

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Tennessee	
COUNTY: Sullivan	
FOR NPS USE ONLY	
ENTRY NUMBER 71.9.47.0026	DATE 9/3/71

1. NAME

COMMON:
* The Preston Farm

AND/OR HISTORIC:
Gaines-Preston Farm (or plantation) and "Exchange Place"

2. LOCATION

STREET AND NUMBER:
4812 Orebank Road (Congressman James H. Quillen)

CITY OR TOWN:
Kingsport

STATE: Tennessee CODE: 047 COUNTY: Sullivan CODE: 163

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input checked="" type="checkbox"/> Other (Specify) occupied by tenants	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
Netherland Inn Association, Inc.

STREET AND NUMBER:
P. O. Box 293

CITY OR TOWN: Kingsport STATE: Tennessee CODE: 047

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Sullivan County Court House, Registrar of Deeds

STREET AND NUMBER:

CITY OR TOWN: Blountville STATE: Tennessee CODE: 047

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE: DATE: 9/3/71

SEE INSTRUCTIONS

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

PROPERTY (see attached Map drawn by E. D. Heppert, Jr.) consists of 7.48 acres of cleared pasture land with numerous large trees. Several outcropping limestone ridges cross the site in an east-west direction, and a small branch crosses the western section of the tract with a perpetual spring from THE SPRING HOUSE feeding into this branch.

PRESTON FARM:-had seven existing buildings on the 7.48 acres.

ORIGINAL MAIN HOUSE:-was a log cabin. Then later, in probably early 19th century, a second crib was added with a chimney between and outside stairs were built at front with ordinary narrow treads to a landing. From this landing, because of the low hanging roof, two sets of 2 to 3 rung ladders with handrails along side led to the doors to the two loft bedrooms. The roof sloped from the ridge of the house all the way down to where the roof ended over the porch. The logs were daubed with lime and clay and chinked with scrap wood slabs. The interior walls were the exposed logs. A separate one room kitchen building (now gone) was built to the rear of the MAIN HOUSE. The double log house was incorporated into the remodeled version of 1902/3 but the windows, doors and fireplaces were altered (some of the locations of these are still evident) and the old oak logs are still in excellent condition.

REMODELED MAIN HOUSE:-as it appears today: The major remodeling was done in 1902/3 when the roof was raised from 1-1/2 story to a full 2-story height. The connecting kitchen wing was added and the entire building was sided with clapboard. The front portion of this building is 51' x 18' enclosing the two log cribs that are each 24' x 18' with a brick chimney between. It is two stories high with a 47' x 6' porch across the front. The two story kitchen wing is 37' x 16' and extends to the rear with a 6' wide porch extending along both sides and across both sides of the rear of the main section. The west crib, built of poplar logs, is in part, if not all, on a rough cut stone foundation; while the east crib, built of oak logs, and the wood framed kitchen wing are on finished cut stones, with an oak sub-structure. The front section's ground and second floor each have two rooms with the same size rooms above and below. The west rooms are 21' x 16' with fireplaces. The upstairs west room is 8' - 6" high with the floor level 6" higher than the east room. The east rooms are 23' x 16' with the upstairs room 8'-10" high and the only fireplace in the downstairs room. The windows are 2'-4" x 6'-11" with 1902/3 trim. There are four doors on the ground floor level. All the interior wall and ceilings are plastered. The kitchen wing has two rooms, a 15' x 13' pantry and sitting room and a 15' x 16' kitchen with a back to back fireplace and 2 windows in each room. Identical sized bedrooms with fireplaces are above. A 15' x 8' passageway with stairs to the second floor connects the two buildings. Floors are pine throughout the double building, and it is covered with an asphalt shingle roof. A flush toilet as added on the porch adjoining the kitchen and the building is served by city water and power.

SEE INSTRUCTIONS

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Item 7. Description. (Continuation Sheet) #1

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SPRINGHOUSE: is in its original condition except for a corrugated metal roof. It is a two story white frame building built on a rocky slope and is constructed of finished lumber with pegged joints. The upper floor is one room 24' x 14' and 8'-2" high with three wood-pegged 2'-4" x 4'8" windows. The door is above grade and is entered by a wooden ramp. The SPRING HOUSE beneath this room is 14' x 14' with an open section 14' x 10' at the spring. The three window openings below have wooden bars instead of glass. The constant flowing spring is boxed in with cut stones, and a stone trough carries the water out of the house to the branch.

SMOKE HOUSE: is the original oak structure except for a metal roof and is in excellent condition. The roof framing (made of roughly sawed poplar boards) is 15' x 18' having a 3' overhang above the entrance of the 15' x 15' building. Some floor joists are in place 4' below the roof frame joists. Siding boards running into the roof's peak are drilled with holes for the smoke to escape. The strap hinged door is in need of repair.

CHICKEN COOP: is 12' x 10' and made of cut lumber of recent construction.

COOK'S CABIN: this oak and poplar log slave cabin (17' x 16') with a stone chimney is collapsed. Examination of the remains shows it had two doors, one window and the inside plastered walls. The logs were chinked with cement on the inside and with mud daubing with wood pieces on the outside.

BARN: is 80' x 48' and called the "cow barn" (still in use and in good condition). It is constructed of two oak log cribs, each 20' x 24' spaced 24' apart, 25' high. Each long side has a 12' wide lean-to against it and the rear of the building extends 16' beyond the north crib. The two cribs are tied together at the top by 3 logs on each side making a rigid lumber roof framing with a corrugated metal roof.

STORE BUILDING: built in three sections at different times. Most of the openings have original trim but the doors and windows are missing. The original wood shingle roof is covered with corrugated metal sheets. The store faces the old road (built between 1837 and 1842) trace. The western section is 20' wide by 28' long built on a stone foundation with a walk-down basement entered from the outside. The basement has wood bar slats on the windows. It has a brick chimney and fireplace (added after the building was completed) on the east wall and also a fireplace opening into the center section. A small porch at wagon height is outside this section. It is framed with rough sawed lumber with pegged joints and white oak floor joists, pine flooring, poplar siding and a wood ceiling inside and on the porch, the eastern section is 20' wide by 20' long built on stone piers; and framed with sawed oak and pine with pegged joints and has poplar siding boards inside and outside which rise to head height with horizontal slat openings above. It is subdivided into smaller rooms. The eastern and western sections are 12' apart which space between, once open, was later closed in. (See Property Survey and E. D. Heppert, Jr. Site Plan)

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal | <input checked="" type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify): |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input checked="" type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

Exchange Place was built in the early 1800's and was occupied many years by the Gaines family. In 1816 John S. Gaines, great nephew of Captain James Gaines, Revolutionary War soldier and North Carolina legislator, purchased a 130-acre tract of land in Sullivan County on which the main house and store were built. It is known that John Gaines occupied the log house which is a part of the main house today and operated a store there for many years.

The name "Exchange Place" is significant as it grew from the fact that the store was used as a place to exchange currency in the days when each State had its own monetary system. In addition to its use as a store and stage stop, Exchange Place was a large farm complex. John Gaines increased his land holdings until he had 2147 acres in his farm. Gaines became a most influential citizen serving as the first postmaster at Eden's Ridge Post Office in 1831. He owned many slaves and was highly respected in the Kingsport area.

In 1845 John Gaines sold the western section of his land (1182 acres valued at \$14,000) to John M. Preston of Abingdon, Virginia. John M. Preston gave the land to his son, James W. who moved there with his wife, six children, and Miss Fannie Lynn, the children's governess. This family, along with their slaves, lived on the place throughout the Civil War. The upperroom built over the spring house was used by Miss Lynn for a school room. It was also used as a sick ward during the Civil War where Confederate soldiers were nursed back to health. Many Confederate soldiers and officers sought refuge at this farm. John M. Preston was kidnapped from the farm by "bushwhackers" and barely escaped with his life. The James W. Preston's moved back to Abingdon, Virginia, at the end of the war in 1865 and their eldest son, Walter Preston, managed the place for several years. A younger son, John G. Preston, took over for many years, and it was he who made the major alterations to the farm in 1902-03. Later family members operated or managed the farm until 1970 when the old homeplace was given the Netherland Inn Association for restoration. For 123 years the Prestons and their heirs owned and kept the farm in operation as a self-supporting enterprise, marketing large crops of wheat, corn, oats, tobacco, and stocks of cattle and hogs.

With an endowment by the Preston family, restoration will soon begin. It is proposed that the front section of the main house be restored as a log house. This will be done by removing the clapboarding.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Unpublished MSS, "Marge's Story" by Marge Preston (dau. of James W. Preston) Edmund Pendleton, Vol. II D. J. Mays, Harvard Univ. Press 1952; Va. Archives, Richmond, Va. Pat. #33, 1756-1761 #69-3012; Sull. Co. Deed Bks. #2, p.540; #4, p. 628, #4, p. 631, #5, p. 1, #7, p. 73, 74, #10, p. 146, #11, p. 483, #6, p. 100, #6, p. 276, #3, p. 347, #14, p. 172, #16, p. 198 and others; Sull. Co. Survey Bk. #2, p. 154, 155; Original Deeds, Surveys, letters in Gaines Collection; Preston Family Records; Hist. Map Long Island, Spoden, Kingsport Press, 1969, Items #300, 317, 318, 319, and 320. East Tenn. Univ. Lib.; Microfilm Roll #167 of Jonesboro Doc.-Super. Ct. Min.-Wash. Dist. Gaines vs. Pauley-

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	36° 32' 41"	82° 29' 30"		0		
NE	36° 32' 41"	82° 29' 23"				
SE	36° 32' 35"	82° 29' 23"				
SW	36° 32' 35"	82° 29' 30"				
APPROXIMATE ACREAGE OF NOMINATED PROPERTY:			7.48			
LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES						
STATE:	CODE	COUNTY:	CODE			
STATE:	CODE	COUNTY:	CODE			
STATE:	CODE	COUNTY:	CODE			
STATE:	CODE	COUNTY:	CODE			

UTM
17/366970
4045100
CD

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Mrs. Murel C. Spoden, Historian; E. D. Heppert, Jr., P.E. for Gaines-Preston Farm Project; H. T. Spoden, Engr. Netherland Inn.

ORGANIZATION: Netherland Inn Association, Inc. DATE: 1-15-1971

STREET AND NUMBER: P. O. Box 293

CITY OR TOWN: Kingsport STATE: Tennessee CODE: 047

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Stephen S. Lawrence
Stephen S. Lawrence
Executive Director
Title: Tennessee Historical Commission

Date: July 8, 1971

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

Janet A. Connelly
Chief, Office of Archeology and Historical Preservation
SEP 3 1971

Date: _____

ATTEST: William M. Stewart
Keeper of The National Register

Date: AUG 5 1971

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Item 8. Significance. (Continuation Sheet) #1

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lowering the roof to its original level, and putting on a wood shingle roof. Windows and doors will be restored to the way they appeared in the later stages of the house as a log house. Floors, interior walls, and fireplaces will be restored as necessary to conform to the probably original appearance. Later priorities will be the restoration of other outbuildings. The property will be displayed to represent an early frontier farm complex. Attention will also be given to the use of the place as a currency exchange.

This property is unusual in Tennessee as very few early farms exist and none remains with the significance in early community activities that Exchange Place possesses. The store and stage stop made this an important place in the lives of people who lived and passed through Upper East Tennessee.

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Item 9. Major Biblio- (Continuation Sheet) #1
graphical references.

(Number all entries)

Sept. Term 1804 p. 1417 and March Term 1805 answer p. 18-21, and
March Term 1806; Sull. Co. Deed Bk. #351, p. 197.