

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

(Type all entries - complete applicable sections)

STATE: Tennessee	
COUNTY: Sullivan - Hawkins	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 12 1973

1. NAME

COMMON:
Boatyard Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN:
Kingsport

STATE: Tennessee

CONGRESSIONAL DISTRICT:
First - Rep. James H. Quillen

CODE: 47

COUNTY: Sullivan - Hawkins

CODE: 163,078

3. CLASSIFICATION

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

PRESENT USE (Check One or More as Appropriate)

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

4. OWNER OF PROPERTY

OWNER'S NAME:
Multiple Owners

STREET AND NUMBER:

CITY OR TOWN:
Kingsport

STATE: Tennessee

CODE: 47

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Sullivan County Register's Office and Hawkins County Register's Office

STREET AND NUMBER:
Courthouse

CITY OR TOWN:
Blountville and Rogersville

STATE: Tennessee

CODE: 47

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

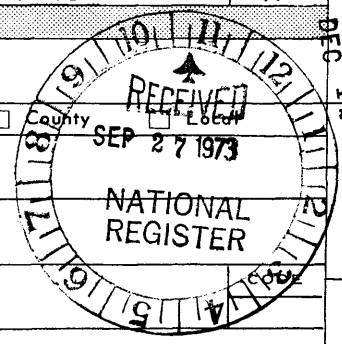
DATE OF SURVEY: Federal State County

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:

STATE:



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SEE INSTRUCTIONS

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

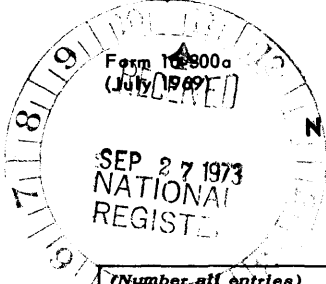
The Boatyard Historic District is located on the north side of the South Fork of the Holston River and on both sides of the North Fork of the Holston River in the western limits of Kingsport. The district, surrounded by residential property and farm land, includes the lower end of the Long Island of the Holston (a National Historical Landmark); most of the land included in the 1802 town of Christianville; all of the land, except the area north of the railroad, included in the 1818 town of Rossville; the Christian's Fort area; and the Rotherwood area. These areas are described below. (Attached map by James Henderson defines exact boundaries).

Long Island of the Holston is located in the South Fork of the Holston River. In the 18th century the four-mile long island was used for Cherokee Indian campgrounds, Colonial and Revolutionary War militia's muster and campgrounds with two forts built opposite its banks, and occupied by General Joseph Martin where he built his Indian agency, trading post, and residence. In the 19th century the island was the plantation of the Richard Netherland family. Two brick houses, four mills, including a hemp factory, a store, and several small dwelling houses were built on the island. Portions of the island were used for pastures, cultivated fields, and orchards, including a mulberry orchard for cultivating silkworms. None of the original buildings remain today. The eastern third of the island is now occupied by a housing development and a fuel supply yard and other facilities for the nearby acetate plant of the Tennessee Eastman Company. The middle third of the island is owned by local industries, and the western third is largely owned by Mead Corporation who have expansion plans for much of the land.

Christianville was located on the north bank of the South Fork of the Holston River opposite the Long Island of the Holston. During the last half of the 18th century this river bank was the scene of numerous boat building activities for migrating settlers who would travel down the roads and paths to the Long Island area and build boats to travel the rest of their journey by water. In 1775, the area was part of Colonel Gilbert Christian's plantation. He built houses along the bank which were rented to these early pioneer settlers. The area became known as the Boatyard, which name stayed with it until after the Civil War.

The Great Indian Warrior and Trader's Path crossed this area, and developed into the Great Valley Road by the 1770's. In 1802, Robert Christian laid out lots and formed the town of Christianville. Soon this river front was a row, two streets deep, with stores, warehouses, shops and dwelling houses. Numerous wharves lined the river bank. An iron forge and foundry, a cement mill, sawmill, grist mill, tanneries, taverns, wagon roads, cobbler shops, hatter shops, and blacksmith shops fronted the Great Road. In addition, there was a Methodist church, a Baptist church, a cemetery, and a school.

SEE INSTRUCTIONS



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

(Continuation Sheet)

STATE	Tennessee
COUNTY	Sullivan - Hawkins
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 12 1973

(Number of entries)

7. **DESCRIPTION (Cont.) p. 2**

Most of the original buildings in the Christianville area have been destroyed, being replaced by modern residences and some commercial buildings. The Smith house, a two-story frame building with some Victorian trimmings, built in the last quarter of the 19th century, has recently been restored. The Lynn house, a two-story early 19th century brick house, built in the Federal style, has had wings added to it, making it a large apartment house today. The Old Patton Store, a two-story brick building built about 1830, was used continuously as a general store for over a century and a quarter. It is now used as an electro-plating shop. A wing has been added to either side of the original building. Included in the Christianville area is the Netherland Inn and Complex, which is on the National Register and which has an extensive restoration program underway.

Rossville adjoined the western boundary of Christianville and was laid out as a town in 1818 by F. A. Ross. It was located on the north bank of the South Fork of the Holston River. When Ross formed the town, he laid it out in one-quarter acre lots, on most of which residences were built. The only known commercial structures were two blacksmith shops, a wagon shop, a tannery, and a tailor shop. There was also a school and a Presbyterian church. The significant building remaining include the Hoffman house, a good example of a modest Federal style dwelling built in the mid-nineteenth century. A two-story frame structure, it has been altered very little, still containing the original woodwork with its original finishes. A small wing was added in later years. The Martin house, built around 1825, is typical of the dwelling found in the Boatyard in the early to mid-nineteenth century. It has no particular style of architecture other than the simplicity which many early houses followed, now called Tennessee vernacular. The house has two stories and a basement, and is a combination of log and frame, part of which has been covered with asbestos siding. It has a very impressive limestone chimney, about 35 feet high. Another interesting building remaining is the Ross-Thomas house, a one-story frame house built upon a hand-cut stone foundation in the 1820's. It is a braced frame structure with mortise and tenon joints, with all the framing members being match-marked with Roman numerals. It is flanked by two brick chimneys. Several stone foundation walls and chimneys still exist in the Rossville area.

Christian's Fort Area is located at the confluence of the south and north forks of the Holston River. In 1750, there were five log Indian houses built here and between 1776 and 1780 Christian's Fort, a stockaded fort, was built on the point. This area was the site of the Civil War Battle of Kingsport in 1864. A stone monument to Christian's Fort was erected in 1932. This section of the district is largely undeveloped and is covered with woodlands.

Rotherwood is located on the west bank of the north fork of the Holston River in Hawkins county. In 1750, four Indian log houses were located

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

(Continuation Sheet)

STATE	Tennessee
COUNTY	Sullivan - Hawkins
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 12 1973

(Number all entries)

7. DESCRIPTION (Cont.) p. 3

here, and at the same date the ruins of a stockaded log Indian fort was a short distance downstream. By 1789 David Ross had developed a small community here, which included a number of log dwelling houses, a Trading post, and an iron forge. Between 1818 and 1830, F. A. Ross, David's son, built his renowned Rotherwood I mansion house which was destroyed by fire in 1865. Ross also built Rotherwood Factory, a large stone structure which at various times manufactured silk, cotton, and wool. In addition, he constructed a blacksmith shop, wagon shop, and dwelling houses for men who worked the plantation. Still standing is the Ross-Netherland house, a log house built about 1790. This house was used as a trading post and stopping place for travellers. Shortly after 1900, wings were added and the entire building was covered with siding. Rotherwood II is located on a hill a short distance south of where Rotherwood I stood. The history of the structure has perplexed those who have studied it. Evidence that the house is the end result of periodic improvements and expansions over many years is very conclusive. It is generally accepted that Rotherwood II at one time consisted of two separate, parallel, two-story brick wings built about 1820 which were later joined together and extensively remodeled. In the early twentieth century extensive changes were also made, including the addition of the front and side porches with Doric columns. With its formal gardens, Rotherwood II is a very impressive site today. Other than the Ross-Netherland house and Rotherwood II, and one twentieth century house, the Rotherwood area is undeveloped woodland and grassland. Two early cemeteries are located in this area.



B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input checked="" type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input checked="" 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 checked="" type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input 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 checked="" type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

For over a hundred years the Blue Ridge and Cumberland Mountains had been a barrier for the settlers of the coastal colonies. Those men who ventured into this mountain wilderness found more and more mountains beyond. Gradually, however, the ancient Indian trail, called the Great Indian Warrior Path, led the white explorers, Indian traders, and long hunters into the Holston Valley. The Boatyard Historic District's earliest history focuses on the early aborigines. The Great Indian path traverses east and west through the district. During the Cherokee Indian period, this area was the treasured hunting grounds of the tribe.

From 1761, when the Island Road, the first road to penetrate the Southwest, was built from Chilhowie, Virginia, to the Long Island of the Holston, until after the Civil War, the Long Island or Boatyard area was a center of road and river traffic. It was the westernmost outpost of the Southwestern frontier after the destruction of Fort Loudoun in 1760. The Island Road was built as a military road for the Virginia militia to enter the wilderness and build Fort Robinson, the second English fort built in Tennessee.

In 1775, Judge Richard Henderson negotiated the Transylvania Purchase with the Cherokee chiefs, in which he purchased 20,000,000 acres in what is now Middle Tennessee and Kentucky, thus opening the way for the settlement of this vast wilderness area. Daniel Boone left the treaty grounds and came to Long Island, and on March 10, 1775, he and his axemen left to cut the famous Wilderness Road to Kentucky. A week later, Henderson's party gathered on Long Island to begin their journey over the newly cut road. Within the next 20 years, 200,000 emigrants passed through this area enroute to the west.

When the Revolutionary War began, the Cherokees cast their lot with the British. Stung into action by colonial settlement on the East Tennessee land they claimed, the Indians moved to crush the frontiersmen in July, 1776. The defenders of Eaton's Fort, on high ground near Long Island, met the Cherokees in battle on the Long Island flats, driving them from the field. This was the first Revolutionary battle fought in the west. Two months later, the settlers had built Fort Patrick Henry opposite the Long Island of

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

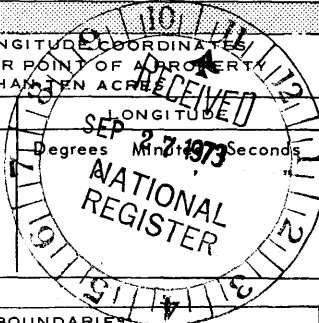
Davidson, Donald. The Tennessee (New York, 1968). Historical Map of the Long Island of the Holston. Muriel C. Spoden, Kingsport, 1970.

Morris, Eastin. The Tennessee Gazetteer (Nashville, 1834).

Summers, L. P. History of Southwest Virginia and Washington County (Richmond, 1903).

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	
NW	Degrees Minutes Seconds 36 ° 33' 16 "	Degrees Minutes Seconds 82 ° 37' 05 "		Degrees Minutes Seconds ° ' "	Degrees Minutes Seconds ° ' "	
NE	36 ° 33' 05 "	82 ° 35' 05 "				
SE	36 ° 32' 56 "	82 ° 35' 05 "				
SW	36 ° 32' 50 "	82 ° 37' 05 "				



APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 385

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES:

STATE:	CODE	COUNTY	CODE
		Sullivan	163
		Hawkins	073

11. FORM PREPARED BY

NAME AND TITLE: Mrs. Muriel C. Spoden, Chairman

ORGANIZATION: Sullivan County Historical Commission DATE: 8/30/73

STREET AND NUMBER: 1638 Crescent Drive

CITY OR TOWN: Kingsport STATE: Tennessee CODE: 47

12. STATE LIAISON OFFICER CERTIFICATION

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: Michael J. Smith

Title: Executive Director
Tennessee Historical
Commission

Date: Sept 14, 1973

NATIONAL REGISTER VERIFICATION

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

Ernest A. Connelly
~~Chief of the National Historic Preservation Service~~
Associate Director, Professional Services
Date: DEC 12 1973

ATTEST:
Wm. H. [Signature]
Keeper of The National Register
Date: 12-11-73

H 3 17 / 358100 / 355100 / 355110 / 355120
 4046070 / 4046500 / 4046500 / 4046500
 SEE INSTRUCTIONS

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

(Continuation Sheet)

STATE	
Tennessee	
COUNTY	
Sullivan - Hawkins	
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	DEC 12 1973

(Number all entries)

8. SIGNIFICANCE (Cont.)

the Holston. This fort covered over three acres of land and was large enough to garrison Colonel William Christian's 2,000-man army which gathered there in September, 1776.

In addition to being the starting point of Boone's Wilderness Road and the terminal point of the Island Road, this district was the beginning point for the settlement of Middle Tennessee. Just before Christmas of 1779, Colonel John Donelson led a flotilla of flatboats from Long Island on a long and hazardous voyage down the Holston and Tennessee Rivers and up the Cumberland River to establish the first permanent settlement in Middle Tennessee at what is now Nashville.

The Long Island of the Holston was the place of rendezvous for the Colonial and Revolutionary War militias as well as a major ground for numerous Indian treaties. It was the scene of momentous events during the early years of exploration and settlement of the Old Southwest, the springboard for the initial settlement of Kentucky and Middle Tennessee, the first gateway in America to the West. The importance of Long Island as a terminus and starting point led to the establishment of the boatyards for which the district is named. The various settlements along the river were the forerunners of the present city of Kingsport.

The Boatyard District was important not only in the development of the Kingsport area, but also played a very significant role in the settlement of the West.



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9. MAJOR BIBLIOGRAPHICAL REFERENCES (Cont.)

Boatyard Presbyterian Church Records.

George Hale's Boatyard Store Journals, 1814-1820.

Deed records, Sullivan and Hawkins Counties.

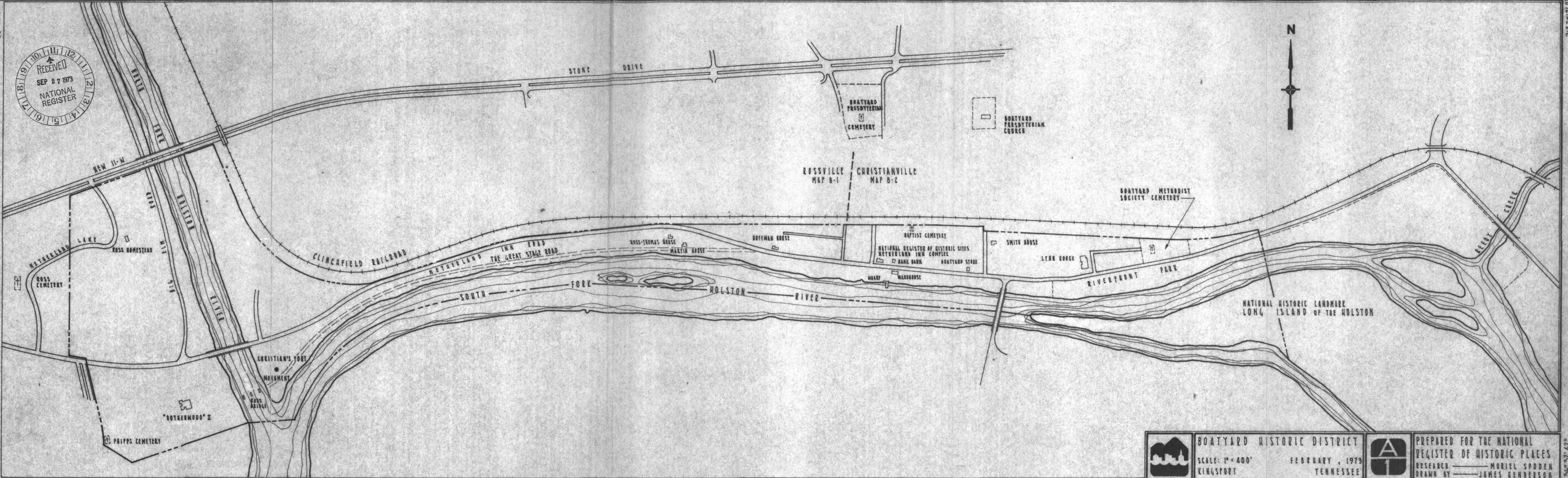


82° 31' 10"

82° 34' 55"

36° 25' 26"

36° 26' 36"



36° 26' 42"

36° 26' 36"

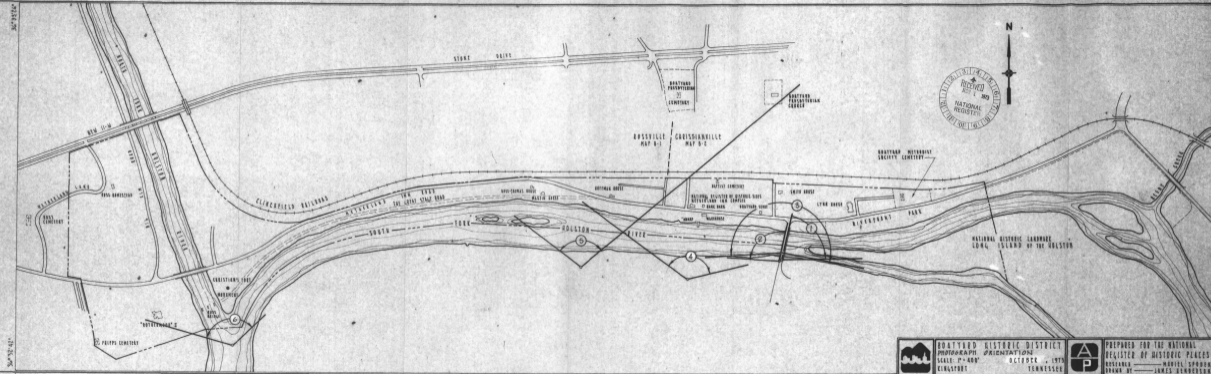
82° 31' 10"

82° 34' 55"

	<p>BOATYARD HISTORIC DISTRICT SCALE: 1" = 400' KINGSPORT</p>	<p>FEBRUARY, 1973 TENNESSEE</p>		<p>PREPARED FOR THE NATIONAL REGISTER OF HISTORIC PLACES RESEARCH — MORIEL SPIDEN DRAWN BY — JAMES HENDERSON</p>
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86° 37' 10"

82° 34' 59"



36° 33' 41"

36° 33' 41"

36° 33' 41"

36° 33' 41"

86° 37' 10"

82° 34' 59"

	BOATYARD HISTORIC DISTRICT PHOTOGRAPH & ORIENTATION SCALE: 1" = 400' KINGSPORT		PREPARED FOR THE NATIONAL REGISTER OF HISTORIC PLACES ROSSANCA — MARCEL SPOONER DRAWN BY — JAMES EMMERTON
	OCTOBER, 1975 TENNESSEE		