that runs at the height of the top of the door molding. Two windows face out onto the front covered porch and are symmetrically placed on the wall and in relation to the parlor windows. However, this room does not have two rear windows. Instead, roughly in the center of the southeast wall is a wood door with six recessed panels that leads into the ell wing of the house. The fireplace is located centrally on the northeast wall and is a mirror image of that in the parlor. To the southeast of the fireplace is an exit

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that leads out to the covered side porch. The door has a single raised wood panel at the top, a central square-shaped light, and three raised horizontal wood panels below.

The wood staircase in the center hall is narrow and steep. There are eight risers that lead straight upward, then three risers that create a ninety-degree turn with two more risers leading up to the second floor central hallway. On the corner of the right angle turn, on the end of a floor joist, an exposed wood peg is visible. At the top of the staircase, a few feet straight ahead, is a stairway similar to the first that leads up to the main wing's attic space. There is no door that separates the attic and second floor, and a small storage closet is nestled under the attic staircase. The second floor plan is very similar to the first floor, with the exception of the attic stair and a trunk room centered in the northwest wall. Throughout the second floor are original heart pine floors, horsehair-plastered walls, and wall moldings that match those on the first floor. The ceilings on this story are all exposed wood panels with a narrow crown molding.

Bedroom 1, located over the parlor, has a wood door with six raised panels. There are four wood, double-hung, two-over-two windows with wood surrounds, the locations of which align with the parlor fenestration. In this room, the fireplace differs slightly from the first floor style, and is of a more streamlined design with only a two wood panel entablature over the opening instead of three and the architrave is straight and not shouldered. Currently, the fireplace has been temporarily covered with a thin panel of wood sheathing, so the firebox details are not evident. The hearth on this fireplace has a similar uneven, opaque coating as seen in other rooms. This bedroom has a narrow crown molding, exposed ceiling planks and a modern ceiling fan fixture. Across the hall to the northeast is Bedroom 2 (over the dining room) which is identical except for the fenestration. This second bedroom has two northwest-facing windows of the same style and materials as the first bedroom, but there are no windows on the southeast wall, which adjoins the attic of the ell. The fireplace in this second bedroom has also been temporarily covered with a thin wood sheathing, and all other architectural features and finishes are identical to the first bedroom.

A third wood panel door on the wall between the two bedrooms leads into a modest trunk room at the front of the house, a relatively narrow space currently used for storage. In this room, one of several anchor bolts in the solid masonry exterior walls is visible. The bolt is located below a single window that is centered over the gable extension of the front porch. This anchor bolt shows signs of tension where after two centuries the wall has settled towards the front of the house and caused interior stress cracks. The wainscoting in this room is less elaborate than the horizontal panels found throughout the rest of the main wing of the house, and appears as a recessed panel with projecting chair rail, base molding, and shoe molding. This room is the only area of the second floor without any crown molding detail.

Proceeding up the permanent and open, wood staircase in the second story hallway, one can gain access to the attic space above. Looking to either end of the room, the small, single-light wood windows are visible, two at each end providing ideal vantage points that remain unobstructed. The floors, walls and ceilings in the half-story are wood, except for the gable end walls that have been plastered over. The ceiling slopes to follow the pitch of the gable but the top of the ceiling is flat and parallel to the floor. Boards on the sloped walls and ceiling are thin, beaded, wide planks, some of which expose log timbers and hand forged nails in the framing above. The hand-planed, heart pine floors also retain hand-forged nails. Short, vertical posts separate the floor area from open spaces located below the rafters along the northwest and southeast walls. This area of the house may have been used as additional living space for the large Lea family.

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Interior-Rear Ell

The rear ell of the Lea House is thought to have been constructed soon after the main wing was built, though the exact date is not known. Based on family historical accounts, the ell may date to the late 1810s or early 1820s, as one member of the Lea family (Albert Miller Lea, 1808-1891) recalls making bricks for a house at Richland as a boy.² There is currently one interior access point and one exterior access point to the ell.

Exiting the dining room through the single, six-panel wood door on the southeast wall, a small square landing and four wood steps lead down to the first room of the ell, currently used as a sitting room. At the base of the stairs is a square portion of wood flooring that appears to have been replaced, possibly due to damage or reconfiguration of the space. It is unknown whether another staircase may have existed here that was used to access the second story above the ell or if this was the interior access to the cellar below. The flooring in this room is hardwood, very similar to that found in the main wing of the house. The walls are covered with plaster with base molding and shoe molding at the floor level. The northeast wall displays horizontal-panel wainscoting and a projecting chair rail much like the main wing. A three-quarter bath, accessed through a wood pocket door, was added in the 1950s along the southwest wall of the ell. The bath has been updated with modern beaded board panel wainscoting, light-colored laminate floors, and a high chair rail. There is an angular fiberglass shower stall and toilet on the wall that adjoins the main wing, and a pedestal sink sits along the southwest wall. Directly across from the bath is a closet accessed through louvered bi-fold wood doors. Between the bath and closet on the southwest wall is a small, two-light, single hung window with wood surround that was originally one of two doors on this elevation. The southeast wall in this room may have at one time had a fireplace that connected with the interior chimney, but evidence of this does not exist and has not been evident at least as far back as 1942, according to the current owners.

Straight down the northeast wall from where the stairs end is a doorway (with no door) that enters into the present-day kitchen. This room has common-laid brick flooring and modern wood cabinetry along the full southwest wall and part of the southeast wall. Near the center of the southwest wall is a window that was once the location of the second original doorway. The kitchen has plaster walls, wood base and shoe moldings, but no other wall or ceiling moldings. Beaded wood beams and wood decking are exposed on the ceiling above. A portion of the ceiling dips down slightly lower along the southeast wall where a fireplace exists in the attic above. The kitchen contains the only exterior access door near the easternmost corner of the northeast wall. This entrance has a six-light glass and wood panel door with a three-light glass and wood transom.

The second story of the rear ell in the Lea House is believed to have been utilized for living quarters, possibly for slaves, based on the architectural elements and details found in these spaces. To access this part of the dwelling, a modern pull-down attic stair was installed just above the base of the stairs leading into the ell from the dining room. There are two rooms in the second story of roughly equal size, separated by a dividing wall with one doorway and the central chimney. At the top of the pull-down stairs, one immediately finds themselves in the middle of the first room, which has a small window on the southwest and northeast walls. The floors are hardwood, but they are severely worn and do not have the luster of those in the main parts of the house. Wood planks line the ceiling, and the plaster walls have a top coating similar to a chalkboard, as some areas have what appear to be charcoal drawings made with fingers. The central chimney opens into the first room, punctuated by a highly intact, simply styled wood fireplace surround. Above the firebox, the entablature has three recessed panels with a narrow lip below and dentil-like protrusions just below the shallow mantel shelf. The room has a projecting chair rail of similar style to that in the main

² Lee Leeper Powers, *Thomas Jarnagin 1746-1802*, (Lake Lure, North Carolina, 1985), p. 230.

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house, and short, squared baseboards. The mantel and all moldings and window trim are painted a dark brown throughout this second-story. A built-in bookcase, most likely a later addition, has been installed to the southwest of the fireplace.

The doorway to the second room is located along the dividing partition at the end closest to the northeast wall and does not contain a door. A second fireplace is located straight ahead, centered on the southeast wall. The surround is similar to the first on this level, but with slightly different details. There are two recessed panels on the entablature of this surround, and slightly less molding detail above the dentil-like carvings just below the mantel. Chair rails and baseboards are the same in this room as in the first, and the windows retain their wood surrounds as well. There is a squat window centered on each of the southwest and northeast walls, and a full-sized, two-over-two, double hung wood window to the right of the fireplace. All along the walls in this room are drawings or inscriptions with various dates and names attached, some of the most legible containing dates from the 1940s. Such architectural features as the wall moldings, fireplaces, and book shelf support the notion that this area of the home may have been used as living and sleeping quarters for early slaves of Richland.

Interior-Cellar

The only current point of access to the interior cellar space is through a short entrance door under the northeast side of the porch in a crawl space tall enough to stand in. Straight ahead, to the southeast of the chimney located on this northeastern-facing wall, is a recently-replaced, insulated access door about five feet in height. The board-and-batten door thought to comprise the original entrance is kept nearby, its hand-forged hardware and chain still intact. The door and corresponding threshold sit in the cellar, protected from the elements. A dirt floor exists throughout the cellar, but the entire space has a nearly flat grade. Upon entering the cellar, there is a brick wall to the southeast that sits directly under the partition between the main house and ell above. Against the second half of this brick wall, a full-height, adjoining, concrete block support wall has been built to provide stabilization to the structure. The walls in the cellar display a common or American brick bond pattern, consisting of three stretcher courses and one header course. Throughout the cellar, several modern wood posts and beams have been placed to provide additional support.

Also in this room, directly to the northwest upon entry, is a large, brick, arched fireplace that sits within the foundation wall. The face of the fireplace is flush with the innermost course of bricks inside the cellar. Although the arched brick lintel is almost flat, it provides the only decoration for the fireplace. Looking above, the wood floor joists are all beaded on either side, a detail that indicates this space was used for dwelling purposes at one time. A faint finish exists on the joists and underside of the exposed decking above, possibly a milk-based paint that has worn over the years. This first cellar room has two windows along its northwest-facing wall. Each of these short windows is rectangular and contains no glass, only a thick wood frame and square, spindle-like bars.

A dividing wall between the two rooms has the only interior door in the cellar. A board-and-batten door, made of four wide boards and three battens is centered on this loadbearing brick partition wall. This door, nearly identical to that which was originally at the cellar entrance, retains hand-forged details such as the hinges and nails. The wood door frame is mostly intact but shows signs of rot in the lower corners.

The second room of the cellar is almost identical to the first, except for two major differences. There is no fireplace or chimney opening in the second room. The front wall, at the northwest end of the house, has two lookouts with the same design as the first room. However, this room has an additional window at the

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southernmost corner of the southeast wall. The window, like the others in the cellar, has since been filled in with concrete block, and only a vent is visible from the exterior. Joists above this space have the same beading as the first cellar room.

House Outbuildings and Structures

Garage (c. 1940, Contributing)

The front drive at Richland loops around along the northeast side of the Lea House beside a small, two-bay wood frame garage with wood plank sheathing and a concrete foundation. This structure has a standing seam metal shed roof with exposed rafters under the front overhang. There are two front-swinging, board-and-batten hinged doors on the southwest façade. The entrance on the left side of this façade is a door wide enough for a small vehicle or equipment to pass through; the second, narrower door to the right leads into a secondary storage area.

Tenant House (c. 1900, Contributing)

About 0.13 miles northeast of the Lea House sits a secondary dwelling, a one-story, three-bay, c. 1900 tenant house. A short, curved gravel drive approaches the cottage from Highway 11-W to the north and ends in front of the northwest elevation. This plain, traditional, wood frame cottage is generally square in plan, with a short ell at the north corner of the building. Vinyl siding was installed on all exterior walls around 2008, apparently over wood weatherboard. A hipped, steeply-pitched, corrugated metal roof extends into a gable over the ell and contains a gable dormer on the opposite elevation. According to the current property owner, the original board roof exists underneath the metal sheathing. A concrete block foundation exists, almost entirely covered with crimped, metal panels.

Exterior

The northwest elevation of this dwelling faces Highway 11-W and currently functions as the front of the house, though historically this was the rear façade. Along the ell at ground level, the current owner installed a shallow, adjacent storage space that has a brick foundation, wood weatherboard, and a corrugated metal “roof” covering. A covered porch spans about three-quarters of the length of the northwest façade, extending from the inside edge of the ell to just short of the west corner of the house. The porch has a newly replaced wood plank floor and a low-pitch, hipped, corrugated metal roof. Two evenly-spaced, narrow wrought iron columns with scrollwork (c. 1980s) provide the only ornamentation on this elevation. The porch retains the main wood sill, but the ceiling has been covered with panels of vinyl sheathing. This façade contains a small, square, single-hung, vinyl window with wood surround in the center of the ell. A single wood and glass door is located at the inner corner of the porch and has one large upper light with three raised panels below. A wrought iron security door has been installed at this entrance. To the right of the door and under the porch is a rectangular, single-hung, one-over-one vinyl window with wood surround.

The southwest elevation of the cottage contains one exterior two-story brick chimney, which has been encased with concrete block; this element is located near the west corner of said elevation. Near the south corner of this elevation is a single, rectangular, one-over-one, single-hung vinyl window with wood surround.

The southeast elevation, which functions currently as the back entrance (historically the front) and has a full-length covered porch with wood plank flooring and a hipped, low-pitch, corrugated metal roof. The porch has a wood sill and vinyl panel sheathing on the ceiling. There are four evenly-spaced porch columns, three

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of which are slender Tuscan orders with two thick beads spaced a few inches apart near the capital; one slender square column exists at the south corner of the porch. A small section of the porch at the south end is slightly elevated (approximately two feet higher) from the main decking and exposes the concrete block foundation, otherwise covered with metal sheathing. (The foundation was previously rock and replaced with concrete block during a 2008 remodel.) The entrance at this elevation is a single wood and glass door that is identical to the door located on the northwest elevation; the southeast door also has an iron bar security door. However, the southeast entrance contains elements not present at the northwest entrance, including a five-light wood and glass transom, and two sidelights each containing four upper lights with a single, recessed wood panel below. There are two windows symmetrically spaced on either side of the door, both of which are single-hung, vinyl, one-over-one windows with wood surrounds. Centered above the porch is a gable dormer with a small, vinyl, half-round fixed window. From the center of the porch, three wide, wood steps lead down to a concrete walkway and soon connect with eight concrete steps leading down towards the fields. These steps, once situated at the front of the cottage, lead down to an open area where the old highway would have passed through from the bridge.

The northeast elevation of the tenant house contains three symmetrically-spaced windows, the center of which is a small, rectangular, two-light, louvered vinyl window with wood surround. There are also two large, rectangular, single-hung, vinyl, one-over-one windows on this wall—one on each side of the louvered window.

Interior

The interior of the cottage was substantially renovated in 2008 during a remodel. Laminate wood floors were installed in almost every room, and plaster was removed from the walls and ceiling. Smooth sheetrock was installed on the walls and textured sheetrock was installed on the ceilings throughout, except for the bathroom which has acoustic tiles. Most of the original wood panel doors with glass knobs remain, along with wood trim and moldings.

Entering the cottage from the northwest entrance into the space that was once part of the central hall but is now open to a living area on the right. During the 2008 renovation, this dividing wall was removed to open up the space and the current front door was relocated from inside the short wall of the ell. This hall/living area space displays finishes and features that are repeated throughout the remaining areas, including laminate wood floors, textured sheetrock ceiling, original wood baseboards and door/window trim, and sheetrock walls that were converted from plaster during the 2008 renovation. The living area contains a fireplace with a slate hearth. The firebox has been covered with wood paneling. A flat, simple, squared wood surround incorporates a small mantel shelf with two small, round wood columns and a center beveled, rectangular mirror.

To the left of the front entrance is a small kitchen with vinyl wood-pattern floors and new vinyl panel wainscoting. There are wood moldings and trim including shoe molding, baseboards, and chair rail. Solid wood upper and lower cabinetry with a new countertop exists along the northwest and southwest walls. The kitchen has a textured ceiling with a lighted ceiling fan. The southeast wall of the kitchen has a six-panel wood door that leads directly into a small dressing area space, then into a full bathroom located on the northeast side of the dwelling. The bath and dressing area have vinyl tile floors and wood paneling on the walls. The bath has a hollow core wood door and a new toilet and acrylic bath tub at the southeast end of the room; there is a freestanding wood vanity at the northwest end of the room. Narrow crown molding and shoe

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moldings exist in these two rooms as well. The dressing room opens into the central hall through a second six-panel wood door.

The hallway has laminate wood flooring, wood baseboards and door trim with a textured sheetrock ceiling. On either side of the hall are two rooms, one currently used as a bedroom at the east corner of the house; the second room functions as a study at the south corner of the house. The bedroom has a single, wood, six-panel door, wood baseboards and window trim, and a textured ceiling with a fan. The study has a single, wood, six-panel door at the hallway and the same finishes as the bedroom from top to bottom. However, the northwest wall of the study contains two, six-panel wood doors (leading to small closet), which flank a small fireplace of the same style as that in the living area. This fireplace is identical to the aforementioned, and also has wood sheathing covering the firebox. Upon exiting into the central hall, there is a pull-down attic door that provides the only access to the space above.

Farm Outbuildings

Quonset Hut Storage Building (2007, Non-Contributing)

Down the gravel driveway several hundred feet west of the Lea House is a large, open-air Quonset Hut storage building that was constructed in 2007. This is an arch-top building used to shield farm equipment from the elements. There is a wood frame base with steel framing above, corrugated aluminum siding and a vinyl tarp roof covering. The structure is large and rectangular, situated with the long side parallel to the nearby highway and attached metal gates at the northeast and southwest ends.

Transverse Crib Barn (c. 1940, Contributing)

The front drive continues past the garage and terminates in front of a large, wood frame, transverse crib barn. The barn was relocated from a parcel located just across the highway and rebuilt around 1940. This building has a gambrel-shaped metal roof, a wide center aisle with gated openings on the southwest and northeast walls, and wood plank siding is attached vertically at the ground level and horizontally at the loft level. The concrete block foundation is visible along the northwest elevation and a dirt floor.

The front (southwest) elevation contains a large, square, central metal gate opening into the main aisle. Three rectangular, fixed-louver wood vents are located within the gable at the loft level. There are two shed extensions on the southeast elevation, each about half the width of the main space. A hinged board-and-batten door provides interior access to the first shed extension, which is a little more than half the height of the barn's full height. The interior of the second shed extension is accessed through a metal gate, and this area is only about one third of the barn's full height. Visible from the southeastern elevation, the first shed extension runs the full length of the main barn space, while the second extension is only about half the length. The northeast elevation contains a large, square opening with a metal gate at the ground level, and one rectangular, fixed-louver wood vent within the gable at the loft level. To the left of the main opening, another hinged, wood board-and-batten door provides interior access at ground level.

The interior of the barn reveals full-height hewn timbers that provide a solid frame, with self-supporting wood roof framing above. There are a total of eight cribs (four on either side of the center aisle) at the ground level, each accessible through a single, hinged, wood board-and-batten door. Upon entering the structure from the southwest elevation, the first crib on the left retains a wood step ladder used to access the expansive hay loft above. The barn, previously unpainted, was painted red in 2012.

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Chicken Coop #1 (c. 1942, Contributing)

Near the crib barn and located east of the Lea House is a small, square, wood-frame chicken coop. The exterior wood boards comprising the walls of this structure are covered with vertically attached panels of standing seam metal siding. A V-crimp metal shed roof sits atop, wood rafters exposed along the northwest (front) elevation. Also on this side of the structure, two large, hinged, wood board-and-batten doors provide interior access. Above this entrance, a large, rectangular sheet of corrugated plastic covers what may have previously been a larger entrance or a secondary opening on this wall. The remaining elevations do not contain any additional openings or details. The interior has a dirt floor and a few wood shelves along the southeast wall, allowing the chicken house to function currently as a storage shed.

Chicken Coop #2 (c. 1942, Contributing)

A few feet southwest of the first chicken coop is a second structure that historically was also used for housing chickens. This outbuilding is smaller than the first and is more narrow and rectangular in form. This second chicken house has a wood frame with faux-brick asphalt siding and a shed roof with V-crimp metal covering. A single, hinged, wood board-and-batten door provides interior access to the structure at the western corner on the northwest elevation. The only other exterior detail exists on the southeast elevation, where a three small window openings are covered only with fixed louvered metal panels.

Drive-In Corncrib (c. 1940, Contributing)

In the field south of the Lea House sits a rectangular, wood frame, drive-in corncrib. The structure has a concrete pier foundation, wood floor, and a gable roof with V-crimp metal covering. The walls have wood plank sheathing, but this has been covered on three elevations. The front (southwest) elevation contains two large, sliding double doors that cover an opening wide enough for a vehicle to pass through. This entire elevation has been covered with vertically attached panels of standing seam metal siding. The southeast elevation has the same exterior wall covering, a gable end, and reveals the foundation piers. The northeast elevation has two large, hinged doors that have been covered with metal siding, while the remainder of this exterior wall contains exposed wood plank sheathing. The northwest elevation is also covered in the same metal siding and contains a gable end. The building currently functions as additional storage space for tools and farm equipment.

Pole Shed (c. 1970, Non-Contributing)

A few feet southwest of the corncrib sits a slightly larger pole shed, built in the late 1970s. This building is also rectangular with a wood frame, with corrugated metal as the exterior wall and shed roof covering. The front (southeast) wall contains four bays that open into a room with a two-tier wood frame storage loft along the northwest wall. No other openings or exterior details exist.

Horse Barn (2011, Non-Contributing)

South of the tenant cottage is a modern three-bay, four-crib, wood frame horse barn with crimped metal siding and corrugated metal roof. The center bay has a gabled, low-pitch roof with a wide, open aisle below. On either side of the aisle are wings where the cribs/stalls are located, and these sections have a corrugated metal shed roof that joins the gable roof at a ninety-degree angle.

The main entrance to this barn is at the northeast elevation, where there is a large, square opening to the center aisle and a single, hinged entrance door. There are two, fixed, single-light vinyl windows on either side of this opening and a diamond-shaped unlouvered vent in the gable above. The northwest elevation has a vinyl and glass single door near the north corner that contains nine upper lights and a raised cross-panel

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below. From this elevation, the two decorative cupolas are visible along the ridge of the gable roof, each with louvered vents on the sides and pyramidal metal caps. The southwest and southeast elevations could not be accessed for inspection.

Storage Shed (c. 1980, Non-Contributing)

About 40 feet southwest of the tenant cottage is a small, rectangular, wood frame storage shed. The exterior walls are covered with corrugated metal sheathing applied in vertical panels. There is a corrugated metal shed roof with exposed wood rafters along the northwest elevation. This elevation contains what appears to be the only door to the inside space. The door on this building consists of a large, square opening at the north corner of the shed with a corresponding, hinged panel of plywood sheathing. The shed in its current condition is inaccessible, the southwest and southeast facades are not visible.

Additional Elements

Stage Coach Road (early 1800s, Contributing Site)

The gravel driveway in front of the house is the remnants of the old turnpike, a stage coach road that extended between Baltimore and Nashville.³ If the gravel driveway continued straight out from the T-intersection north of the Lea House rather than turning towards the transverse frame barn, it would continue to nearby Lea Creek, where bridge remnants can be found to this day; from there it would connect to another leg of the route located south of the tenant cottage. The path of the Old Stagecoach Road still exists in the form of asphalt paving, covered by weeds and grass.

Bridge (early 1800s, Contributing Structure)

Along the old stage coach road and over Lea Creek, there are two portions of the old bridge remaining on either side of the creek, each constructed with local stone in a stepped design. The bridge decking has not survived, but it is clear that this used to be a route of travel prior to the construction of the parallel, modern 11-W highway located about 150 feet to the north.

Overall Landscape, Contributing Site

The rural farmland and surrounding landscape at Richland include gently rolling hills with visual delineations where historic agricultural fields existed. Creek beds along Lea Creek at the southern portion of the parcel were historically used to grow corn; the landscape in this area still exhibits a visually definable space that differentiates from surrounding farmland in its overall appearance. Similarly, behind the Lea House is a large portion of farmland once used to grow tobacco, the boundaries of which are delineated by natural and manmade markers on the landscape such as trees and fence lines. Although the Fox Farm now only produces hay, evidence of areas where historic crops were farmed create a patchwork landscape, especially visible from aerial views. Lea Creek, a significant and supporting site feature for this farmstead, also retains a dense concentration of trees along the creek, most visibly those which form the southeastern boundary of the parcel.

³ Thomas E. Roach, "Grainger County In Days Gone By", *The News*, April 19, 1963, p. 49.

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8. Statement of Significance

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

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

Criteria Considerations N/A
(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

- AGRICULTURE
- ARCHITECTURE
- EXPLORATION/SETTLEMENT
- SOCIAL HISTORY

Period of Significance

1796-1940

Significant Dates

1796, 1815-1820, 1900, 1940-1942

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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Statement of Significance Summary Paragraph

Richland, a rural farm that encompasses several historic resources dating from c. 1790-1940, is located off Highway 11-W in Blaine, Tennessee and is eligible for listing in the National Register of Historic Places under Criterion A for its local significance in the early settlement patterns and contributions to the social history and agriculture of Grainger County and Criterion C for its architecture. As a family farm that was established during the initial settlement of county, the farm district contributes to the larger historic agricultural context during the 1780-1850 period of settlement and subsistence farming in rural middle and east Tennessee along with the continued and progressive agricultural practices from the 1850s on up into the 1940s.⁴ The Lea House, a c. 1796 slave-built brick house, is eligible for listing under Criterion C for its architectural significance as an excellent example of an early Federal-style farmhouse in rural East Tennessee. Various historic architectural resources and landscape features illustrate the patterns of use and development that occurred on the land and helped shape the landscape over a period of more than 150 years of agricultural use.

Narrative Statement of Significance

“Richland” has been used to describe both a property and a late-eighteenth century brick house located therein; however, this narrative will refer to the main dwelling as the Lea House for continuity. The Lea House and current parcel on which it sits are located within a large tract of land that was some of the first deeded in Grainger County, Tennessee.

The Lea House was the home of many descendants of the Leas, a family who originally hailed from Virginia. The brick house was built by slave labor and may have been built as early as the 1790s, based on Lea family letters and local historical records. The rural estate is located in the Blaine community which was settled in the late 1700s by three families: the Patterson family, a man named Matthew Campbell, and the McDaniel family (who owned Shields’ Station; NRHP, 4-24-73).⁵ These men were some of the first settlers of this area who constantly had to be on alert for Indian attacks, which had occurred throughout the area and cost some their lives. The Blaine community (also called Blaine’s Crossroads) was named after Robert Blaine; however, the reasoning behind this choice is unclear, as he was not one of the original settlers to the area.⁶

Early History

One early settler who greatly influenced the settlement patterns in the Blaine community and early Grainger County was Captain Thomas Jarnagin. He traveled alongside Colonel John Sevier through Long Creek during the Cherokee Indian War, along with fellow frontiersmen William Bean and Daniel Boone.⁷ Jarnagin (Jonakin in some early records) laid an early claim to land in Grainger County. Prior to the entry date of October 1783, Thomas Jarnagin staked out an area that ran down the north side of the Holston River down to the mouth of Richland Creek and about twenty miles northeast of present-day Knoxville.⁸ This boundary

⁴National Register of Historic Places, “Historic Family Farms in Middle Tennessee”, Multiple Counties, Tennessee, National Register #64500605, E4.

⁵ “Blaine Community: Settled in 1700”, Grainger County Archives, Rutledge, Tennessee.

⁶ Ibid.

⁷ Ken Coffey, “Grainger County’s Most Famous Citizen—Albert Miller Lea”, from *Ken Coffey’s Valley Stories*, Grainger County Historical Society, October 19, 2013, http://www.graingertnhistory.com/story_3/#more-186, accessed March 11, 2014.

⁸ Powers, op. cit., p. 123.

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consisted of 3,960 acres on Richland Creek where three of his children would eventually settle within the next ten years, greatly shaping the early settlement of this area.⁹ A captain in John Sevier's army, Jarnagin fought during the Revolutionary war and for this service was awarded these 3,960 acres of land along Richland Creek, the deeds of which were recorded between 1794 and 1802. Although Captain Jarnagin had staked out this vast tract in 1783, it took ten years to resolve the matter, as the grant from North Carolina was not issued until July 29, 1793.¹⁰ It has been noted that the Jarnagin ancestors have received title to all of the boundary through gift or inheritance except for 640 acres.¹¹

The grant for these 3,960 acres was a massive transaction, as evidenced by records in numerous places. Jarnagin's land grant can be found on record at Greeneville, Tennessee, in 2nd book B, page 405; at Nashville, Tennessee, in N.C. 1, page 315; and at Raleigh, North Carolina, in Book 76, page 487.¹² These records also fully document the surname change from Jarnagin to Jonakin.¹³ In his 1985 book about Thomas Jarnagin, Lee Leeper Powers (a Jarnagin descendent) fully describes the boundary in its historical context

Richland Creek divides a valley two or three miles in width through the boundary of 3,960 acres. The spurs of Clinch Mountain are northwest of the vast boundary. Its source is located a few miles northwest of the present Rutledge, Tennessee, County seat of Grainger. Richland Creek follows a fairly straight course with countless spring branches in a southwesterly direction for twelve miles to a point near the present Lea Springs. There it turns south and follows an irregular course to the Holston River. The very gently rolling terrain on each side of the creek provides a choice location for the present Highway 11-West to Knoxville. It [11-W] follows closely an early stage route opened by the authority of Governor Blount soon after Thomas Jarnagin received his grant. The boundary of 3,960 acres begins near the present Lea Springs near Blain[e] and followed up Richland Creek for six and one-fourth miles to a point near the present Joppa on Highway 11-West. The Red House community is about the half-way point of the long boundary. Its average width was about three-quarters of a mile. Covered with a virgin forest of hardwood pine and some cedar trees, it would have been even more attractive in 1783 when claimed by our ancestor.¹⁴

Although Captain Thomas Jarnagin never lived in Grainger County, he divided this vast acquired acreage between his married children. The first tract of land was given to his son Noah, who built Hickle House in 1794, two years before Grainger County was formed.¹⁵ Noah's tract was comprised of 740 acres situated at the northeast end of the Jarnagin boundary, the grant being dated July 29th, 1793 (though it may have been delivered later that fall).¹⁶ While it is unknown whether Noah moved to that tract in the fall of 1793 or spring

⁹ Ibid.

¹⁰ Ibid., p. 65.

¹¹ Ibid., p. 88.

¹² Ibid., p. 65.

¹³ Ibid.

¹⁴ Ibid., p. 65-66.

¹⁵ Coffey, op. cit.

¹⁶ Powers, op. cit., p. 66.

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of the following year, the land was conveyed to him well after he and his family had established their household there.¹⁷ Noah remained on this land until his death in 1849.¹⁸

Captain Jarnagin gave this westernmost plot of acreage to his daughter, Lavinia as a wedding present. The boundary, which consisted of 375 acres, was deeded to Lavinia and her new husband, Major Lea on August 6, 1796.¹⁹ This deed is one of the earliest land deeds from the time that Tennessee was first formed, and is the first deed placed on record in Grainger County.²⁰ One of the most important and, at the time, unusual aspects of this deed is that Jarnagin did not only name his new son-in-law, Major Lea, the property owner, but jointly names his daughter, Lavinia.²¹ Lee Powers' comments as to this important and distinct event relate that

[t]he above deed is unusual in this respect. The first state in the United States to grant women property rights was Mississippi by acts of its legislature in 1833. Thomas Jarnagin used both good and fair judgement when he conveyed the above boundary to his son-in-law and daughter jointly. He also expresses in writing his affection for both Major and Lavinia. Here one finds additional proof of our ancestor's keen foresight and generosity.²²

Captain Jarnagin also assisted each of this married children with the costs associated with property improvements, livestock and necessary farming supplies.²³

Though the deed for the western boundary portion of Jarnagin's vast tract (a wedding present) was recorded in 1796, Lavinia Jarnagin and Major Lea were married November 5, 1793. Major Lea (whose given name caused confusion, for it was not an indication of an official military title) was born in 1771 to Luke and Elizabeth Wilson Lea in Orange County, North Carolina.²⁴ Major's great-grandfather, James Lea, hailed from King and Queen County, Virginia, and married Frances Major, from whom the given name originated. Major Lea, who served on the first Grainger County Court in 1796,²⁵ was one of three descendants of the Virginia Lea family who went by this name. The seventh child of Luke and Elizabeth, Major moved with his family from their County Line Creek farm in the early 1770s westward to Wilkes County, then Surry County, and later to parts of western North Carolina which became the State of Tennessee. Minutes from several meetings at the Bent Creek Baptist Church as early as January 14, 1786 reference the presence of member Luke Lea, strong evidence that the family had already moved to the area. Thomas Jarnagin, who served as a captain of North Carolina's militia in Washington County, was also a member of the church and had acquired a boundary of nearby land about 640 acres in size eight miles from Bent Creek, at the mouth of Long Creek on the Nolichucky River. Captain Jarnagin and Major Lea were both involved with the meeting

¹⁷ Ibid.

¹⁸ Ibid., p. 66C.

¹⁹ Register of Deeds for Grainger County, Tennessee, Deed Book Volume A, p. 1. Grainger County Archives, Rutledge, Tennessee.

²⁰ Powers, op. cit., p. 66A.

²¹ Ibid., p. 66B.

²² Ibid., p. 67.

²³ Ibid., p. 66.

²⁴ Ibid., p. 225.

²⁵ Tracey Wilson, "1790s Blaine Home", *Living Today*, January 18, 2012, LT1.

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of the first court in Jefferson County, July 22, 1792, and Major often visited with the Jarnagin family during this time at their home named Mount Harmony. The third tract Jarnagin divided out of his acreage went to his son, Chelsey and wife Martha, a boundary of 730 acres that adjoined Noah's tract. The dwelling constructed here would have been within about a mile of Noah and Mary's house, so Chelsey and his wife may have lived with them while improvements were being made to their property. On September 17, 1794, Chelsey's first child, Spencer, was born in area that would become part of Grainger County.²⁶ The deed in which Captain Jarnagin conveyed 730 acres of land to Chelsey was dated June 4, 1796; however, the deed conveying Noah's tract was delayed and has a date of April 10, 1797.²⁷

Prior to the formation of Grainger County, Bean Station (fifteen miles northeast of Rutledge near Tate Springs) was a tourist destination on a popular route between Kentucky and early settlements in Tennessee, then North Carolina. The town was settled by George Bean, a goldsmith and gun shop owner, who was a successful businessman in this area and whose brother, William, settled in the Watauga Settlement on Boone's Creek in 1769. Around this time, a stage coach route was established through the area where the Lea family's "Richland" would later be, and it allowed many patrons to travel through, en route to the hotel at Bean Station and onward towards Virginia and northern territories. More than six miles of the road passed through what would become Thomas Jarnagin's vast boundary, significant as the route on which President Andrew Jackson travelled between the Hermitage and Washington, D.C.²⁸

Research by Jarnagin descendant Lee Powers indicates that the index at Raleigh, North Carolina does not show any land grant issued to George Bean, and no claims or entries were made between June, 1781 and October 20, 1783.²⁹ He asserts that it is unlikely that settlers had ventured as far as Richland Creek in 1781, and that Thomas Jarnagin entered the boundary of 3,960 acres promptly on October 20, 1783 when John Armstrong opened the land office. Here he also mentions that "Matthew Leeper entered 640 acres on Richland Creek on October 22, 1783. These boundaries were located and staked ou[t] prior to the entry dates."³⁰ Such records contribute to the notion that Jarnagin's boundary, and its developments therein, greatly impacted the settlement patterns of the area and that the historic Richland estate is part of significant events that occurred in the earliest history of Grainger County (see Figure 1).

Upon providing a boundary of land from his vast holding, Thomas Jarnagin also financially assisted each married child with the construction of a house and other necessary improvements to establish a household. Lavinia and Major Lea's tract was located as far as five miles from Noah's dwelling, and upon this land a "substantial log dwelling was erected," possibly before the birth of their son Pryor in 1794.³¹ While many of the details about this log dwelling are uncertain, some insight can be found in a letter dated May 8th, 1890 from Albert Miller Lea (then living in Corsicana, Texas) to his nephew, Major Joel L. Lea. The letter mentions the tract of land he gives to Lavinia,

²⁶ Powers, op. cit., p. 66.

²⁷ Ibid., p. 67.

²⁸ Ibid., p. 70.

²⁹ Ibid., p. 71.

³⁰ Ibid.,

³¹ Ibid., p. 66.

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...and her husband bought the adjoining tract below, covering a valuable water power, where he built grist and saw mills, and, where, in a single log cabin, William Wilson, their second son, was born, April 9th, 1796. The farm left by her father [Thomas Jarnagin] was soon after improved and occupied, and remained the family home as long as either lived.”³²

Another source for the approximate date of construction for the Lea House at Richland is a 1910 letter from Lida L. Lea, daughter of Albert Miller Lea who was born August 19, 1848. Lida writes from Corsicana, Texas that “the brick house having been built in log cabin days by [my] grandparents fell in the divide to my father and Uncle Luke, the two youngest children. Uncle Wilson (William Wilson Lea) afterward bought it and sold it to strangers. It is called Richland from the creek that flows by it.”³³ Powers also notes that after gifting this 375-acre tract to them, Captain Jarnagin “helped [Major and Lavinia] with the construction of a log house and to establish their household very soon following their marriage.”³⁴ This may indicate that between 1793 and 1796, Major and Lavinia lived in the log house while the present-day Lea House was being constructed, which they would occupy soon after William’s birth. Powers continues,

[Major and Lavinia Lea] lived in Knoxville, Tennessee, about 5 months following their marriage and then moved to the boundary of 375 acres on Richland Creek, in Grainger Co., conveyed to them jointly by [Thomas] Jarnagin ‘for love and affection’ upon which they built a log dwelling later replaced by an attractive brick dwelling which was called Richland, still standing in 1983. The boundary was enlarged to 900 acres known as Lea Springs.³⁵

Thomas Jarnagin and wife Mary spent the weekend of June 11th, 1796 visiting Major and Lavinia Lea and their two young children Pryor and William at their home on Richland Creek, simply called “Richland”.³⁶ Each of these accounts indicates that the first two children born to Major and Lavinia were born in a log cabin not far from the current Lea family house that was occupied soon after William’s 1796 birth. This is the closest to an exact date of construction for the brick house called Richland or the Lea House. The Monday after this June 1796 visit is the date on which Thomas executes a deed for the tract of 375 acres and “all houses and outhouses” to Major and Lavinia.³⁷ That same month, the first meeting of the Grainger County Court occurred at the house of Benjamin McKay, located just south of present-day Rutledge. Grainger County, named after Mary Grainger Blount (the wife of the Territorial Governor), was formed from land in Hawkins and Knox counties. Major Lea was involved in these early proceedings and was named to a commission to select the site for the county seat, but the group was later discharged after being unable to agree on the location. A replacement commission would later select Rutledge as the County seat in 1799. Although this caused a delay in the establishment of a county seat, deeds and papers were recorded without

³² Albert Miller Lea, “Sketch of William Wilson Lea”, letter from Albert Miller Lea to his nephew, Major Joel L. Lea, May 8, 1890, Corsicana, Texas. McClung Collection, East Tennessee Historical Society, Knoxville, Tennessee.

³³ Powers, op. cit., p. 125.

³⁴ Ibid., p. 123.

³⁵ Ibid., p. 225.

³⁶ Ibid., p. 67.

³⁷ Ibid., p. 67.

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delay, as the Registrar of Deeds set up a temporary office. The first three pages of the first Grainger County book of deeds hold record of three Jarnagin transactions within the newly formed County, which occurred as follows: Page 1 is the grant from Captain Jarnagin to Major and Lavinia for 375 acres on August 6, 1796; Page 2 is Jarnagin's transfer to Chelsey for 730 acres on August 11, 1796; Page 3 is a conveyance of 640 acres that adjoined Major and Lavinia's tract and was sold by Captain Jarnagin to Thomas Cox on June 4th, 1796.³⁸

Major and Lavinia Jarnagin Lea had eleven children, all of whom were born in the brick dwelling at the Richland property. However, it has been noted that the Leas' first two children were born in a log cabin that existed previously within the property boundaries.³⁹ The Lea children born at Richland are as follows: Pryor Lea (1794-1880); William Wilson Lea (1796-1878); Anderson Lea (1798-1807); Thomas Jarnagin Lea (1799-1838); John Hampton Lea (1801-?); Cynthia Lea (1803-1890); Harmon Graves Lea (1805-1887); Cecilia Lea (1807-1807); Albert Miller Lea (1808-1891); Luke Lea (1810-1898); and James Lea (1814-1814).⁴⁰ Several of the Lea children born at Richland had significant impacts on various endeavors and organizations throughout their lives (*see Additional Family Information, page 24*), but Albert Miller Lea is often considered to be Grainger County's "most famous citizen," and is typically the Lea family member most associated with the property at Richland.⁴¹

The Lea family of East Tennessee had great influence and impact on early Grainger county settlement patterns; in Albert's case, significance at an even larger scale. The main house on the Lea farm was the first brick house built in the lower section of Grainger County, as early as the 1790s, and remains today as a symbol of the Lea family. This historic dwelling remains as evidence from early settlement in the county and state, and exists as an intact historic structure that retains its architectural integrity two centuries later although with a few later modifications.⁴² Built in the Lea Springs Community, Richland was often simply referred to as "the brick house" by local residents, and the slave-made bricks were made from clay found near the site of the dwelling.⁴³ The house retains most of its original features and finishes. The Lea family held a reunion at this family farm house some time prior to 1890, a big event for which there were days of preparation. Major Lea's granddaughter, Lida Lea (later of Corsicana, Texas), recalls her visit to Richland in an October 9, 1930 letter. She details the extravagant meal that was prepared by the hosts, stating that the whole family was there except for her "dear old Aunt Cynthia" who as confined to her chair. As evidenced in Lida's letter about the visit, Richland's brick house had once served as the Blaine post office, much like neighboring Shield's Station:

The only drawback to the pleasure of the host was that they had not had time to pull down the six foot high mantle pieces and replace them with what they thought elegant low ones! I repaid their hospitality by telling them we had just come from the home of one of my

³⁸ Ibid., p. 70.

³⁹ Ibid., p. 124.

⁴⁰ Ibid.

⁴¹ Ken Coffey, "Grainger County's Most Famous Citizen—Albert Miller Lea", from *Ken Coffey's Valley Stories*, Grainger County Historical Society, October 19, 2013, http://www.graingertnhistory.com/story_3/#more-186, accessed March 11, 2014.

⁴² Thomas E. Roach, "Grainger County In Days Gone By," *The News*, September 13, 1962, p. 2.

⁴³ Ibid.

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mother's cousins near Baltimore who had just built a new house with mantles almost to the ceiling! At that time our "old home" their new one—was the post office.⁴⁴

The property at Richland has changed hands many times since Thomas Jarnagin's original land claim, but has continually served as a rural agricultural subsistence farm and home for many families. The Lea family was in possession of the property at Richland from 1796, when Major and Lavinia Jarnagin Lea established their home and family farm, until 1874. For a time during the 1800s, the Lea family operated a local post office out of their house at Richland; this was an early significant community institution that tied the Lea family farm into the social history of the nearby settlements.⁴⁵ During the antebellum era, agricultural production at Richland concentrated on subsistence farming, including corn crops and cattle production, a trend also found among historic family farms found in Middle Tennessee.⁴⁶ After Major Lea's death in 1822, Lavinia owned and operated the land for many years until her own passing, at which time she bequeathed the property to her son, William Wilson Lea, in her will dated May 6, 1848.⁴⁷ Soon after Lavinia's passing, another popular trend "overwhelmed Tennessee agriculture after 1850". This new trend, which encompassed tobacco farming, was geared more towards production during the time of "market revolution" and changed the agricultural landscape of Richland during the latter 19th century.⁴⁸ The property at Richland adopted these farming trends as they occurred during several distinct agricultural development phases in Tennessee. As such, the historic buildings and resources built during these times were created as they were needed according to the functionality of the farm. An interesting point relating the significance of the regional agricultural development with the physical manifestations of historic domestic and agricultural buildings at Richland:

The more the farm is geared to subsistence agriculture, the greater the tendency to find folk-derived domestic architecture (adaptations of the central-hall, I-house, saddlebag plans) as well as a preponderance of corn cribs and livestock sheds among the outbuildings.⁴⁹

The above quote, taken from the National Register Multiple Property Document for Historic Family Farms in Middle Tennessee, supports the statement that Richland was established and functioned as a subsistence-oriented family farm for several decades in the early nineteenth century, then appears to have briefly transitioned over to a market-production approach with tobacco during the second half of the nineteenth century, before finally returning to a twentieth century period of subsistence farming and production that continues today. The Lea House, tenant cottage, and agricultural outbuildings reflect architectural styling that aligns more with informal functionality than highly stylized forms. During the market-production era, and also early on due to the large acreage of the property, slave dwellings likely existed at Richland; the architectural details in the rear ell could date back to these periods of agricultural transition, however, no archaeological investigation has been done.

⁴⁴ Ibid.

⁴⁵ Historic Family Farms in Middle Tennessee (MPL), E7.

⁴⁶ Ibid., E8.

⁴⁷ Register of Deeds for Grainger County, Tennessee, Deed Book Volume 18, p. 58. Grainger County Archives, Rutledge, Tennessee.

⁴⁸ Historic Family Farms, op. cit., E9.

⁴⁹ Ibid., E10.

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William Wilson Lea sold portions of the family property to Samuel Shields (owner of nearby Shields Station) in October 1852 and February 1855, and gained ownership of tracts belonging his siblings in a quitclaim deed dated December 6, 1873.⁵⁰ He transferred ownership of “a certain tract on Richland farm, contiguous to Lea Springs” to his son Albert, on August 31, 1874⁵¹; the following October, William Wilson Lea sold the property at Richland to W.F.M. Trout.⁵² For thirty-five years, the Trout family owned and operated a farm on the historic land known as the Lavinia Lea dower tract.

Around 1900, the tenant cottage at Richland was built and served as a secondary dwelling on the farm, perhaps a home for a farmhand and his family or a rental property to generate additional income.⁵³ Then, on November 8, 1909, W.F.M. Trout sold the land in two portions, one to A.M. & R.F. Nance, and one to J.P. & M.C. Nicely.⁵⁴ The Nicely family owned and operated their family farm on the Richland property until a sale to the Nance family on January 17, 1912.⁵⁵ Richland was known as the Nance family farm for the next thirty years until the Fox family, whose descendants hold current ownership, acquired the property in September 1942 and continued its agricultural operations and production.⁵⁶

Many of the property’s historic outbuildings were constructed by the Fox family soon after they acquired the farm, and the transverse frame barn was moved from land that is located just north of the current parcel also around this time. Richland’s current owners, Harry Fox and Jean Underwood, worked for many years to gain full ownership from Mr. Fox’s siblings, and obtained full title on October 15, 2007.⁵⁷ Richland is known as the birthplace of “Grainger County’s Most Famous Citizen,” Albert Miller Lea, once served as a local post office, and remains a family farm as it has been for several generations. Major and Lavinia Lea, the original owners of the house, both passed away at Richland, their home of many years during a time of early settlement and social history in East Tennessee. The house sits as a reminder of days gone by, a permanent mark on the rural agricultural landscape that it helped to shape.

Additional Family Information

Pryor Lea, the first child of Major and Lavinia Lea, studied at Blount College and later was transferred to Greeneville College; he joined the Army in 1813 to serve in the Creek War during the War of 1812. He studied law, became an attorney and became Clerk of the Tennessee House of Representatives in 1820,

⁵⁰ Register of Deeds for Grainger County, Tennessee, Deed Book Volume 18, p. 547. Grainger County Archives, Rutledge, Tennessee.

⁵¹ Register of Deeds for Grainger County, Tennessee, Deed Book Volume 18, p. 550. Grainger County Archives, Rutledge, Tennessee.

⁵² Register of Deeds for Grainger County, Tennessee, Deed Book Volume 18, p. 548. Grainger County Archives, Rutledge, Tennessee.

⁵³ “County Survey Record for ‘Old Nance Place’ (GR00945)”, Tennessee Historical Commission Viewer, <http://tnmap.tn.gov/historicalcommission/>, accessed July 30, 2014.

⁵⁴ Register of Deeds for Grainger County, Tennessee, Deed Book Volume 40, p. 408. Grainger County Archives, Rutledge, Tennessee.

⁵⁵ Register of Deeds for Grainger County, Tennessee, Deed Book Volume Book 41, p. 339. Grainger County Archives, Rutledge, Tennessee.

⁵⁶ Register of Deeds for Grainger County, Tennessee, Deed Book Volume 71, p. 545. Grainger County Archives, Rutledge, Tennessee.

⁵⁷ Register of Deeds for Grainger County, Tennessee, Deed Book Volume 291, p. 931. Grainger County Archives, Rutledge, Tennessee.

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where he became close with Governor Sam Houston and General Andrew Jackson. In 1824, Pryor was appointed U.S. Attorney for Tennessee and was elected as a Jacksonian Democrat to the twentieth and twenty-first Congresses, after which he moved to Mississippi in 1836 and was a co-founder of the University of Mississippi, serving on the Board of Trustees. Following several years of successful law practice and political endeavors, he moved to Texas just prior to the Civil War. After his involvement with a project to construct railroad from the Pacific to the Rio Grande was deterred by the Civil War, Pryor became a strong supporter of the Confederacy and helped secure supplies for armed forces in Mexico. He was also part of the Texas Secession Convention of 1861 one of forty-three native-born Tennesseans that were delegates and part of a 166 to 8 vote for secession. He later became the first Superintendent of Public Instruction in the State of Texas.⁵⁸ Pryor Lea is credited with building the popular circa 1819 Lea Springs Hotel (NRHP, 5-29-75; also known as Lea Lakes, see Figure 2) that existed northeast of Richland in the Lea Springs Community.

Less detail is available for some of the children of Major and Lavinia Lea. Little is known about the life events of William Wilson Lea, though he attained the title of “Doctor” sometime during his career. Dr. Lea married Elizabeth Augustus Lewis around 1828 and had two children; in 1854, Dr. Lea entered into his second marriage with Mrs. Martha Newton Corprew. Anderson Lea, Major and Lavinia’s third child, only lived to be 9 years of age and died at Richland as a result of a childhood accident. The Leas’ fourth child was named Thomas Jarnagin Lea, who married Mary Carper Talbot in September of 1821 and had five children. John Hampton Lea followed as the fifth child born at Richland, who had five children and married twice, though only the information for his first wife (Eliza Ann Martin) has been kept on record.⁵⁹

The sixth Lea child, Cynthia Ann Lea, was well-known for her personal relationship to Governor Sam Houston. Curiosities surrounding the courtship of the handsome couple and the unforeseeable denied marriage proposal make for an intriguing tale. Cynthia, whose house remains just northeast of Richland, was widely known for her beauty. Governor Houston met the striking, young girl from Blaine’s Crossroads at an aristocratic ball in Nashville and is said to have fallen in love with her “at first sight.” After a brief courtship, the Governor proposed, undoubtedly expecting acceptance from his lady, whose family desperately wanted her to marry a man of wealth and distinction. For reasons still unknown, Cynthia turned down the marriage proposal and returned home to Grainger County, where she married a widowed Baptist minister a few years later.⁶⁰ Lee Powers’ writings lend support for Cynthia’s decision as evidenced in the events that followed soon after her denial. Governor Houston, after being denied Cynthia’s hand in marriage, quickly made a second proposal to a young, pretty blonde by the name of Eliza Allen who lived in Gallatin and whose father was a close friend of President and General Andrew Jackson. After only three months of marriage, the Governor’s young bride left him and returned home, spawning constant and ongoing inquiries as to the cause of the separation, which was never divulged by either party. Continued pressures surrounding the brief marriage and reasoning behind their separation eventually caused Sam Houston to resign his governorship that spring of 1829.⁶¹ Many years later, in September 1838, Cynthia would finally marry a Baptist minister

⁵⁸ Powers, op. cit., p. 227.

⁵⁹ Ibid., p. 228.

⁶⁰ Ibid., p. 124.

⁶¹ Ibid., p. 125.

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named Reverend Elihu Millikan and the pair later built a house, Poplar Hill (NRHP, 7/8/80), that still sits just off 11-W between Blaine and Rutledge.⁶²

Harmon Graves Lea is the seventh child of Major and Lavinia, and in September 1837 married Johanna Shields', daughter of James and Jane Shields' (associated with historic Shields' Station, in close proximity to Richland). Harmon too was involved in a law career and remained in Grainger County all his life, his home named Cedar Hills being located near Richland. The couple had no children and were noted as being "...a grand couple, aristocrats...of the old southern type, cordial and congenial." Following Harmon was an eighth Lea child, Cecilia, who lived only from May 1807 to June of the same year.⁶³

Albert Miller Lea, the ninth child of this lineage, is considered the most significant person associated with the property at Richland. He was soon followed by younger brother Luke Lea, known as "one legged Luke," who married Mrs. Mary Smith, the daughter of General Mayrant of Jackson, Mississippi; the eleventh Lea child, James Lea was born in May of 1814 and died a month later.⁶⁴ Albert's middle name comes from Congressman Pleasant Miller, son-in-law of Governor William Blount. As a boy, Albert was partially incapacitated and stayed home to help his mother with "the store and transient guests"; he also recalled helping to make the bricks for "the new dwelling" at Richland. Research thus far would support the notion that Albert's assistance was used for the "new dwelling" that is the rear ell addition of the brick (Lea) house. Since Albert was born in 1808, the ell could date from approximately 1815-1820, though the exact date of construction has yet to be confirmed.

Throughout his life, Albert Miller Lea was involved in various official and military capacities. Albert entered East Tennessee College at age thirteen and lived with his brother, Pryor, in Knoxville until he received the appointment of cadet at the U.S. Academy at West Point from 1827-1831. He graduated that year fifth in his class, majoring in mathematics and engineering; but his friend he named his "cousin" (Robert E. Lee), was head of the class. Albert assisted in two large land survey efforts, the first in 1832 that included a survey of the Nolichucky, French Broad, and Tennessee Rivers down to the Alabama line; the second survey, conducted in 1834 as part of the Blackhawk Purchase, covered area west of the Mississippi and included land that would later become Iowa, along with parts of Minnesota and Wisconsin.⁶⁵ During the survey of the northern boundary of Iowa, Albert worked with respected militia officer Nathan Boone, son of frontiersman Daniel Boone. In July 1836, Wisconsin's Governor Dodge received a cession of bonds from Indians in "Iowa country" that were known as the Saul and Foxes; in September of that year, the Governor signed a treaty at Davenport, in the presence of Lieutenant Albert Miller Lea and Captain Nathan Boone, that mandated these Indian groups move farther west. Albert had spent three years exploring this unknown territory of land, and worked closely with Captain Boone to write a report on potential sites for Fort Des Moines, data conveyed on a map of an area he called "Iowa District," an Indian name translated to "beautiful land"; this name was officially conveyed when the State of Iowa was admitted in 1846.⁶⁶

⁶² Ibid., p. 124.

⁶³ Ibid., p. 229.

⁶⁴ Ibid., p. 124.

⁶⁵ Ibid., p. 230.

⁶⁶ Ken Coffey, "Albert Miller Lea surveyed American land with Nathan Boone", *Grainger Today*, January 6, 2010, p. 5; Ken Coffey, "Grainger County's Most Famous Citizen—Albert Miller Lea", from *Ken Coffey's Valley Stories*, Grainger County Historical Society, October 19, 2013, http://www.graingertnhistory.com/story_3/#more-186, accessed March 11, 2014.

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By 1836, Albert Miller Lea had resigned his U.S. Army commission and for the next few years was privately involved with various endeavors, including the development of a small town site in the Iowa District named Ellenborough, after his wife. In 1841, Albert became the Chief Clerk for the Secretary of War, John Bell, who resigned upon the death of President Harrison. President Tyler briefly appointed Albert Miller Lea acting Secretary of War until John Spencer took the office six weeks later. The following year, Albert returned to Richland in Grainger County to assist and accompany his aging mother and help cultivate the family farm lands. In 1844, Albert helped choose the site for the University of the South at Sewanee, Tennessee; that same year, he accepted what would be a seven year Professorship of Mathematics at the University of Tennessee Knoxville. After the termination of his Professorship and a failed attempt to profit from a glass-making company he owned in Knoxville, Albert accepted a position as the City Manager for the City of Knoxville, where he remained for four years. Between 1857 and 1859, Pryor and Luke, Albert's brothers, tried to include him in their private professional endeavors. Pryor wanted Albert to move to Texas to help with the establishment of a commercial city on Avanes Bay, while Luke urged his brothers to become involved with his company who had conceived a project that would build a railroad from the Pacific Coast to the Rio Grande; the latter endeavor was halted by the onset of the Civil War. Although he was personally opposed to secession, Albert joined the Confederacy in the War, was appointed a brigade commissary and rank of Major, and then sent to Knoxville where he was transferred to engineering duty. Albert assisted with plans for a defensive system in Chattanooga and was subsequently transferred to Texas in 1862; within a couple of years, he had achieved the rank of Lieutenant Colonel, and was put in charge of fortifications at Gonzales, Texas. The next year, he and his family moved to Galveston, where he was once again working in the role of surveyor and engineer for the city.

Albert moved finally to Corsicana, Texas in 1874 and within a few years received overdue recognition for some of his earlier achievements. In 1879, he was invited to a celebration in his honor in the town of Albert Lea, Minnesota where he attended a meeting of old settlers and spoke to an audience from the same platform as the Governor.⁶⁷ Here too, he looked upon Lake Albert and the town that was named for him in light of his service. In Albert's final years at Corsicana, he was dealt several misfortunes related to his health and family. He lost his son, Alexander, in 1878, followed by his second wife, Catherine, in 1884.⁶⁸ In 1890, his other son, Albert Jr., experienced great financial losses in the cotton industry, and Albert Miller Lea died at his home on January 16, 1891, apparently due to heart failure.⁶⁹

⁶⁷ Powers, op. cit., p. 230.

⁶⁸ W.T. Block, "Albert Miller Lea: A Towering East Texas Pioneer," excerpt from East Texas Historical Journal, XXXII, 2 (1993), pp. 23-33, <http://www.wtblock.com/wtblockjr/albert1.htm>, accessed 8/22/2010.

⁶⁹ Ibid.,

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Roach, Thomas E. "Grainger County in Days Gone By." *The News*, April 19, 1963.

Roach, Thomas E. "Grainger County in Days Gone By." *The News*, September 13, 1962.

Wilson, Tracey. "1790s Blaine Home." *Living Today*, January 18, 2012.

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

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10. Geographical Data

Acreage of Property 77.13 acres **USGS Quadrangle** Luttrell 155-NW

Latitude/Longitude Coordinates

Datum if other than WGS84:

A. Latitude: 36.176861 Longitude: -83.683189

B. Latitude: 36.175788 Longitude: -83.680696

C. Latitude: 36.168882 Longitude: -83.686889

D. Latitude: 36.170521 Longitude: -83.689905

Verbal Boundary Description

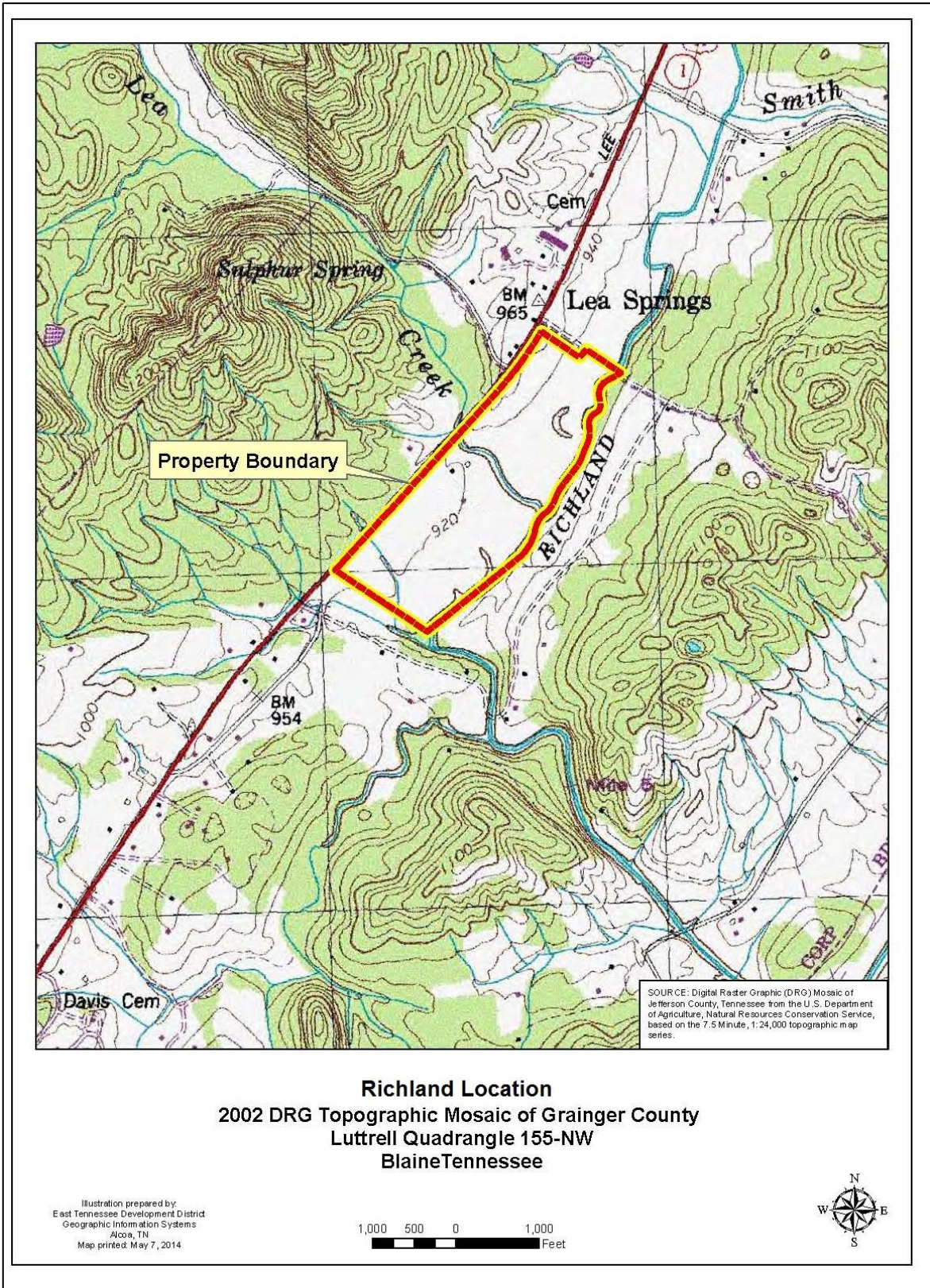
The boundaries for Richland are as follows: Highway 11-W as the northwest boundary, Richland Creek as the southeast boundary, and Fennell Road as the northeastern boundary (minus a narrow, rectangular corner parcel under a different owner). The southwest boundary stops just shy of Leas Creek by about 100 feet.

Boundary Justification

The boundaries selected reflect the current parcel owned by the Fox family which has owned Richland since the early 1940s. This parcel includes 77.13 acres of the original tract given to Major and Lavinia Lea by early settler Thomas Jarnagin. Within the parcel boundaries are the historic Lea House, undeveloped farmland that was part of the historic landscape, a transverse frame barn (c. 1940), a wood frame garage (c. 1942), two chicken coops (c. 1942), a Quonset hut storage building (2007), a pole shed (c. 1970s), a drive-in corncrib (c.1940s), a plain traditional one-story cottage/tenant house (c. 1900), a storage shed (c. 1980s), a horse barn (c. 2011), and remnants of the old bridge and stagecoach road that once ran through the parcel (c. 1800s).

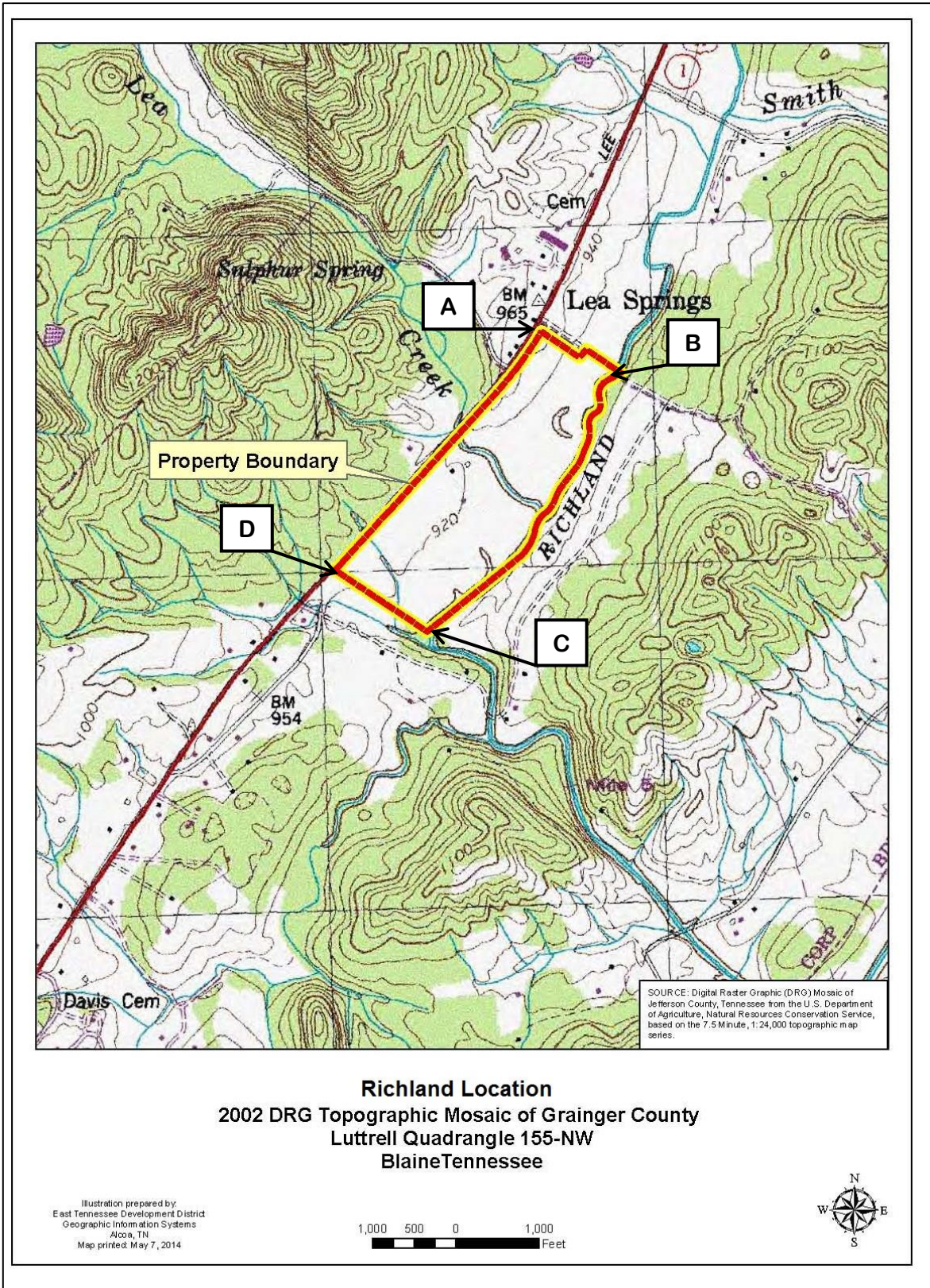
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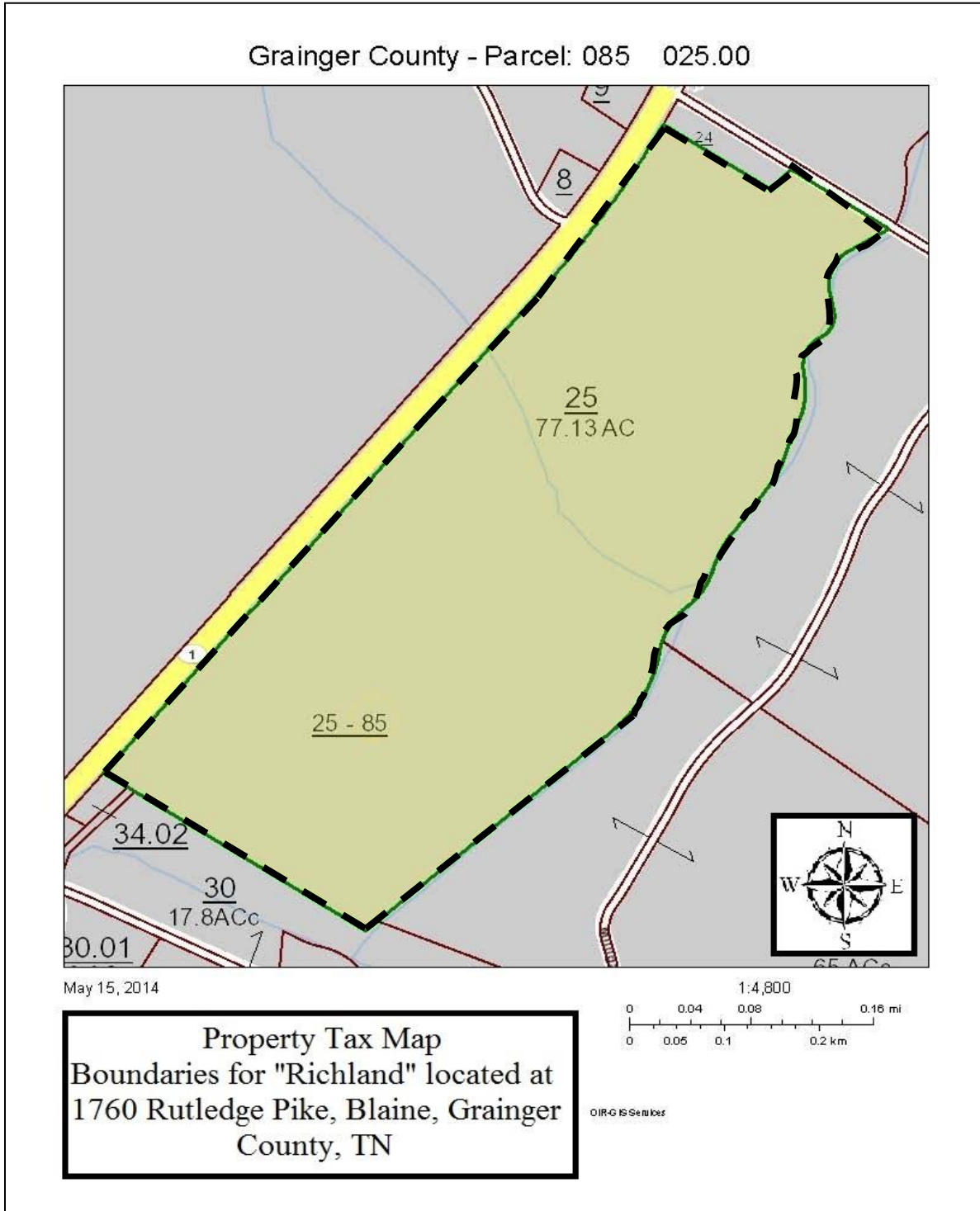
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11. Form Prepared By

Name Caroline Eller and Heather Bailey, Ph.D. (for property owners)

Organization East Tennessee Development District

Street & Number PO Box 249 (216 Corporate Place) Date July 30, 2014

City or Town Alcoa Telephone 865-273-6003

E-mail celler@etdd.org State TN Zip Code 37701

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints)
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. should be included on a Continuation Sheet following the photographic log and sketch maps)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Photo Log

Name of Property: Richland/Lea House
City or Vicinity: Blaine
County: Grainger State: TN
Photographer: Caroline Eller
Date Photographed: 3/21/2014, 5/2/2014, 6/2/2014 and 7/16/2014

- 1 of 73. Lea House main wing exterior, northwest façade. Photographer facing southeast.
- 2 of 73. Lea House main wing exterior, northwest façade detail. Photographer facing southeast.
- 3 of 73. Lea House main wing exterior, northwest and southwest façades. Photographer facing east.
- 4 of 73. Lea House main wing exterior, southwest façade. Photographer facing northeast.
- 5 of 73. Lea House main wing exterior, southwest and southeast façades. Photographer facing north.
- 6 of 73. Lea House main wing exterior, southeast façade and ell wing, southwest façade. Photographer facing north.
- 7 of 73. Lea House main wing exterior, southeast façade. Photographer facing northwest.
- 8 of 73. Lea House ell wing exterior, southwest façade. Photographer facing northeast.
- 9 of 73. Lea House ell wing exterior, southwest and southeast facades. Photographer facing north.
- 10 of 73. Lea House ell wing exterior, southeast and northeast façades. Photographer facing west.
- 11 of 73. Lea House ell wing and main wing exterior, northeast façade. Photographer facing southwest.
- 12 of 73. Lea House, main wing interior. Front entry door in center hall. Photographer facing northwest.
- 13 of 73. Lea House, main wing interior. View of center hall and rear entry door. Photographer facing southeast.
- 14 of 73. Lea House, main wing interior. Hardware detail on center hall closet door.
- 15 of 73. Lea House, main wing interior. View of first floor parlor. Photographer facing south.
- 16 of 73. Lea House, main wing interior. View of first floor parlor. Photographer facing northwest.
- 17 of 73. Lea House, main wing interior. View of first floor parlor. Ceiling detail.
- 18 of 73. Lea House, main wing interior. View of first floor parlor. Fireplace detail.

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- 19 of 73. Lea House, main wing interior. View of first floor parlor. Fireplace detail.
- 20 of 73. Lea House, main wing interior. View of first floor dining room. Photographer facing northeast.
- 21 of 73. Lea House, main wing interior. View of first floor dining room. Photographer facing west.
- 22 of 73. Lea House, main wing interior. View of first floor staircase. Wood peg detail.
- 23 of 73. Lea House, main wing interior. View of second floor hall. Balustrade detail.
- 24 of 73. Lea House, main wing interior. View of second floor hall and attic stair (background).
Photographer facing east.
- 25 of 73. Lea House, main wing interior. View of second floor hall and bedroom 1. Photographer facing southwest.
- 26 of 73. Lea House, main wing interior. View of bedroom 1. Photographer facing southwest.
- 27 of 73. Lea House, main wing interior. View of second floor hall and bedroom 2. Photographer facing northeast.
- 28 of 73. Lea House, main wing interior. View of bedroom 2. Photographer facing northeast.
- 29 of 73. Lea House, main wing interior. View of second floor hall and trunk room. Photographer facing northwest.
- 30 of 73. Lea House, main wing interior. View of second floor trunk room. Photographer facing west.
- 31 of 73. Lea House, main wing interior. View of half story/attic staircase.
- 32 of 73. Lea House, main wing interior. View of half story/attic. Photographer facing northeast.
- 33 of 73. Lea House, main wing interior. View of half story/attic. Framing detail.
- 34 of 73. Lea House, ell wing interior. View of entry stair from dining room.
- 35 of 73. Lea House, ell wing interior. View of sitting room and entrance from main wing. Photographer facing northwest.
- 36 of 73. Lea House, ell wing interior. View of sitting room and entrance to bathroom. Photographer facing southwest.
- 37 of 73. Lea House, ell wing interior. View of sitting room and entrance to kitchen. Photographer facing southeast.
- 38 of 73. Lea House, ell wing interior. View of kitchen. Photographer facing south.

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- 39 of 73. Lea House, ell wing interior. View of kitchen. Photographer facing west.
- 40 of 73. Lea House, ell wing interior. View of attic space. Photographer facing southeast.
- 41 of 73. Lea House, ell wing interior. View of attic space. Photographer facing southwest.
- 42 of 73. Lea House, ell wing interior. View of attic space. Fireplace detail.
- 43 of 73. Lea House, ell wing interior. View of attic space. Wall molding detail.
- 44 of 73. Lea House, cellar interior view. Photographer facing north.
- 45 of 73. Lea House, cellar interior view. Fireplace detail.
- 46 of 73. Lea House, cellar interior view. Wall detail.
- 47 of 73. Lea House, cellar interior view. Partition wall and door detail.
- 48 of 73. Lea House, cellar interior view. Wood peg detail on partition door frame.
- 49 of 73. Garage exterior, southwest façade. Photographer facing northeast.
- 50 of 73. Tenant house exterior, northwest and southwest façades. Photographer facing east.
- 51 of 73. Tenant house exterior, southeast and northeast façades. Photographer facing west.
- 52 of 73. Tenant house exterior, northeast façade. Photographer facing southwest.
- 53 of 73. Tenant house interior. View of center hall. Photographer facing southeast.
- 54 of 73. Tenant house interior. View of living room. Fireplace detail.
- 55 of 73. Tenant house interior. View of kitchen. Photographer facing north.
- 56 of 73. Tenant house interior. View of bathroom. Photographer facing northeast.
- 57 of 73. Tenant house interior. View of center hall. Photographer facing northwest.
- 58 of 73. Tenant house interior. View of study. Photographer facing southwest.
- 59 of 73. Tenant house interior. View of study. Photographer facing north.
- 60 of 73. Tenant house interior. View of study. Fireplace detail.
- 61 of 73. Quonset Hut exterior. Northeast façade. Photographer facing southwest.

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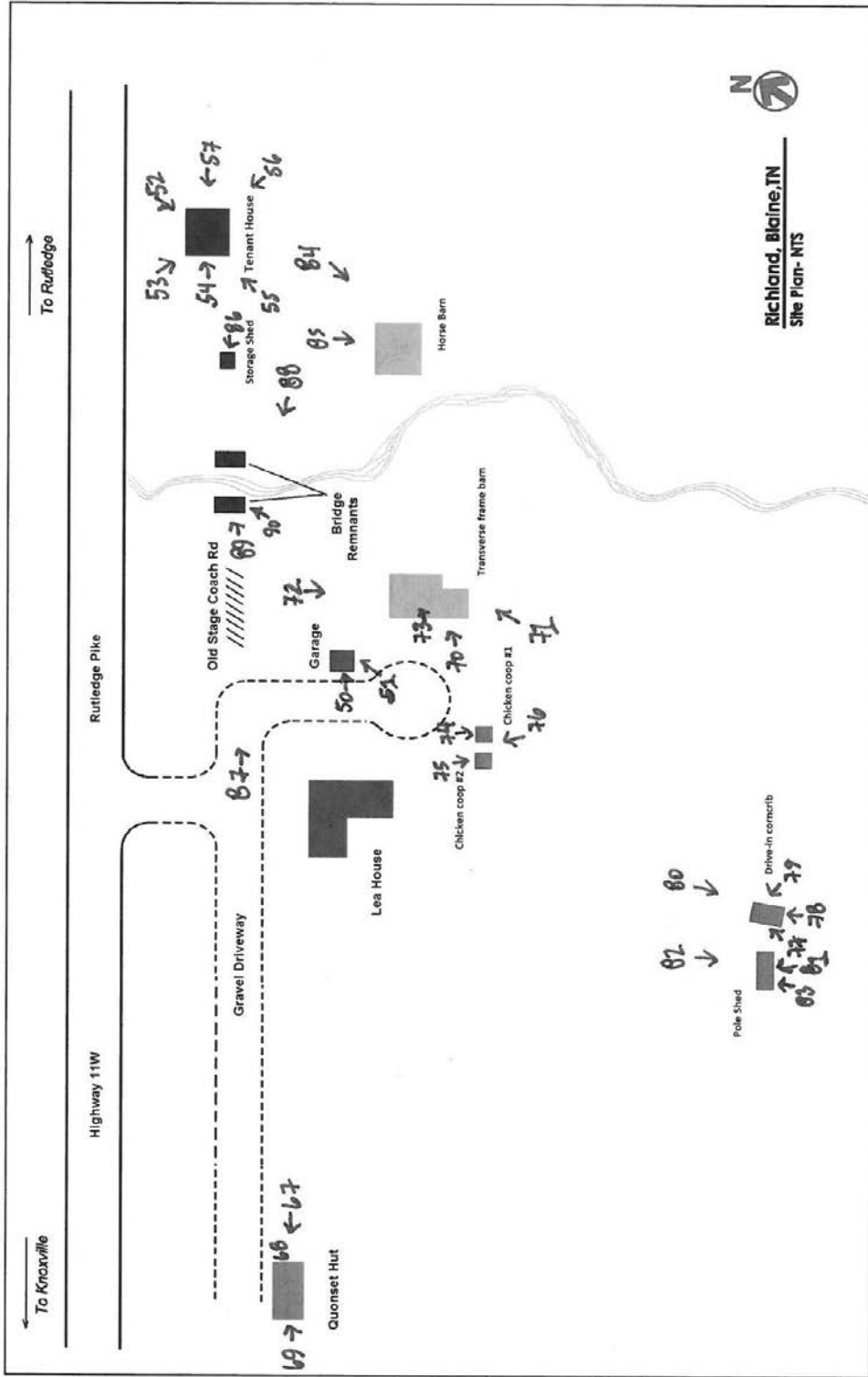
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- 62 of 73. Transverse frame barn exterior. Southwest façade. Photographer facing north.
- 63 of 73. Transverse frame barn interior. Photographer facing northeast.
- 64 of 73. Chicken House #1 exterior. Northwest façade. Photographer facing southeast.
- 65 of 73. Chicken House #2 exterior. Northwest and southwest façades. Photographer facing southeast.
- 66 of 73. Chicken House #1 and #2 exterior. Southeast façades. Photographer facing west.
- 67 of 73. Drive-in corncrib exterior. Southwest façade. Photographer facing north.
- 68 of 73. Drive-in corncrib exterior. Northeast façade. Photographer facing southwest.
- 69 of 73. Pole shed exterior. Southeast façade. Photographer facing west.
- 70 of 73. Horse barn exterior. Northeast and northwest façades. Photographer facing south.
- 71 of 73. Gravel drive/old turnpike location. Photographer facing northeast.
- 72 of 73. Bridge remnants at Lea Creek. Photographer facing northeast.
- 73 of 73. Bridge remnants at Lea Creek. Pillar detail.

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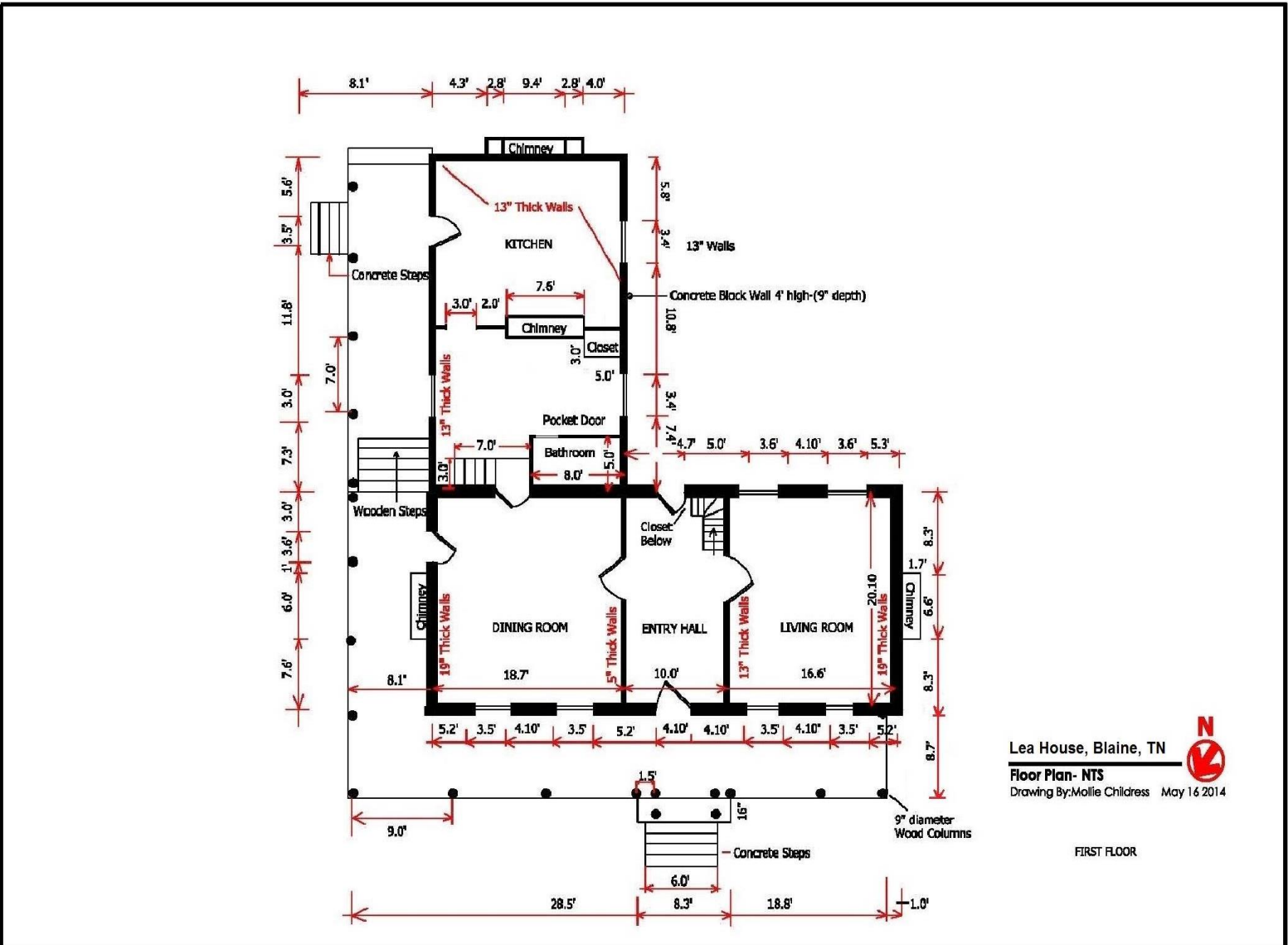
Site Plan and Photo Key (not to scale)



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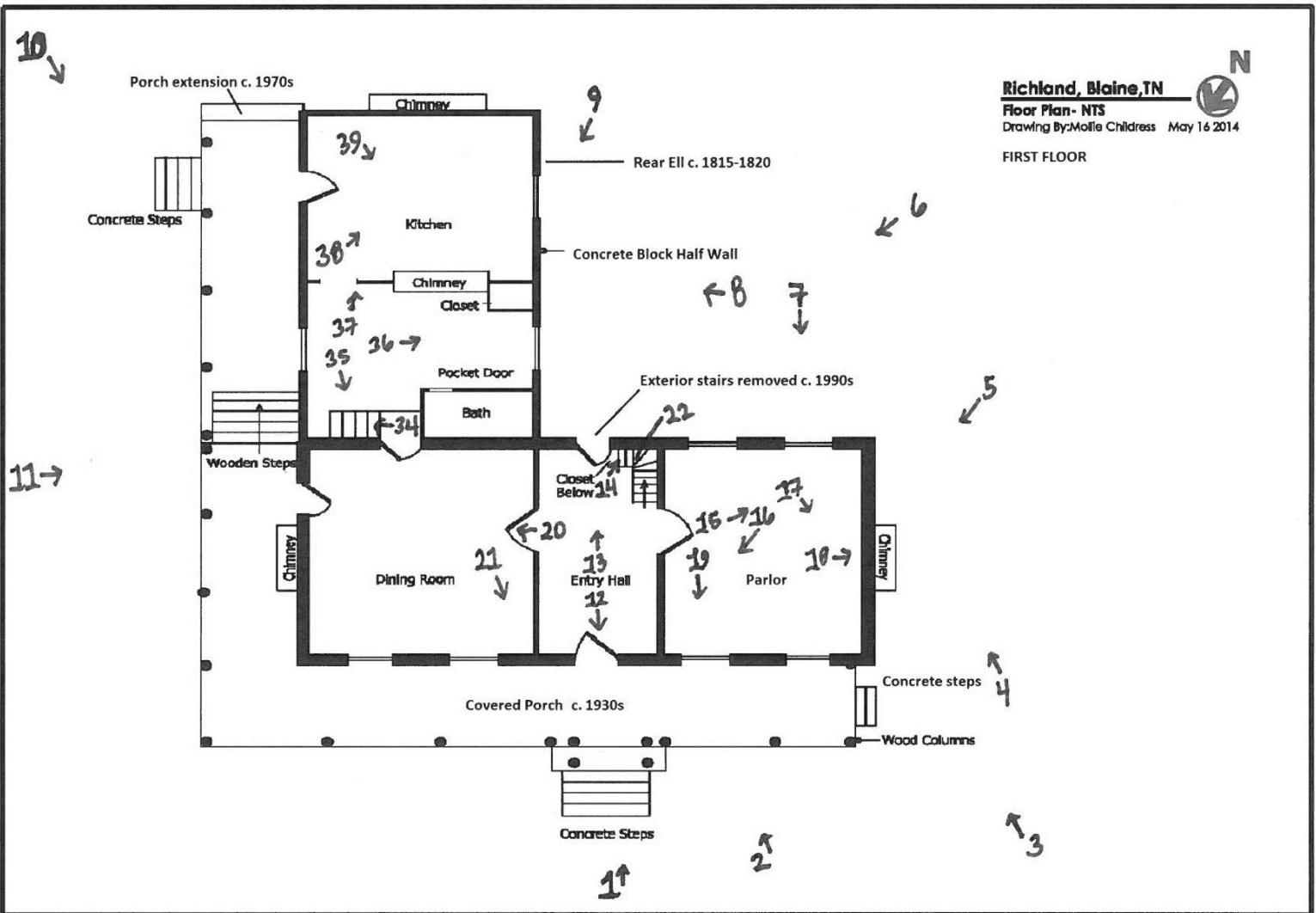
Floor Plan: Lea House 1st Floor with measurements (not to scale)



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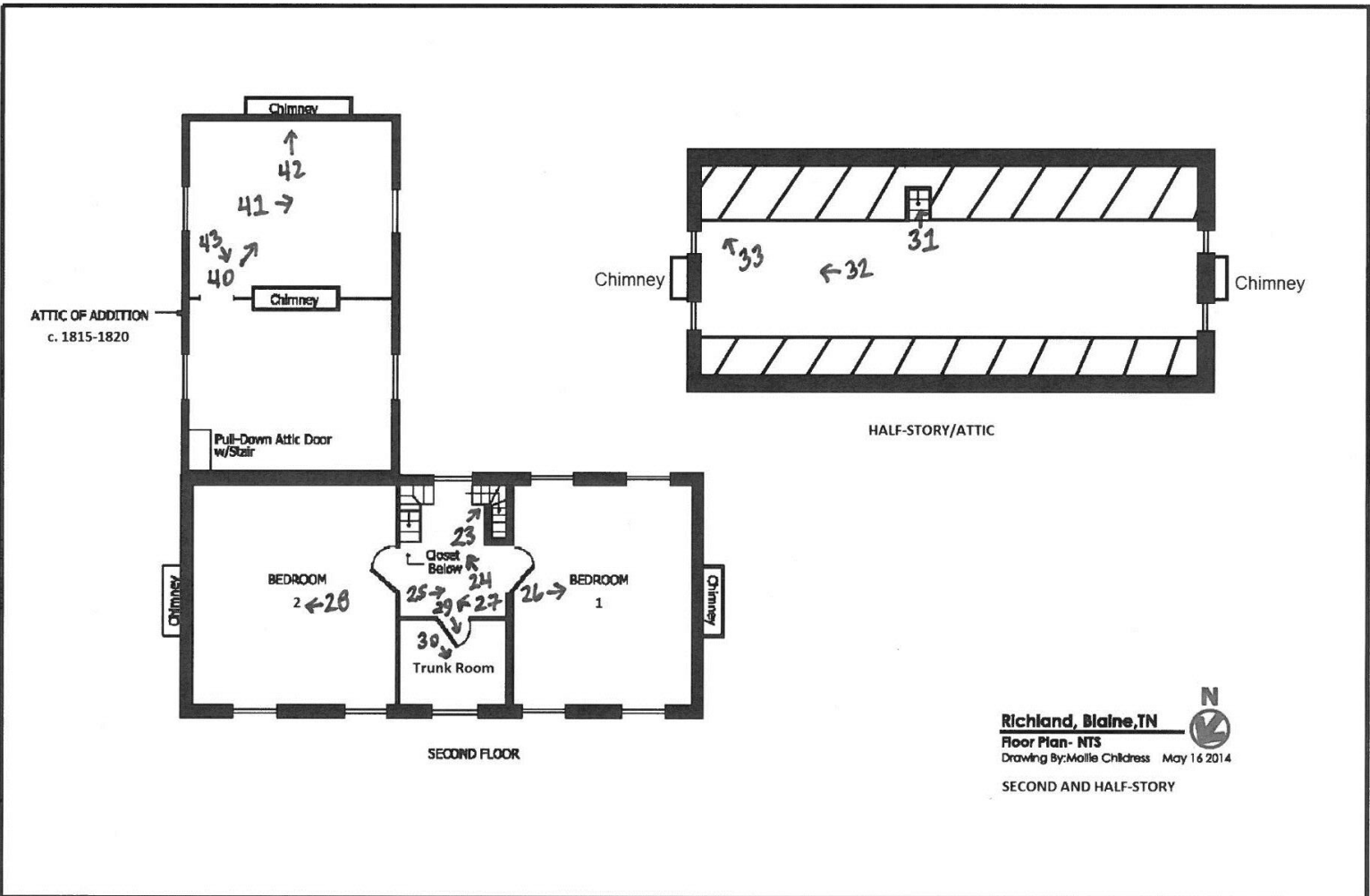
Floor Plan and Photo Key: Lea House 1st Floor (not to scale)



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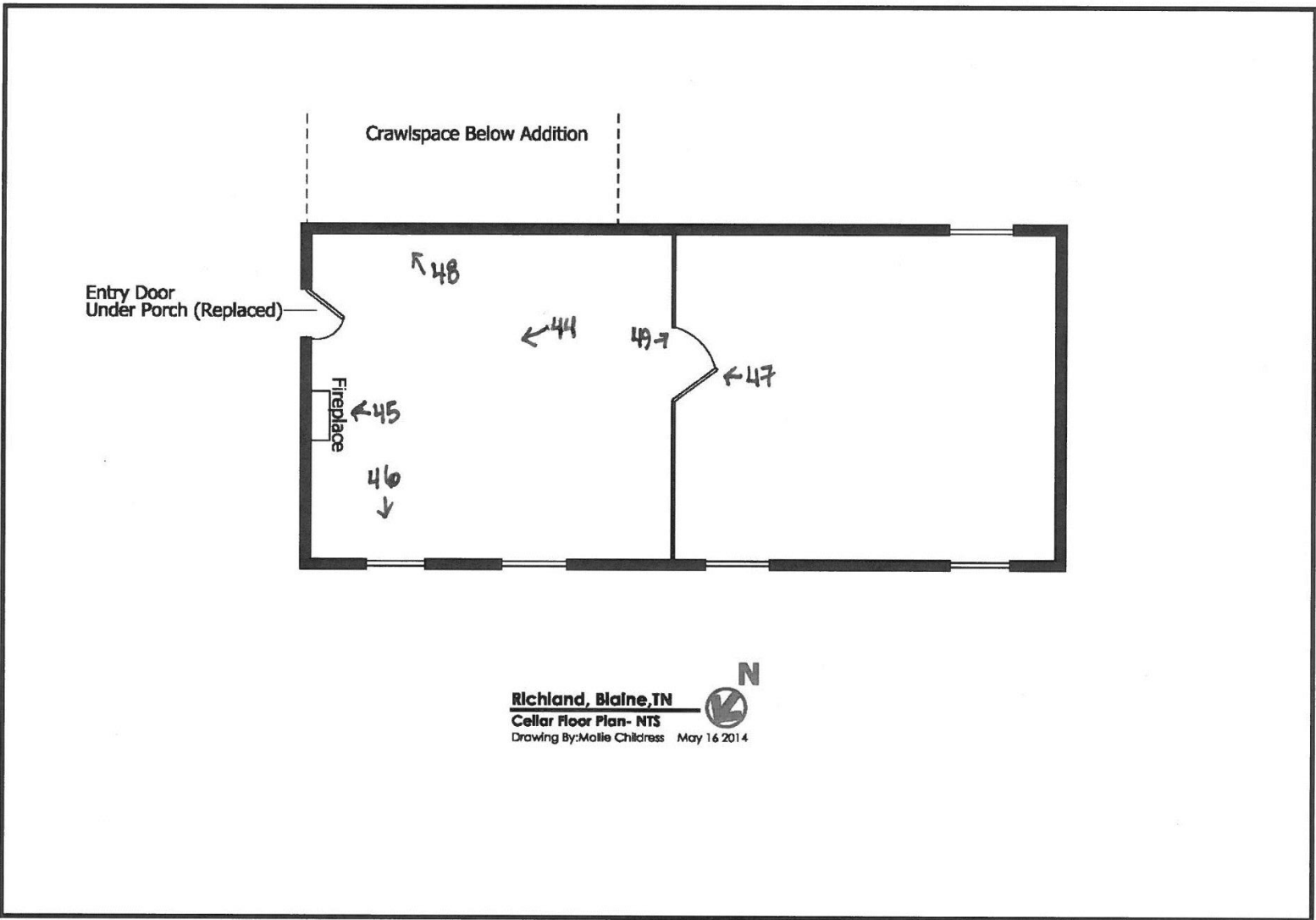
Floor Plan and Photo Key: Lea House 2nd Floor/Half-Story (Attic) (not to scale)



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Floor Plan and Photo Key: Lea House Cellar

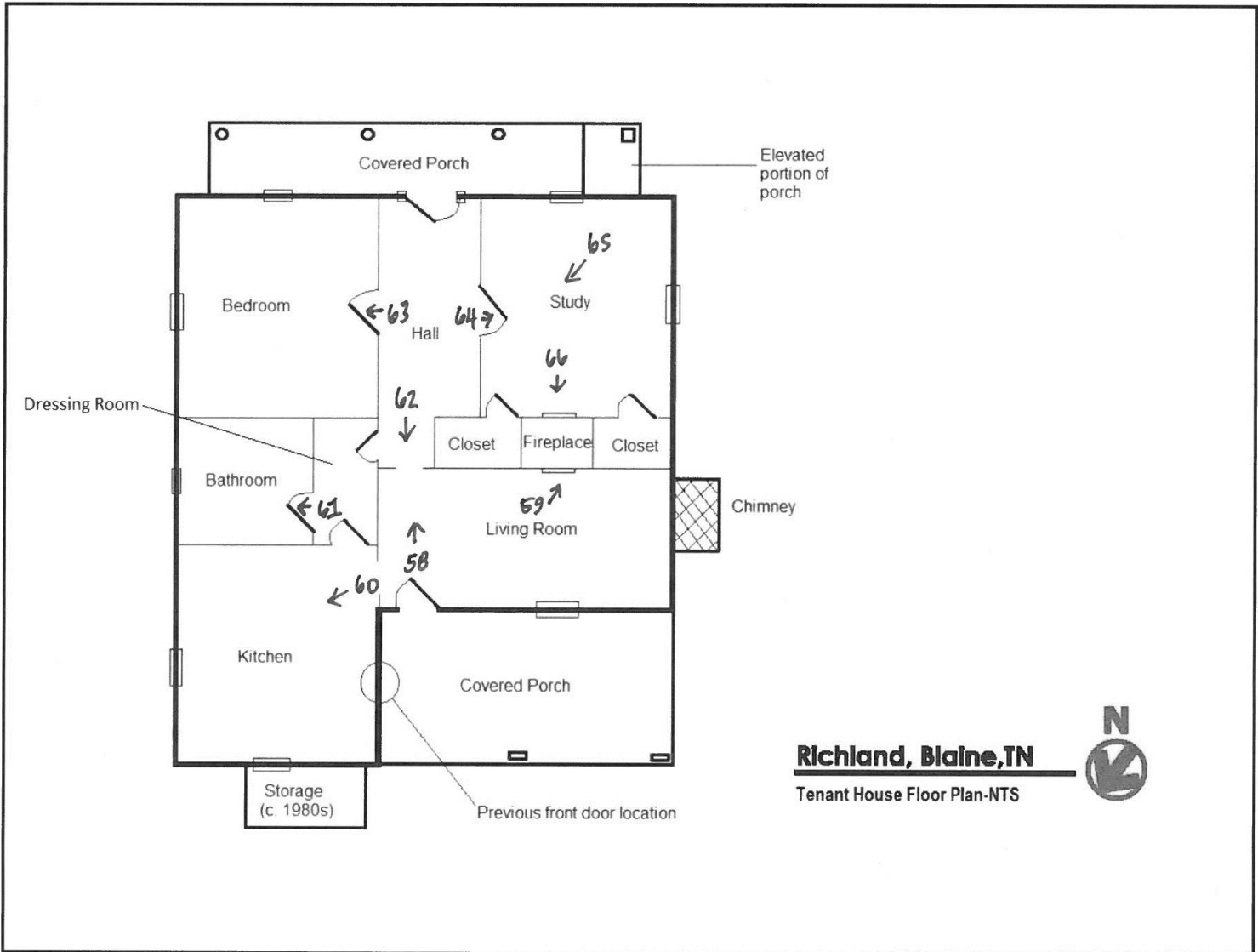


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Floor Plan and Photo Key: Richland Tenant House



Richland, Blaine, TN
Tenant House Floor Plan-NTS

United States Department of the Interior
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N/A
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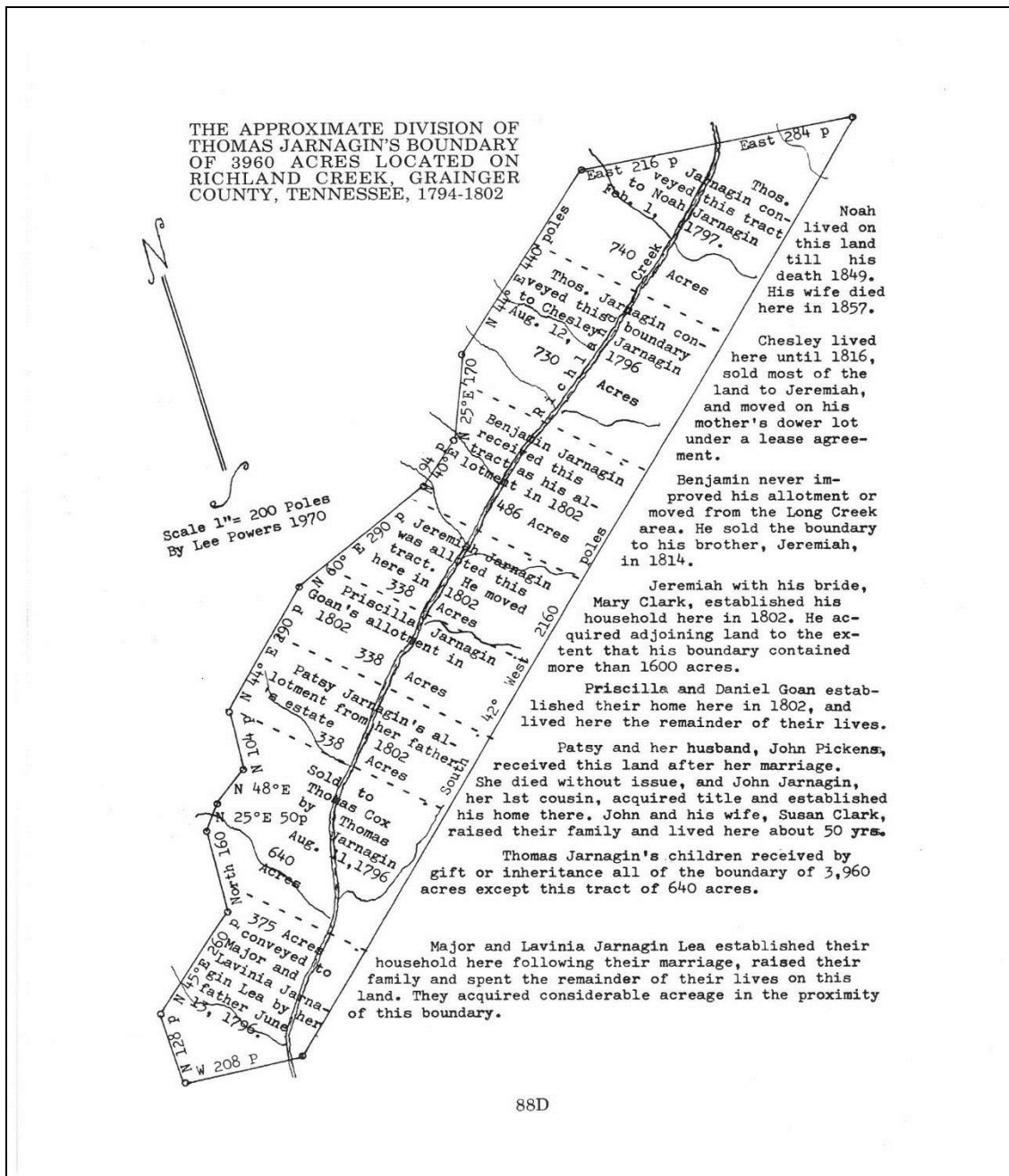


Figure 1: Image of Original Land Grant to Thomas Jarnagin (from Lee Powers' *Thomas Jarnagin: 1746-1802*, p. 88D)

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Figure 2: Historic Image of Lea Springs Community, n.d. Photo courtesy of the Grainger County Archives.

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National Park Service

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N/A
Name of multiple listing (if applicable)

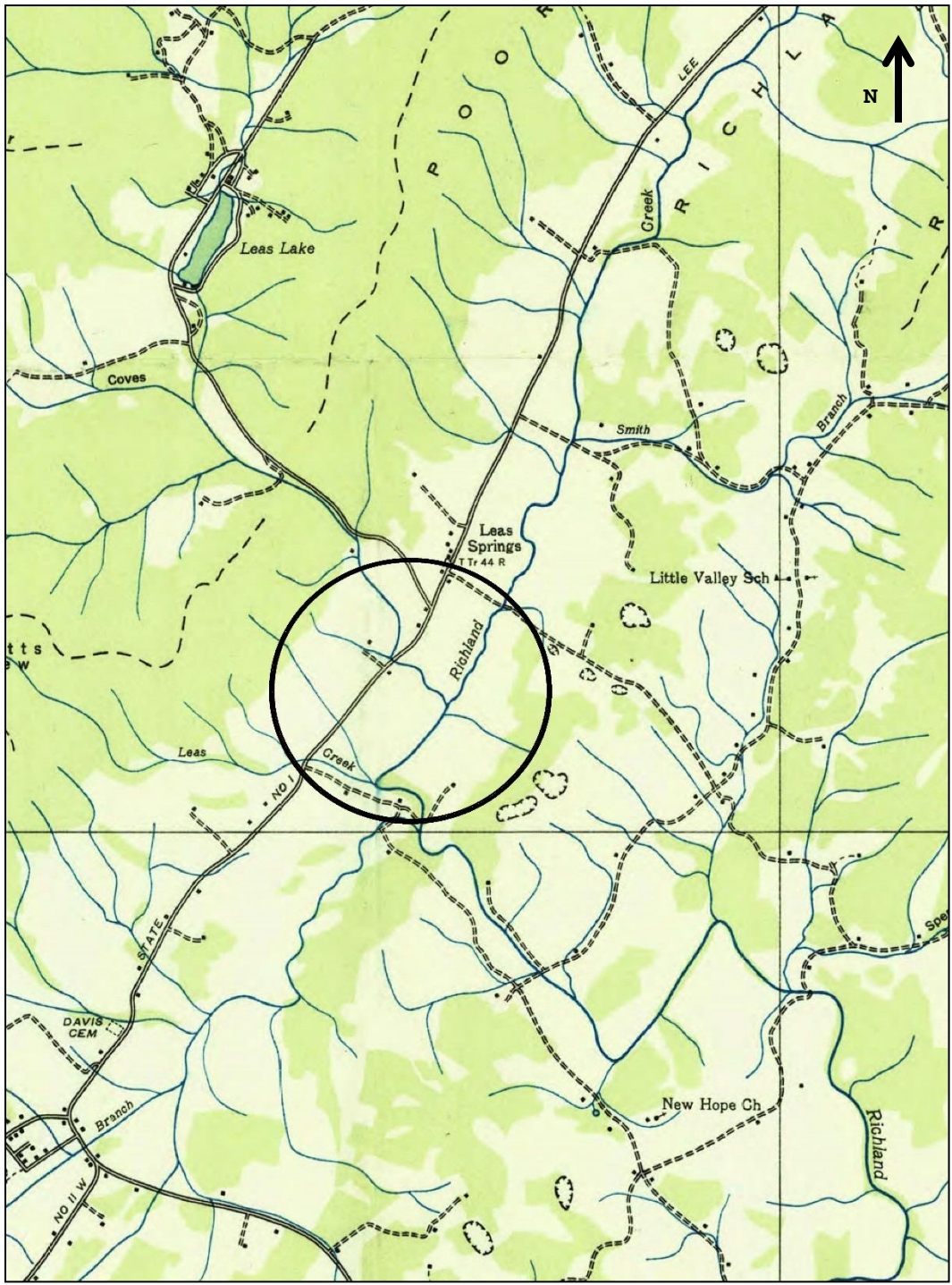


Figure 3: 1935 USGS Luttrell Quadrangle of Richland and vicinity (location of property circled).

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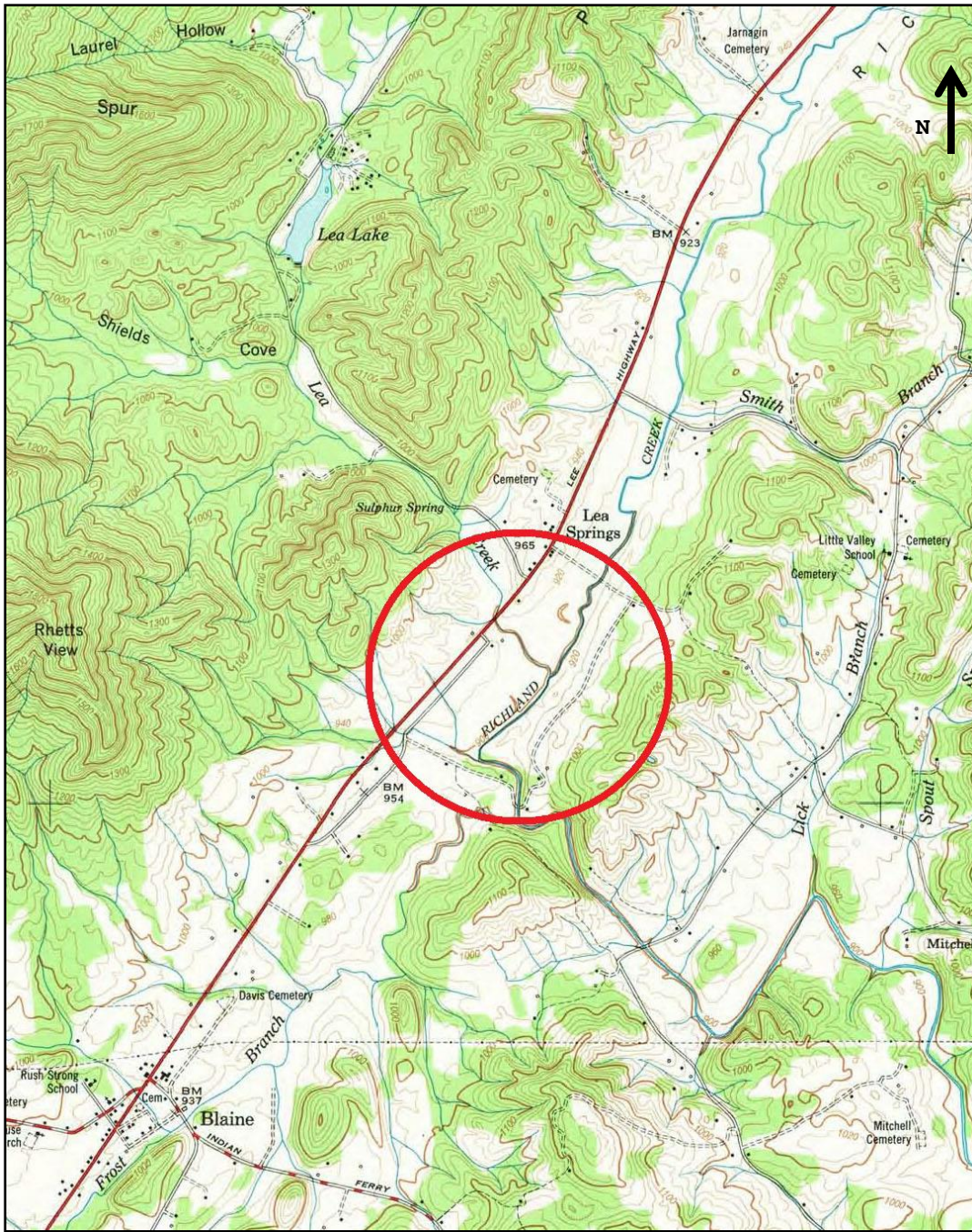


Figure 4: 1975 USGS Luttrell Quadrangle Map of Richland and vicinity (location of property circled).

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Figure 5: 1976 view of Lea House at Richland, southeast elevation (ell in foreground).

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Figure 6: 1976 view of Lea House at Richland, southwest elevation.















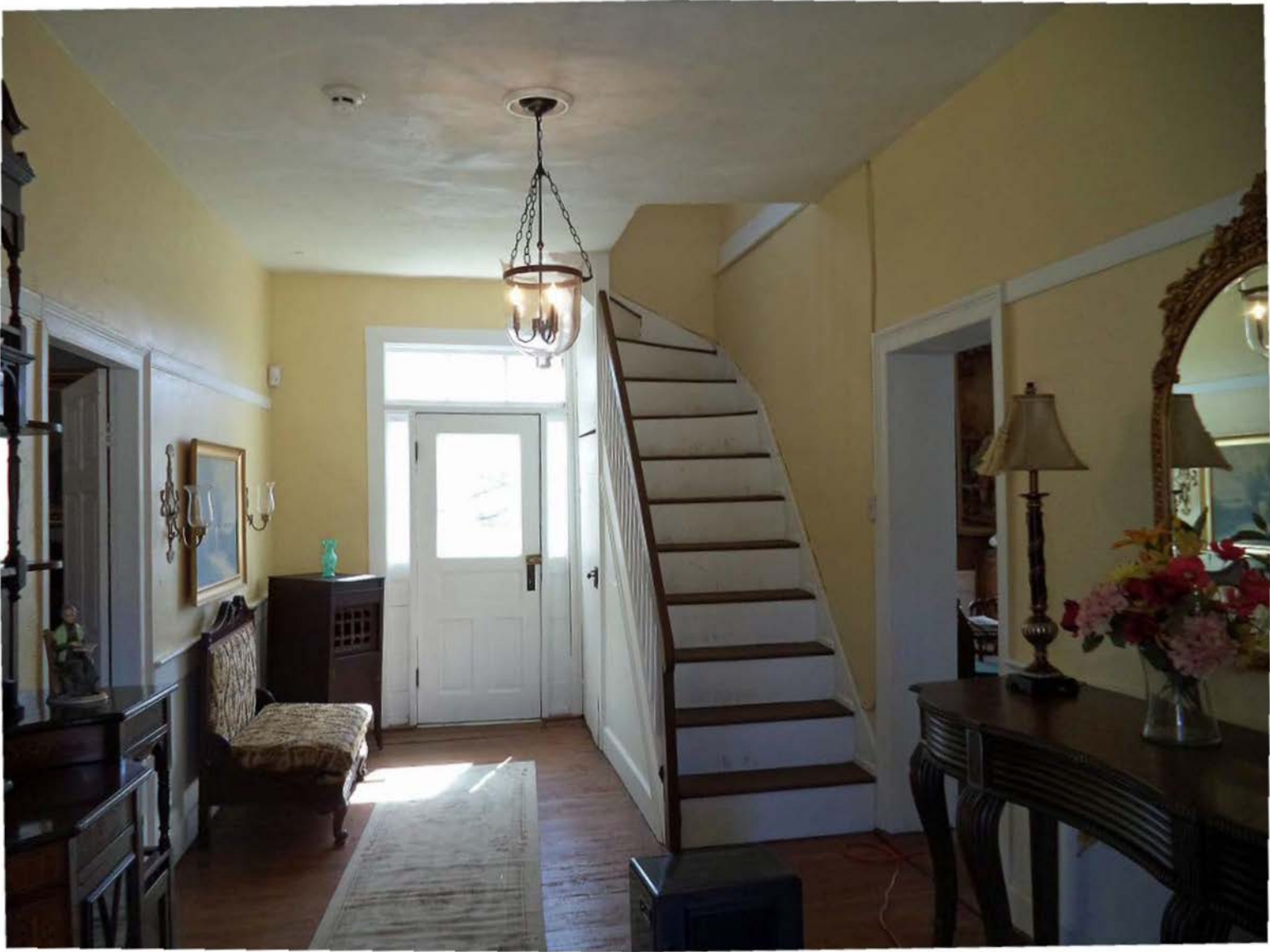


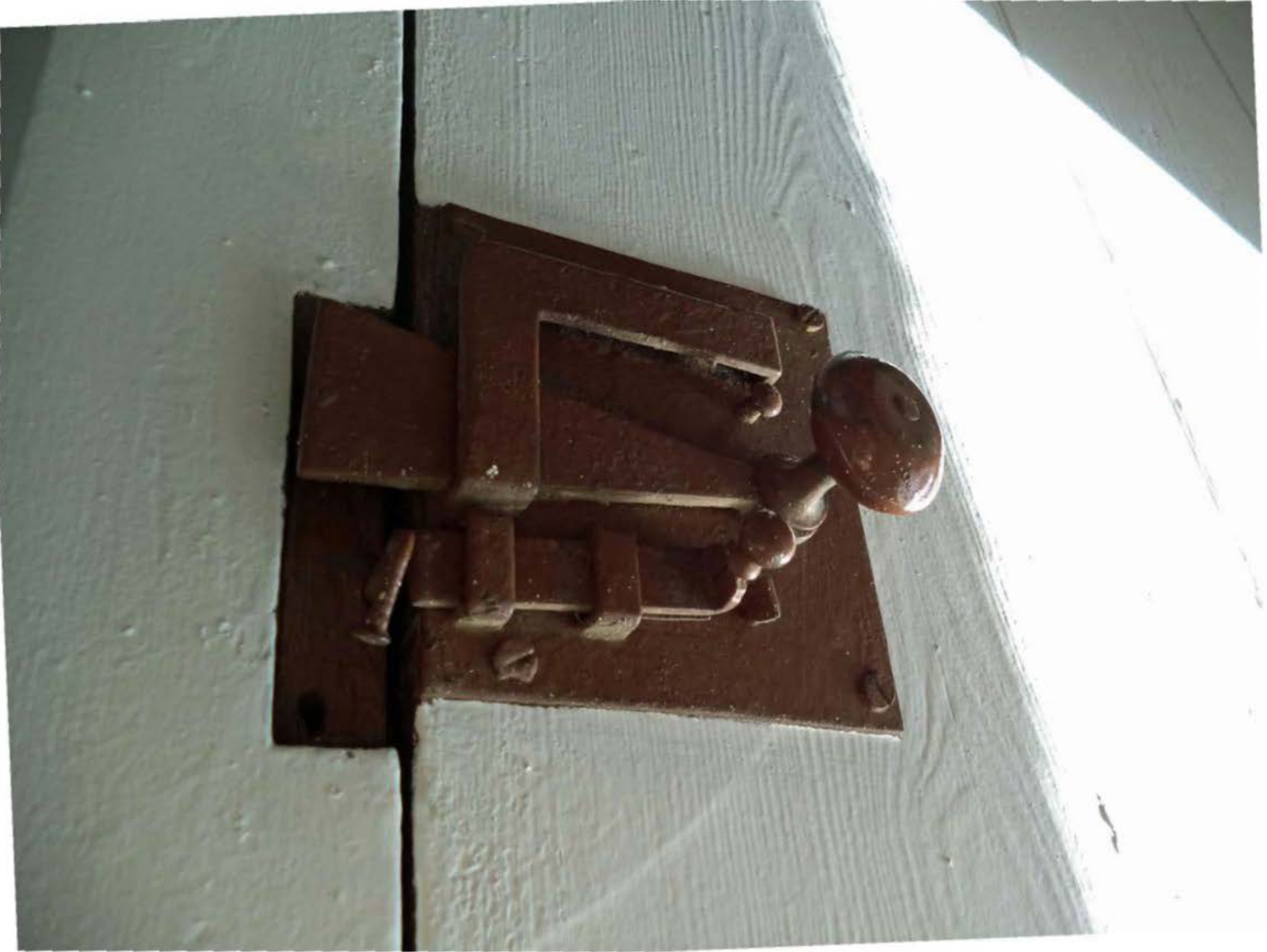










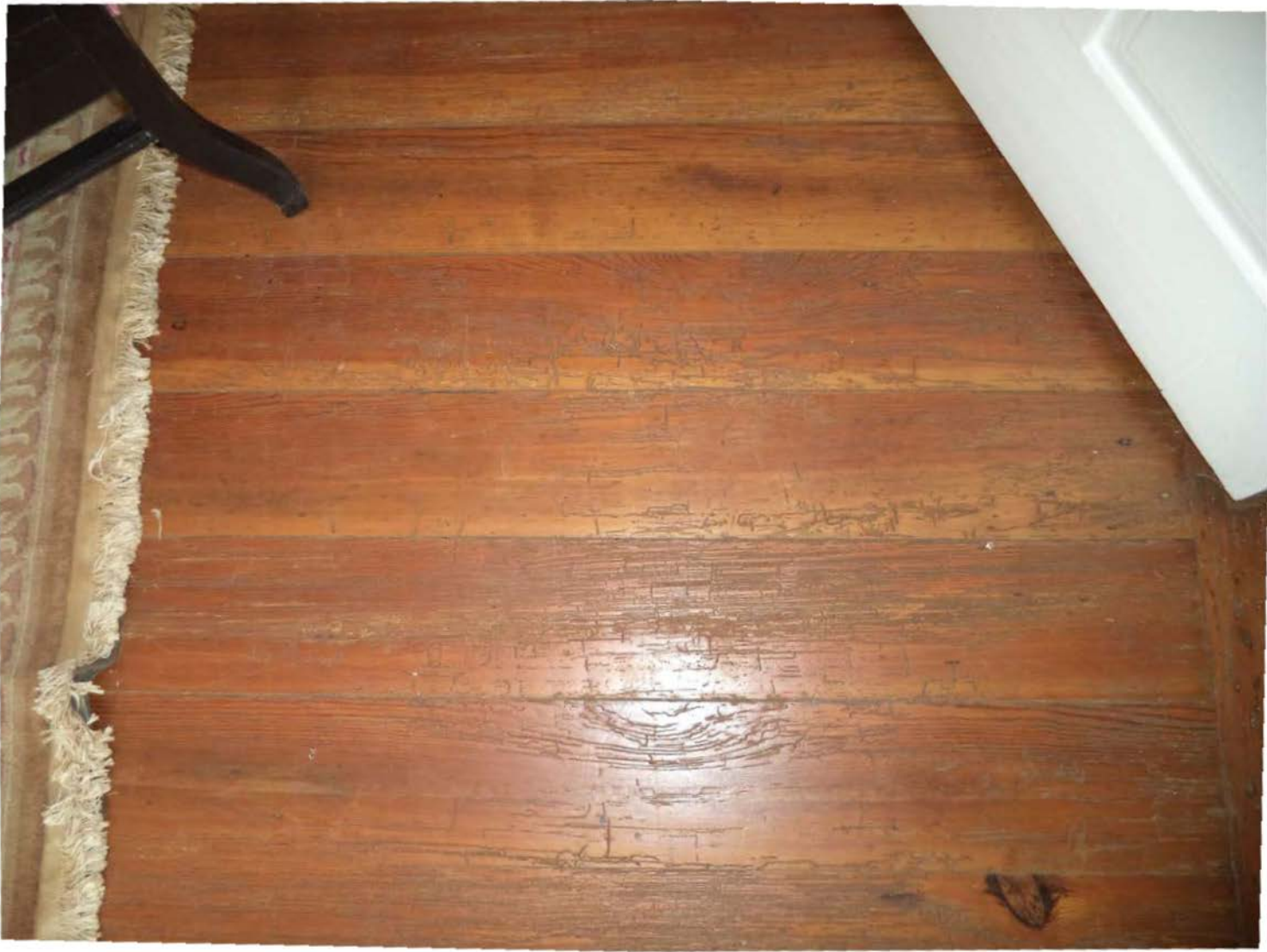




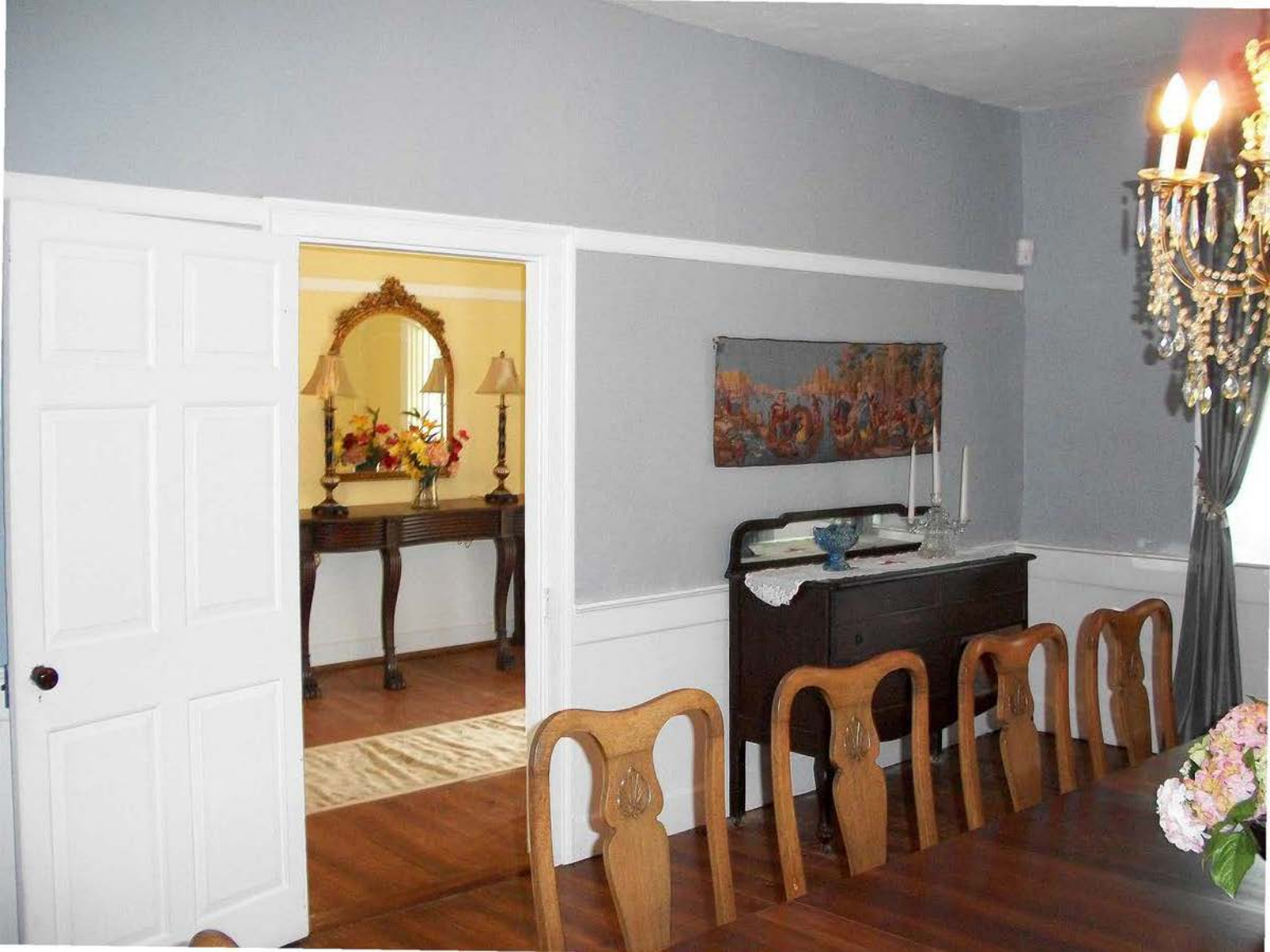




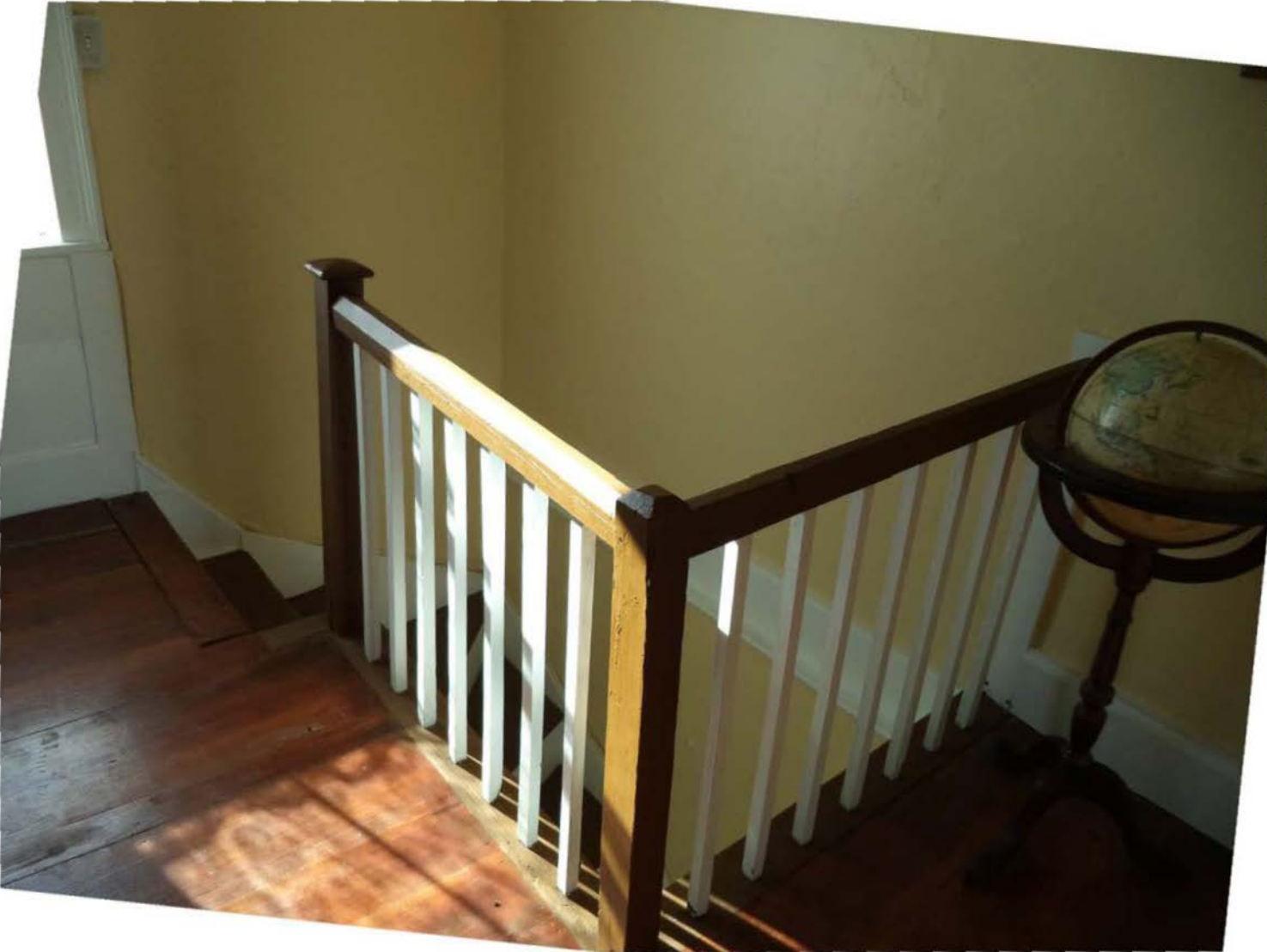


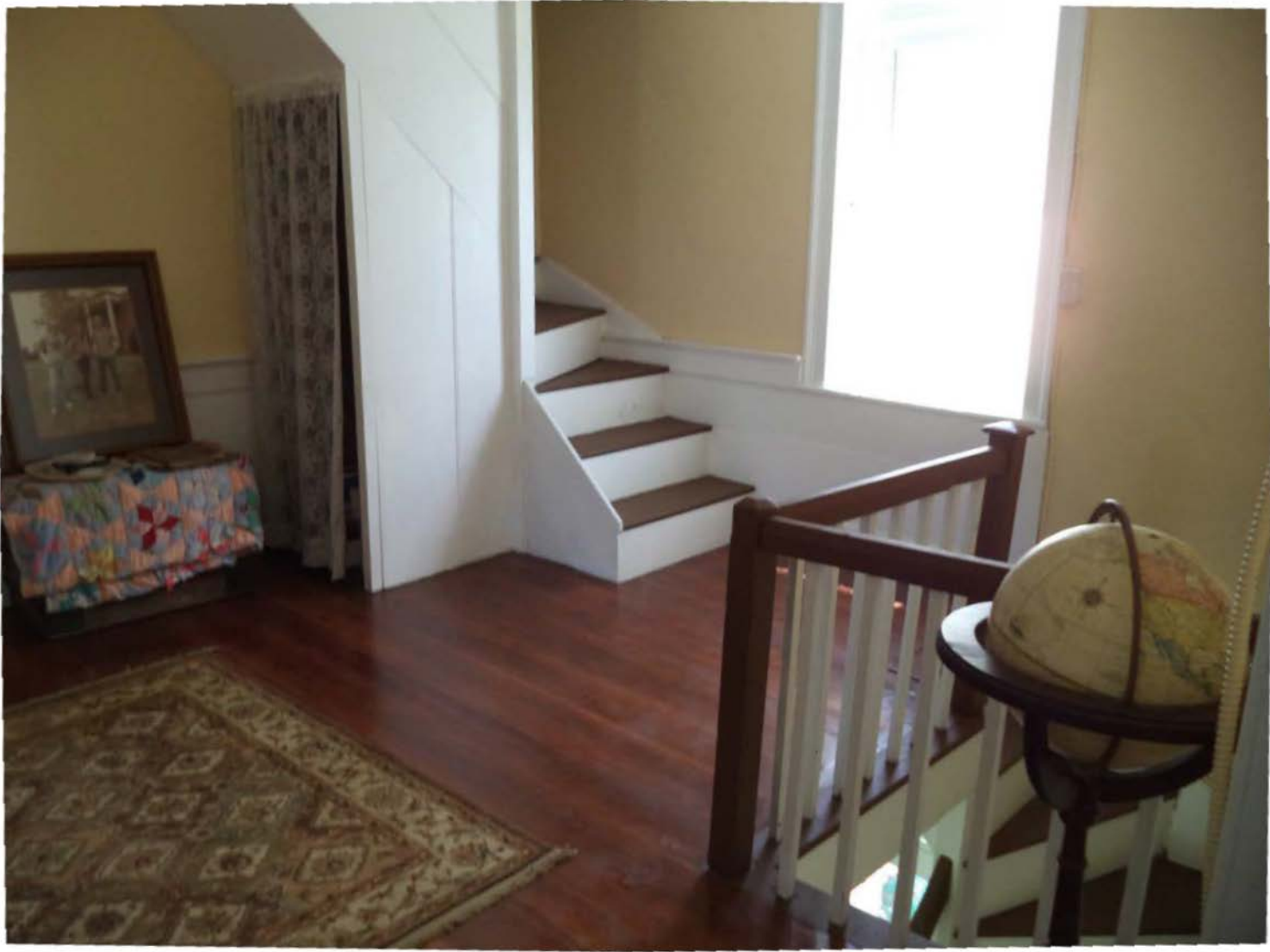


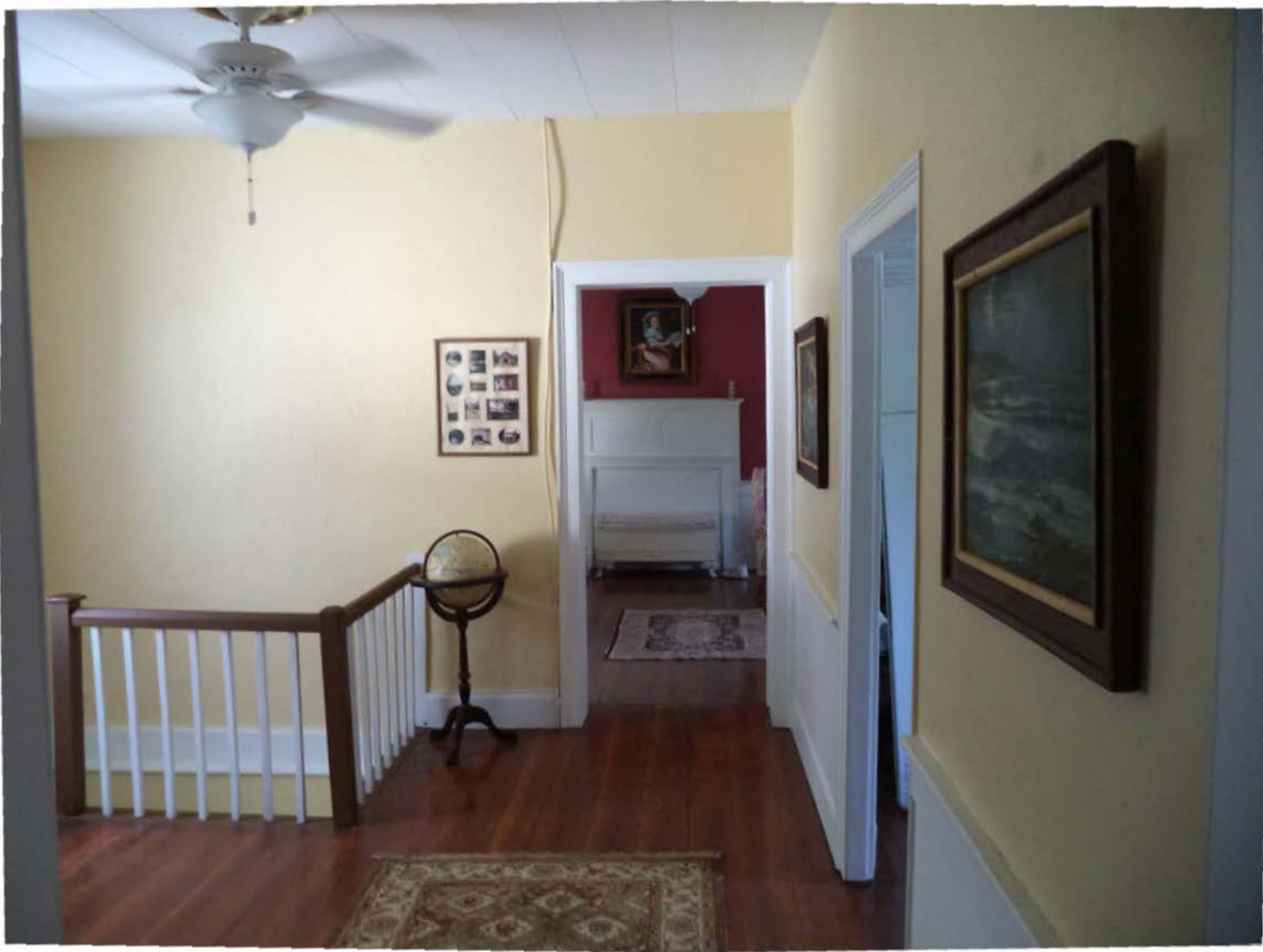








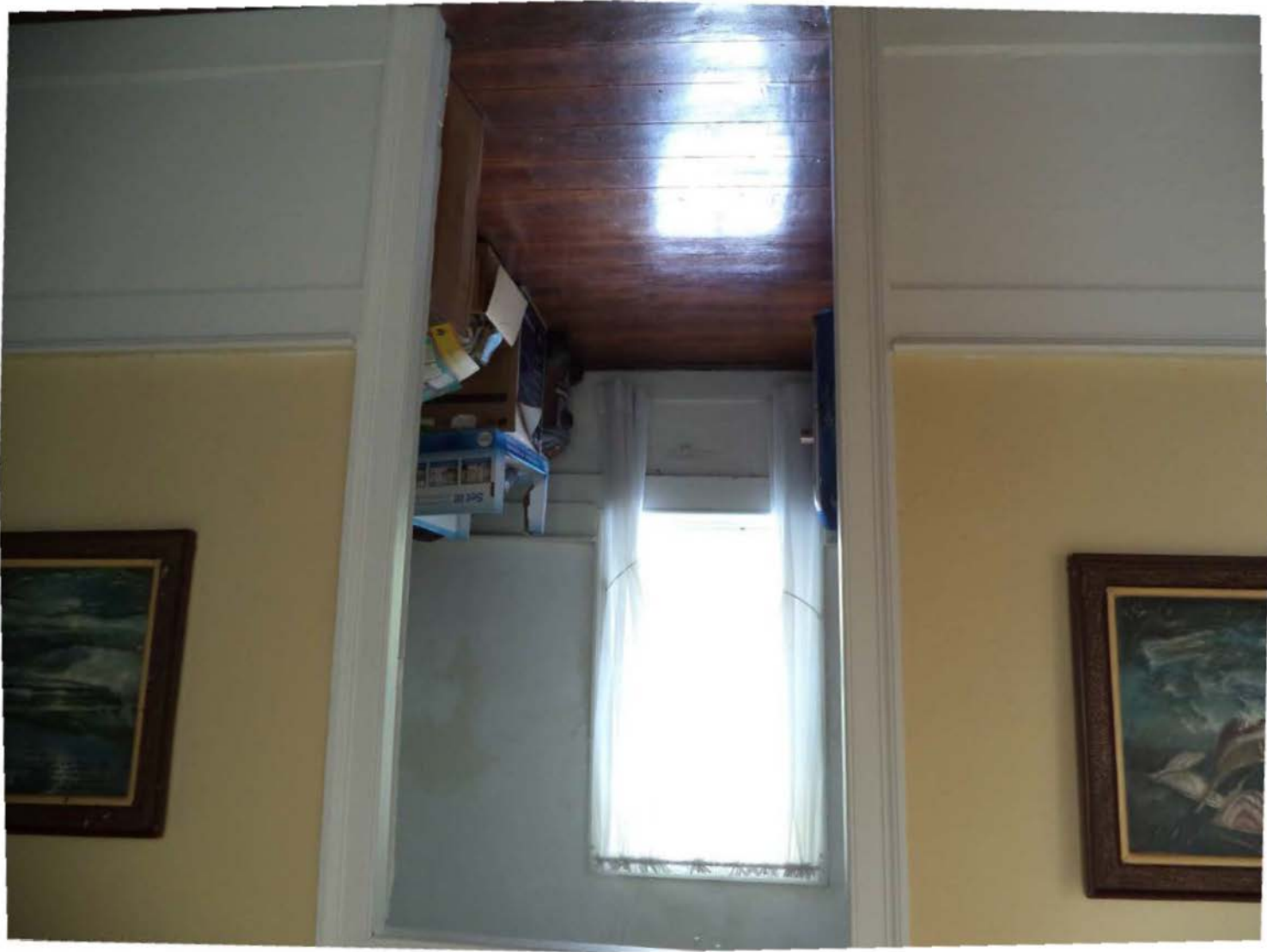




















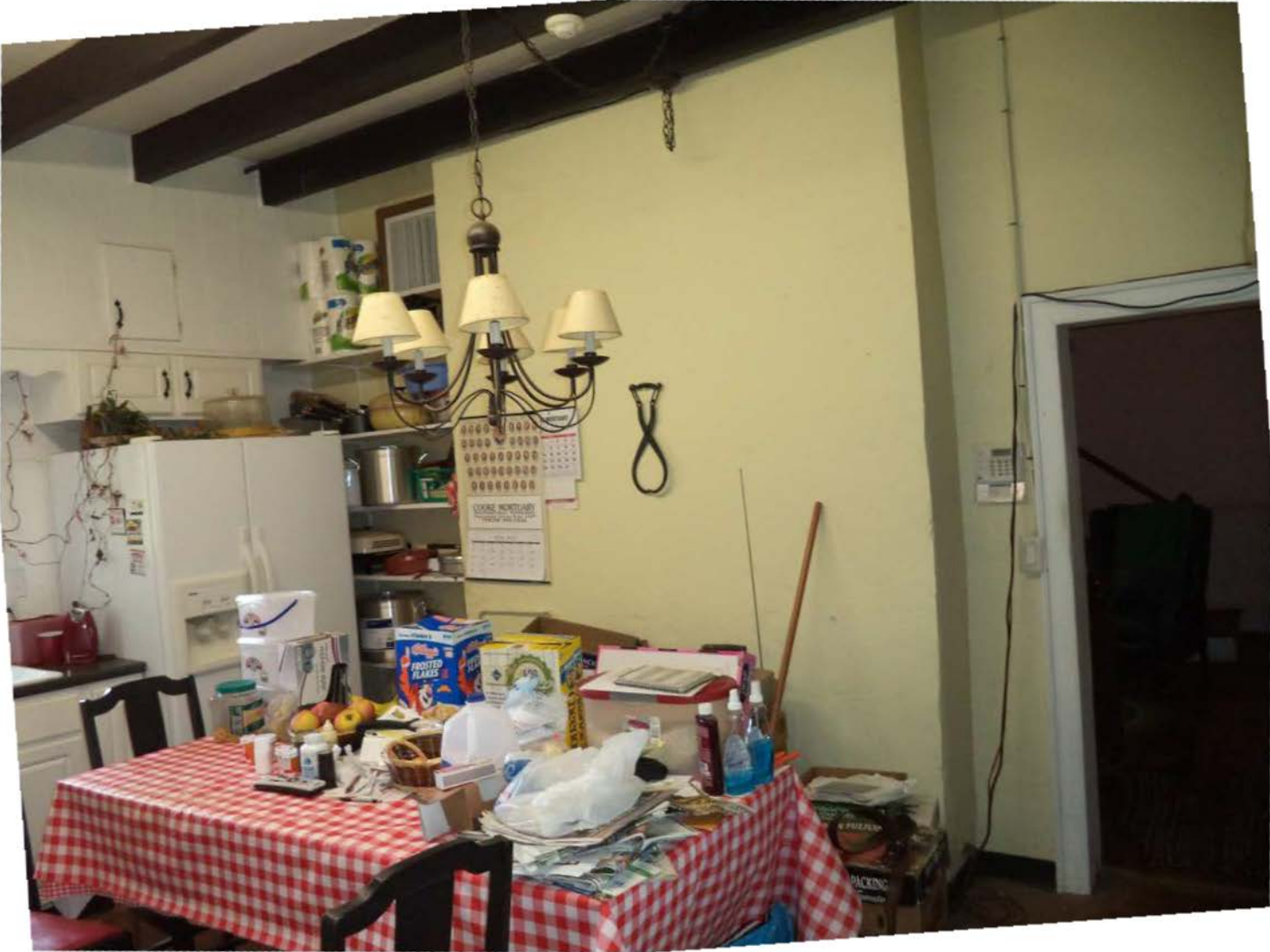
















RALPH DAVIS
1744























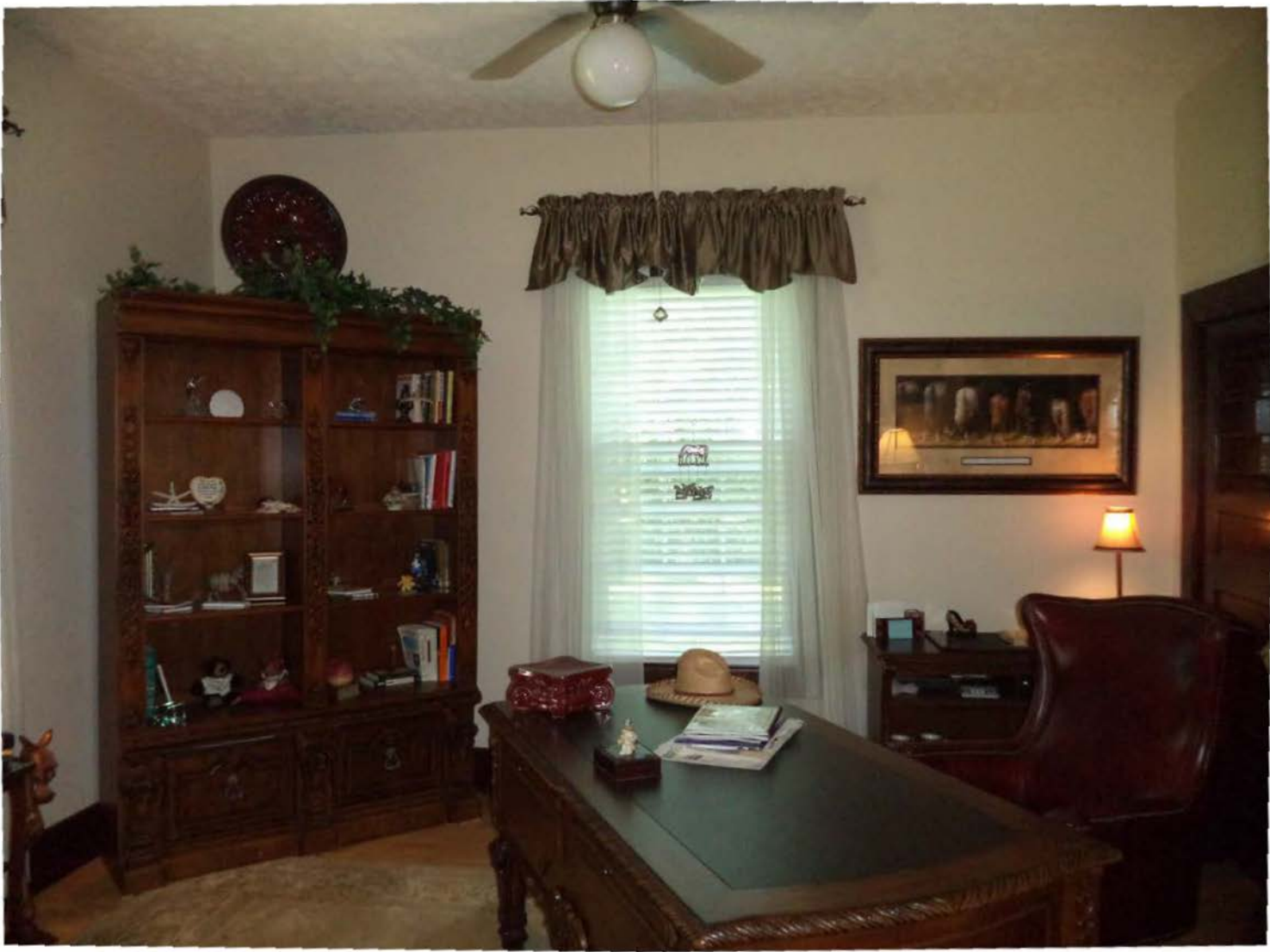










































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Richland
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TENNESSEE, Grainger

DATE RECEIVED: 10/03/14 DATE OF PENDING LIST: 11/03/14
DATE OF 16TH DAY: 11/18/14 DATE OF 45TH DAY: 11/19/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000941

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11.19.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON ROAD
NASHVILLE, TENNESSEE 37243-0442
OFFICE: (615) 532-1550
E-mail: Claudette.Stager@tn.gov
(615) 770-1089
www.tnhistoricalcommission.org



September 26, 2014

Carol Shull
Keeper of the National Register
National Park Service
National Register Branch
1201 Eye Street NW
8th floor
Washington, DC 20005

Dear Ms. Shull:

Enclosed please find the documentation to nominate *Richland* to the National Register of Historic Places. The enclosed disk contains the true and correct copy of the nomination for the listing of the *Richland* to the National Register of Historic Places.

If you have any questions or if more information is needed, contact Peggy Nickell at 615/770-1087 or Peggy.Nickell@tn.gov.

Sincerely,

Claudette Stager
Deputy State Historic Preservation Officer

CS:pn

Enclosures(4)