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EXP. 12/31/84

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received JUL 28 1982  
date entered

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

1. Name

historic McClatchey-Gettys Farm

and/or common Holly Hill Farm

2. Location *5 of Riceville CR 1*

street & number Rt. 1 N/A not for publication

city, town Riceville *vic.* X vicinity of Riceville  
~~Congressional district~~

state Tennessee code 047 county McMinn code 107

3. Classification

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

4. Owner of Property

name Fred Edgemon

street & number P.O. Box 109

city, town Sweetwater N/A vicinity of state Tennessee

5. Location of Legal Description

courthouse, registry of deeds, etc. McMinn County Courthouse, Registry of Deeds

street & number Court Square

city, town Athens state Tennessee

6. Representation in Existing Surveys

title N/A has this property been determined eligible?  yes  no

date N/A  federal  state  county  local

depository for survey records N/A

city, town N/A state N/A

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The McClatchey-Gettys Farm, located in the rolling hills of the Oostanaula Valley of southern McMinn County, is a productive 720 acre dairy farm. The central building on the farm (nominated property includes 14 acres) is a two-story, ell-shaped frame house built ca. 1820. Originally a Federal style hall-and-parlor plan house, additions were made ca. 1840, and again in 1870. Each remodeling added architectural elements distinctive of the time period, Greek Revival and Victorian respectively. The house illustrates the evolutionary development of these styles in a rural farmhouse in Southeast Tennessee. Three additional buildings important to the McClatchey-Gettys Farm are a two story rectangular brick woolen mill built ca. 1875, a square one story brick post office/commissary built ca. 1885, and a two story rectangular frame dairy barn built ca. 1890. Also included within the nominated acreage are sites that relate to the early industrial development of the farm. They include the sites of the grist mill and saw mill ca. 1830, dairy ca. 1890, stone dam ca. 1830, blacksmith and carpenters shops ca. 1850, and an overshot water wheel used to pump water into the house ca. 1870.

The McClatchey-Gettys Farm is situated about three miles northeast of Calhoun, Tennessee, and the Hiwassee River and about 10 miles south of Athens, Tennessee, on the waters of Oostanaula Creek. Located in the Valley and Ridge physiographic zone of East Tennessee, this land form is characterized by numerous elongated ridges and intervening valleys running in a northeast-southwest direction. The McClatchey-Gettys Farm occupies both the fertile bottomlands in the Oostanaula Valley and the timberland atop Gettys Ridge.

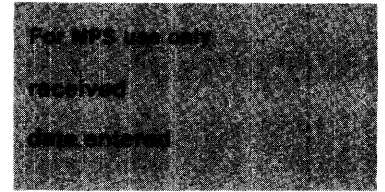
The McClatchey-Gettys house, built ca. 1820 is a large two-story, ell-shaped frame house whose appearance has evolved through time. The facade presently faces north, having been changed from the west as a result of the Victorian period wing added in 1870. Today's facade, resting on a brick foundation with two interior brick chimneys, has a large two-story portico with pediment and lunette and is supported by six plain square columns. A dentil band is present at the top of the first story and a plain sawn balustrade encloses both the first and second stories of the portico. A porch on the first floor extends to the east with the same decorative features and balustrade as those on the portico. The four bay facade consists of two double hung sash 1/1 light windows, a double paneled glazed wood door with rectangular transom, and a two story bay window with three double hung sash 1/1 light windows with scroll molding under each on the first floor and 12/12 light double hung sash windows on the second floor. The south elevation of the facade has two double hung sash 9/9 light windows.

The first floor of the east elevation of the ell, covered by a shed porch with chamfered posts includes a four paneled wood door, two double hung sash 9/9 light windows, and a double leaf multi-light glass door with rectangular transom. The second floor has three double hung sash 9/6 light windows.

The west elevation of the ell is the oldest portion of the house, serving as the original facade and main entrance. Covered by a shed porch with chamfered posts, the five bay west elevation consists of a double paneled, glazed wood door with rectangular transom, flanked by two double hung sash 9/9 light windows. While this door was installed during the 1870 remodeling, the original hand-forged iron strap hinges and box lock are still present. The second story contains the original beaded weatherboards, a series of six double hung sash 9/6 windows, decorative scroll eave brackets, and a louvered, semi-circular air vent. The roof is covered with asphalt shingles.

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The interior of the McClatchey-Gettys House has many original architectural details. The dining room, part of the oldest section of the house, has the original sash sawn 5/4 heart pine flooring, pine chair rail, wainscot, and mantel. The pine baseboards were originally marbled; however, this decorative feature was lost during a refinishing of the interior in the 1970's. An original feature of the house is a kitchen door that has beaded vertical pine boards with a dovetailed horizontal brace.

The open-string stairs consist of a square fluted newel with chamfered corners and square balusters with vertical supports between a turned spool. The original parlor was transformed into a downstairs bedroom during the 1870 remodeling, and the decorative elements reflect the Victorian period. The doors are tall four panel pine with symmetrically molded trim and corner blocks. The original fireplace and mantel were removed and placed in the new wing in 1870, and a large bay window with spool latticework was added. The large open downstairs room in the Victorian addition features a Federal period vernacular walnut mantel from the original chimney. The pit sawn walnut mantel has a central panel with an applied sunburst medallion, fluted sides, and herringbone inlay.

Bedrooms on the second floor show the subtle woodworking details of the 1840 remodeling. The pine panel walls, door trim, and chair rail are original and show evidence of hand planing. A portion of the original roof is still visible in the attic. Covered by the Victorian addition, the pine shake roof has numbered rafters that are half lapped and joined with wooden pegs.

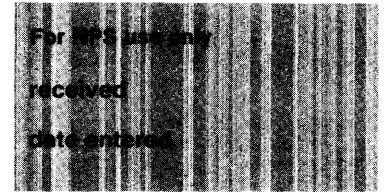
During the remodeling in 1870, Frank Gettys built an overshot water wheel south of the grist and saw mill to pump water into the house. A large holding tank was mounted in the attic over the kitchen and bathroom that provided indoor plumbing and running water. He also had closets constructed in the master bedroom, and his large rosewood bed is still in the house.

Located about 100 feet east of Oostanaula Creek is the Gettys brothers' woolen mill. Built ca. 1875, the rectangular two story brick building is typical of textile mills built in the South during the last half of the nineteenth century. The four bay facade faces north and consists of four segmental arched windows on each story. The upper portion of the windows on the lower level were bricked in and metal window frames were inserted about 1930. Windows in the upper story are unaltered and many of the original louvered shutters are stored inside the building. The low pitched stepped gable roof is covered with the original tin, but a galvanized metal roof was added in the 1970s. Elevations on the east and west continued the placement of 12 segmental arched windows on each story. Power to the building was transferred by a series of line shafts running from the turbine on the nearby dam through a door in the northwest corner of the building. The large doorway on the south elevation was cut in during the 1930s.

The interior of the woolen mill is a large vacant open space now used for storage. The original wooden floor was replaced by a concrete slab. The original main stairs leading to the second floor are pine, and beaded pine paneling encases the stairwell. Several of the chamfered support posts on the first floor are present, but most have been replaced by iron pipe columns.

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Situated across the road to the north of the woolen mill is the Sandfordville Post Office/ Commissary. Separated by an interior brick wall, the post office occupied the left half (west side) of the building, while the commissary for the woolen mill workers occupied the right half (east side). The facade of the five bay, one-story square brick building, built ca. 1885, faces south and consists of two double vertical board doors with segmental arched heads, three double hung sash 6/6 light segmental arched windows, and corbelled brickwork on the parapet of the flat roof. Elevations on the east and west are similar and have three double hung sash 6/6 light windows with iron support bars with round caps over each window. An exterior brick flue is located on the east elevation.

The large rectangular shaped two-story frame dairy barn was the central building in the Gettys dairy farm. Built ca. 1890, the west and east elevations are sided with board and batten while the gable ends are covered with weatherboards. A new metal gable roof features two large decorative air vents.

## 8. Significance

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

**Specific dates** ca. 1820 **Builder/Architect** unknown

### Statement of Significance (in one paragraph)

Nominated under National Register criteria A, B, and C, the McClatchey-Gettys Farm is a group of four buildings dating from ca. 1820-1890. The farm is significant as a rural farmstead which demonstrates through its architecture development from a frontier homestead to a thriving multi-purpose industrial complex, and development finally into a rural dairy farm. The farm consists of four buildings: a ca. 1820 two story frame house, a ca. 1875 two story brick woolen mill building, a ca. 1885 one story brick post office/commissary building, and a ca. 1890 frame dairy barn. Each building is a good example of the type used for its function (residential, industrial, commercial, and agricultural) and shows the architectural trends in decorative treatments for the period in which it was constructed. The house is particularly important architecturally. Built ca. 1820 it is one of the oldest houses in McMinn County and one that embodies and illustrates the evolution of three distinct architectural styles.

Architectural elements from the Federal, Greek Revival, and Victorian periods are exhibited in the house; all are in excellent condition and arranged in such a manner that the architectural development of the house is clearly discernable. Further significance of the McClatchey Gettys Farm stems from its historical association with two locally important families, those of John McClatchey and of James Gettys. These families were the primary occupants of the farm and those who made important contributions to McMinn County through their economically successful industries. The McClatchey-Gettys Farm remains to illustrate the important role these individuals and industries played in the economic development of southern McMinn County.

Events significant to the history of the McClatchey-Gettys Farm began to unfold while the area was still Indian land known as the Hiwassee Territory. Dr. Allen B. Grubb claimed a 640 acre reservation on this land through his marriage to a full-blooded Cherokee named Nancy. Grubb filed his reservation on July 22, 1818, refiled again on April 19, 1819, and filed a third time on June 29, 1819. By 1819, Grubb started to clear portions of the land, built rail fences, and began construction of a house. In the spring of 1820, Grubb and his family traveled to Pennsylvania on business, leaving Elis Grissom and Isham Cordial to oversee Grubb's land and slaves. During Grubb's absence, the Hiwassee Territory land sale occurred, and a James Calloway purchased the tract of land claimed by Grubb. When Grubb returned to his land in the fall of 1820, neither Grissom or Cordial were there, all of his slaves had disappeared, and the McClatchey family was occupying his land. Grubb sought relief through the courts. The case eventually went to the State Supreme Court, and although Grubb could prove he filed a reservation claim on three separate occasions prior to the land sale, the court ruled against Grubb and the land was transferred to John McClatchey.

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property 14

Quadrangle name Calhoun, Tennessee

Quadrangle scale 1:24000

### UMT References

A 

1	6	7	0	8	7	7	0	3	9	1	1	5	9	0
Zone	Easting				Northing									

B 

1	6	7	0	8	6	8	0	3	9	1	1	2	1	0
Zone	Easting				Northing									

C 

1	6	7	0	8	6	6	0	3	9	1	1	2	4	0
Zone	Easting				Northing									

D 

1	6	7	0	8	6	4	0	3	9	1	1	6	3	0
Zone	Easting				Northing									

E 

Zone	Easting				Northing									

F 

Zone	Easting				Northing									

G 

Zone	Easting				Northing									

H 

Zone	Easting				Northing									

### Verbal boundary description and justification

See Continuation Sheet

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

# 11. Form Prepared By

name/title Stephen T. Rogers, Cultural Resource Surveyor

organization Tennessee Historical Commission date May 18, 1982

street & number 701 Broadway telephone 615/742-7616

city or town Nashville state Tennessee 37203

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

Deputy State Historic Preservation Officer signature Herbert L. Hayden Herbert L. Hayden

title Executive Director, Tennessee Historical Commission date 7/23/82 11/15/82

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

Bob Griswold date 12/28/82  
Keeper of the National Register

Attest: Patrick Andrews date 12/27/82  
Chief of Registration

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Architectural details of the McClatchey-Gettys house indicate a construction date of ca. 1820; however, there is no way to prove if portions of the house were built in 1819 by Grubb or whether McClatchey built the house after he acquired the property from Calloway in 1820. Nevertheless, the McClatchey family lived in the house for over forty years and prospered financially through industry and hard work. John McClatchey died ca. 1840 and ownership of the property transferred to his sons Adolphus, born 1805, and Wiley, born 1820. The sons recognized the economic potential of harnessing the energy of nearby Oostanaula Creek and built two saw mills, a grist mill, a tan yard, a blacksmith shop, a carpentry shop, and a cotton gin. Information from the 1850 Manufacturers Census showed the McClatchey brothers were successful businessmen. Adolphus's interest in the cotton gin was valued at \$2500, the saw mills \$1250, and the blacksmith shop \$500. Wiley's interest in the tan yard was valued at \$800, the grist mill \$5000, and the saw mill \$1000.

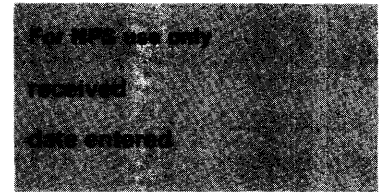
By 1860, the fortunes of the McClatchey brothers continued to grow. Wiley had personal property and real estate worth \$25,000, and Adolphus's worth was valued at \$17,125. Both brothers were staunch Confederate sympathizers, and the outbreak of the Civil War caused them much concern. On December 24, 1862, Wiley sold his property for \$25,000 in Confederate money to James Gettys and moved to Atlanta.

James Gettys, who lived in neighboring Meigs County, operated a successful milling business. After acquiring the McClatchey property in 1862, his sons Samuel Frank, born 1840, Richard P., born 1844, and daughter Hannah Amelia, born 1837, lived on the property. Financial success of the milling operations continued under the Gettys family. On March 21, 1870, James Gettys transferred ownership of the land to his sons, and by 1880 the Gettys brothers were involved in a successful woolen mill business. Powered by a turbine from a stone dam on Oostanaula Creek, the mill was believed to be the biggest in the county and the only known woolen mill ever in operation within the county. The Gettys brothers employed fifteen people at the mill. A weaver, wool carder, and ten women who worked at the spinning frames were hired. By the early 1880s the Gettys brothers acquired a new partner, J.A. McKeldin, and incorporated the business on June 9, 1883, as the Hiwassee Manufacturing Company. The success of the company attracted the attention of the larger Knoxville Woolen Mill who purchased the business in 1884. Tax records are unclear, but seem to indicate that the company continued operation until about 1902. The woolen mill is a significant local landmark that historically was important to the economic growth and development of McMinn County.

As the success of the woolen mill grew, a smaller community developed around the mill known as Sanfordville, named after E.J. Sanford, officer in the Knoxville Woolen Mill. A brick building that served as the post office/commissary for the mill workers was constructed about 1885. Samuel Gettys served as the postmaster and was paid \$43.13 in 1889 for his services. The brick building represents the only remaining building associated with the original town of Sanfordville. The town was moved at about the turn of the century one and a half miles to the northwest to its present location adjoining the Southern Railroad and the Lee Highway, and today is known as Sanford.

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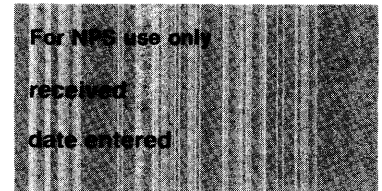
Another important aspect to the significance of the McClatchey-Gettys farm is its long operation as a dairy farm. (Historically, the dairy industry has been very important to McMinn County. The county currently has 121 dairy farms producing \$10 million in dairy products, and the Mayfield Dairy in Athens is one of the largest in the state.) The Gettys imported prize Jersey bulls from England and established themselves as nationally known dairymen. Dairy products from the Gettys farm were sold throughout the county and Gettys supplied butter and buttermilk to the famous Read House Hotel in Chattanooga. The large dairy barn, built ca. 1890, continues to be used as such.

Today, 720 of the original 960 acres are retained by the current owner. Known locally as Holly Hill Farm due to the large holly trees believed planted by Minerva McClatchey in the 1840s, the farm continues to be an active and productive entity. The house is currently undergoing restoration efforts by the owner, and is approximately 75% completed. The woolen mill building is used for storage; however, the owner has had discussions with officials at the Tennessee Valley Authority regarding the possibilities of restoring the mill and reconstructing the dam to generate electricity. The brick Sanfordville Post Office/Commissary building is in stable condition and is currently being rented as a private residence. The dairy barn continues to be used as the central building in the Edgemon dairy business.



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Acts of Tennessee 1827 - Petition of John McClatchey for relief of payment in lawsuit.

Charters of Incorporation - Secretary of State's Office Book II, p. 111.

McMinn County Agricultural Census 1850-1880, 1978.

McMinn County Census 1830-1900.

McMinn County Deed Book N, p. 133; Book P, p. 325; Book W, p. 76.

McMinn County Manufacturers Census 1850-1880.

McMinn County Slave Census 1850, 1860.

McMinn County Tax Books 1829-1900.

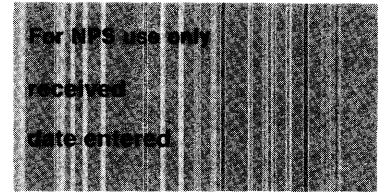
Tennessee Reports of Cases Argued and Determined in the Supreme Court of Tennessee.

Nelson B. Grubb vs. John McClatchey, Vol. 10, p. 382-387; Vol. 11, p. 352-354.

United States Official Postal Guide 1875, 1881, 1885, 1888, 1889, 1898, 1905.

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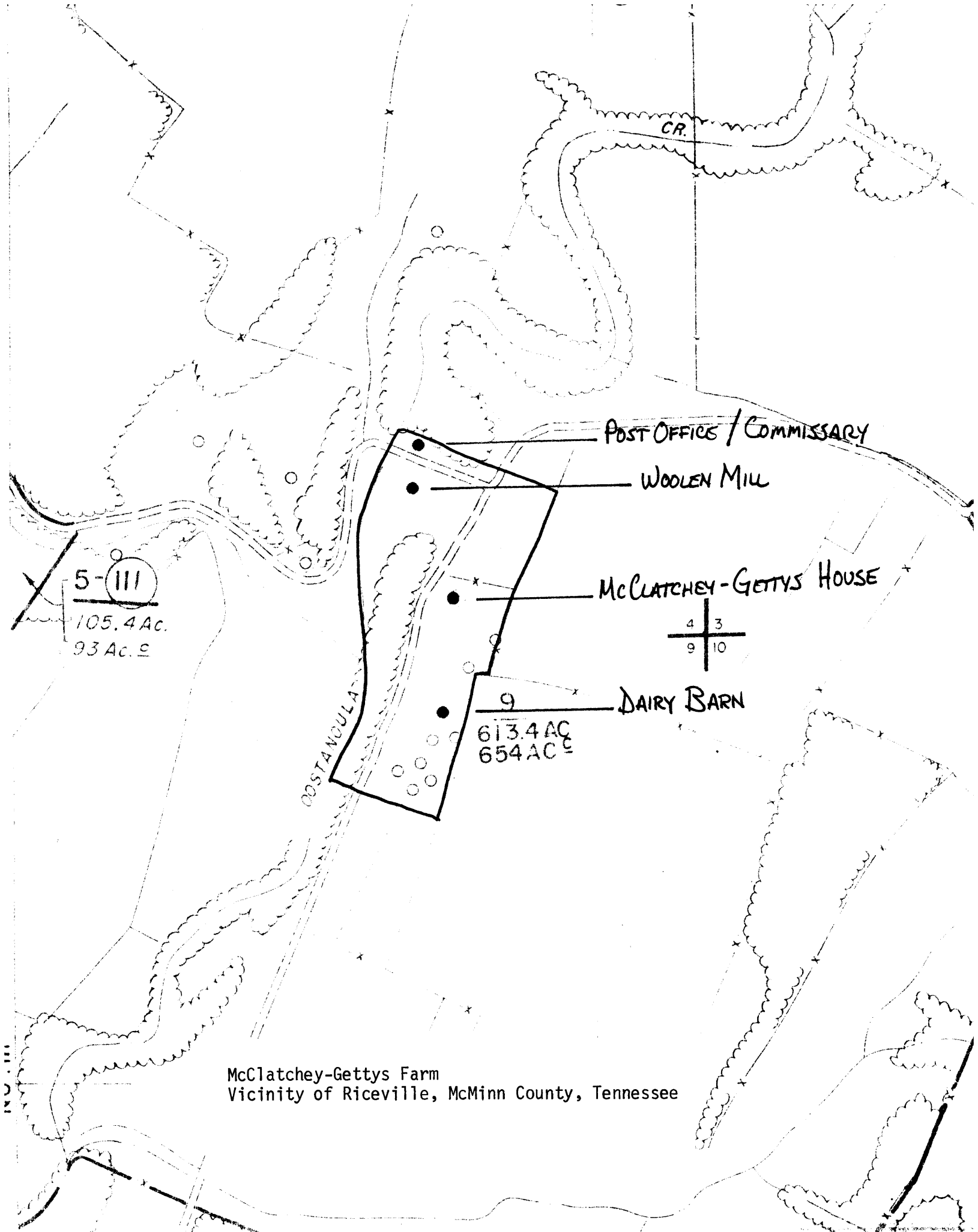


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The nominated property in the McClatchey-Gettys Farm begins at a point on Oostanaula Creek 75 feet northeast of the bridge over the Sanford Road, thence in a southeasterly direction 600 feet to a wire fence, thence southwest along the fence line 1200 feet, thence northwest 400 feet to Oostanaula Creek, thence north with the meanders of said creek to the beginning containing approximately 14 acres.

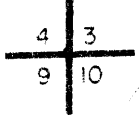


5-III  
 105.4 AC.  
 93 AC. E

POST OFFICE / COMMISSARY

WOOLEN MILL

McCLATCHEY-GETTYS HOUSE



DAIRY BARN

613.4 AC  
 654 AC E

McClatchey-Gettys Farm  
 Vicinity of Riceville, McMinn County, Tennessee