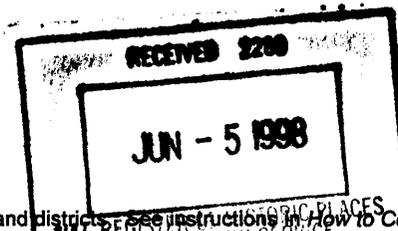


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



97001566
Resub

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in how to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Tip Top

other names/site number Williams, Joseph P., House; Dunlop, Hugh, Home Place; Patterson House

2. Location

street & number 15 Trahern Terrace

N/A not for publication

city or town Clarksville

N/A vicinity

state Tennessee

code TN

county Montgomery

code 125

zip code 37040

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 for 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

nationally statewide locally. (See continuation sheet for additional comments.)

Herbert L. Hays
Signature of certifying official/Title

5/29/98
Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register.

See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain):

Signature of the Keeper

Date of Action

M. J. M. [Signature]

7/15/98

Tip Top
Name of Property

Montgomery County, Tennessee
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in count.)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	1	buildings
		sites
1		structures
		objects
2	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of Contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: secondary structure

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

GREEK REVIVAL
COLONIAL REVIVAL

Materials
(Enter categories from instructions)

foundation STONE
walls BRICK, WOOD
roof METAL, ASPHALT
other WOOD, GLASS, CONCRETE, METAL

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
POLITICS/GOVERNMENT

Period of Significance

1859-1911

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 moved from its original location.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property
G less than 50 years of age or achieved significance within the past 50 years.

Significant Dates

1859, 1909-1911

Significant Person

(Complete if Criterion B is marked)

Patterson, Gov. Malcolm Rice

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
Previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
Other State Agency
Federal Agency
Local Government
University
Other

Name of repository:

MTSU, Department of History

Tip Top
Name of Property

Montgomery County, Tennessee
County and State

10. Geographical Data

Acreage of Property approximately 5 acres

Clarksville, TN 301 SE

UTM References

(Place additional UTM references on a continuation sheet.)

1 16 469830 4042010
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Tara Mielnik, Debra Miller, Sheila Thompson, Rhonda Wilson, D. Lorne McWatters
organization Middle TN State University, Department of History date December 11, 1996
street & number MTSU Box 23 telephone 615-898-5805
city or town Murfreesboro state TN zip code 37132

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Mr. and Mrs Elwyn Patch
street & number 15 Trahern Terrace telephone 615-647-4104
city or town Clarksville state TN zip code 37040

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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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Tip Top, Montgomery County, TN

VII. Architectural Description

Tip Top is located at 15 Trahern Terrace, just north of Madison Avenue (US Highway 41), in Clarksville, Montgomery County, Tennessee. Originally situated on approximately thirty-five acres, the house is now located on five acres on a hill overlooking a residential district of Clarksville, hence the name "Tip Top." J. P. Williams, a prominent tobacconist in Clarksville, had the house built in 1859 for his growing family when he and his family moved to Clarksville from Arkansas hoping to avoid the Civil War. A local landmark for the residents of Clarksville, Tip Top is an excellent example of Greek Revival architecture with some Italianate influences and Colonial Revival modernization, and is eligible for nomination to the National Register of Historic Places for its significance in architecture, as well as for its association with Governor Malcolm Rice Patterson of Tennessee.

Tip Top is a two-story, brick Greek Revival home with Colonial Revival alterations. The entire house was built in 1859, although some modifications have been made by the various owners of the home. It is quite possible that the house was designed by an important Nashville architect, Adolphus Heiman. It is known that Heiman was working in Clarksville in 1859, and Tip Top has several elements that greatly resemble known Heiman houses of this period.¹ Governor Malcolm Patterson purchased Tip Top in 1909 and hired an architect to make several changes in the house, including replacement of several mantles throughout the house, a redesigned entry-way, and possibly new stenciled glass in the sidelights and transoms at the front of the house. The Trahern family also made several changes in the house, c. 1912, including rear porch enclosures, and the enclosure of the open area between the main house and the service wing (kitchen and laundry). The current owners, Elwyn and Rubye Patch have also made some modifications to Tip Top, primarily decorative, with minor changes in ceiling level.

The front portion of the house is two rooms over two rooms, with a central hall and stairs. The rear portion of this part of the house has enclosed porches on both the upper and lower levels

¹ Ursula Beach and Eleanor Williams, Nineteenth Century Heritage: Clarksville, Tennessee (Oxford, Mississippi: The Guild Bindery Press), page 65 states that "This 1859 ante-bellum residence [Tip Top] was designed by Adolphus Heiman, noted architect of Nashville." James Patrick alludes to the similarities in Tip Top and other Clarksville houses to other known Heiman designs in his Architecture in Tennessee 1786-1897 (Knoxville: University of Tennessee Press, 1981), 177-179.

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Tip Top, Montgomery County, TN

of the north side, both sided with beaded board. The walls of the house are load-bearing brick, three bricks deep. A brick ell, built at the same time as the house is also two rooms over two rooms. This front of the house is covered by a low-pitch gabled roof; the original standing seam tin roof was covered in 1980 by composite roof shingles. The first floor includes a hall off the rear portion of the ell, enclosing what was once the open space between the main house and the service wing, and including the kitchen and laundry facilities. The windows throughout are six-over-six double hung wood sash windows with green wooden exterior shutters; the majority of these shutters still have their original hardware. Although the windows were replaced with custom made windows in 1980 by the current owners to improve energy efficiency, their size, construction, and design retain the flavor of the originals. The foundation of the home is limestone, which is exposed on all facades, except for the foundation of the enclosed rear porch, which is on a foundation of brick. Although the foundation once had windows to light the dirt basement, these windows have been closed by masonry patches after electricity provided an alternate means for lighting the basement. The house also features four original brick chimneys.

The five-bay south facade of stretcher course brick is dominated by the imposing two-story Greek Revival porch that runs the length of the facade. This porch is supported by six square paneled Corinthian columns, two stories in height. A set of three limestone steps leads up to the front porch. The central entrance consists of raised panel double doors surrounded by sidelights and a transom window. Two jib windows on each side of the first floor entrance also open on to the front porch. These jib windows have shutters which run the length of the windows and jib doors. The second floor balcony also runs the entire length of the facade, and has a railing of ornamental iron grillwork. A set of double doors duplicating the main entrance opens on to the balcony. This second story entrance has sidelights and a transom echoing the main entrance. Two double-hung, shuttered, six-over-six windows flank the balcony doors. The west side of this elevation features double brackets attached to the paneled porch ceiling. The eastern set of brackets, however, have fallen off and been destroyed.

The west elevation of the original part of the house is two stories, with six bays. The brick on this elevation as well as the east elevation contains stretcher course brick with header courses every seven rows. The southern and central portion, which is two stories, has six bays, with six of the 6/6 shuttered windows along the second story. The first floor has five of these 6/6

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Tip Top, Montgomery County, TN

windows and a door which leads to the back staircase hall. This portion of the house is covered by the low-pitched roof with stepped parapets. An interior chimney rises from between the two southernmost windows. The north end of this facade is one story, consisting of the service areas of kitchen and laundry, and the enclosed area connecting the service wing to the main house. This area was enclosed c. 1912, and has a flat roof, while the kitchen and laundry area share a common gable roof. The windows in the enclosed hall echo the 6/6 style of the original windows in the house, while the kitchen and laundry have a smaller 6/6 window.

The north elevation of the ell of the house is also a brick facade, being the rear portion of the laundry area. The gable end of the one-story roof faces north. A carport was attached to this portion of the ell c. 1960. It has a gravel floor and gabled roof with asphalt shingles. Square, plain brick columns support the roof of the carport. A small brick storage area makes up the northernmost part of the carport.

The east elevation of the ell is brick, with an attached wooden porch on both the first and second stories of the ell. As with the west elevation, the enclosed hall, kitchen, and laundry make up the northernmost portion of this elevation. The laundry has a small 6/6 window, while the kitchen has the original door opening to the outside. The ell has four bays on both floors opening to the porch areas, with the first floor consisting of two doors and two 6/6 windows with original shutters, and the second floor consisting of one identical 6/6 window and three doors which open from various rooms of the house onto the second floor balcony. Both porches are supported by slender square columns, with identical wooden square balustrades. The first floor columns are taller, with recessed panels, while the second story columns are simpler. An exterior staircase from the second-floor balcony was removed c.1920. Two metal steps with decorative metal risers lead to the first-floor porch.

The north elevation of the main portion of the house is of beaded board, consisting entirely of closed-in porches on both the first and second floors. The first floor was enclosed c. 1870, converting the porch into a conservatory. There are twelve first floor conservatory windows, consisting of large 3/6 windows and smaller 3/3 windows above, both types consisting of accentuated vertical muntins. Six of these windows make up the first floor conservatory. This space is currently used as storage. The second-story porch was screened c. 1910, then enclosed c.1960, to provide closet space and bathrooms. Four 6/6 windows, duplicating the

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Tip Top, Montgomery County, TN

original windows of the house, run along this north elevation, three of them with wooden shutters, again duplicating the original designs of the house. The window without shutters and a door open to the second-story porch, which runs along the east side of the ell.

The east elevation of the front portion of the house is identical to the southernmost portion of the west elevation, of brick, with two 6/6 windows over two 6/6 windows and an interior chimney rising between them. The beaded board of the porch enclosures and three conservatory windows are also visible along this elevation.

The interior of the house retains much of its original floor plan. Though the ceilings have been lowered six inches throughout the house (from fourteen feet to thirteen and a half feet on the first floor) to accommodate insulation, the visual effect is not marred by this minor change. On the first floor, much of the heart pine flooring was covered with quarter-sawn ("tiger") oak tongue-and-groove flooring c. 1910. The back stair hall, the stair treads on both staircases, and the entirety of the original second floor, retain the original heart pine flooring. All of the doors throughout the house are raised panel pine doors with four panels, except where indicated otherwise. The original walls were plaster, but were sheet-rocked c. 1980. Each of the doors has heavy raised panel trim dressing the openings. Other historic interior modifications include the replacement of the mantles c.1910, the enclosure of the open space between the main house and the service wing c.1912, the repositioning of the back staircase c.1910, the addition of radiators and electric fixtures c. 1910, the porch enclosures, and more recent changes, including the dropping of the ceilings on both floors c.1990 and the remodeling of the kitchen and addition of bathrooms c. 1960.

To aid in clarification of room description and location, each room has been assigned a number corresponding to the attached floor plans.

The entry hall (1) is the first area entered at Tip Top through the front door. The transom and sidelights of the front door had several panes of etched and painted glass in an abstract Victorian floral pattern. Not all of these panes remain; only the top two sidelight panes survived the boyhood pranks of the current owner, Elwyn Patch. These broken panes were replaced by frosted glass panes c. 1940. The entry hall displays a graceful spiral staircase, with original cherry newel post and banister, oak spindles, and heart pine treads. There is also has a

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large radiator hidden under the rising portion of the staircase along the east wall, put in c. 1910. The staircase begins along the east wall, rising immediately beyond the front door, curving upward to the second floor landing. Two arched niches with single-bead casings in the north wall highlight the rising staircase. Along the stretcher board is an applied wooden trim under each tread, with each piece cut in a scroll pattern.

The east parlor (2) contains the most ornate mantle in the home, servicing the fireplace on the east wall. Made of cherry, the mantle has circles carved out in the wood under the mantle shelf. Under the circular carvings, between the shelf and the inset for the firebox, is a motif of inverted "U's." On each leg of the mantle is a large pilaster consisting of a rosette on top followed by a lapped chain design down the column. At the base of the pilaster are vertical channels carved from the wood, ending in a square plinth block. The inset around the firebox is marble. The mantle and inset are not original to the house; the mantle was replaced c. 1910 during Governor Patterson's time at Tip Top, and included tile around the firebox and for the hearth. The marble inset and hearth replaced the tile c. 1990. A small two-foot radiator sits in front of each of the 6/6 windows that flank the fireplace on the east wall. The baseboard trim in this room and throughout the first floor of the house has a raised panel design inset into it. The fourteen foot ceiling in this room, and throughout the first floor, have been dropped six inches. Two 6/6 jib windows on the south wall open onto the front porch. Two other matching jib windows on the north wall originally opened to the north rear porch, now the enclosed conservatory. The conservatory (10) is the enclosed north porch, and contains beaded board walls and floor and large windows on the north and east wall.

The west parlor (3) contains four windows. The two windows along the south wall are jib windows, opening along the front porch, while the two windows along the west wall have been carved to appear as jib windows but do not open. Small two foot radiators (c. 1910) stand in front of these false jib windows, flanking the fireplace. The baseboard trim in this room duplicates that of the east parlor. The fireplace on the west wall has a stained wooden mantle, perhaps of cherry, placed c. 1910. The 1910 tile surrounding the firebox and in the hearth has been replaced with marble, c. 1990. On both sides of the mantle are large Doric columns. The capitals of the columns have a denticulated pattern. Picture molding was added to the walls c. 1990 approximately twenty-four inches below the ceiling, duplicating an historic molding uncovered during restoration.

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Tip Top, Montgomery County, TN

The back stairs hall (4) contains two interior doorways, two exterior doors, a large radiator, and stairs to the second floor. The floor in this area consists of the original heart pine planks. The two opposing doors, one on the east end and one on the west end, both open to the outside. The east door opens to the first floor porch at the rear of the house. The four-foot radiator was added c. 1910. The treads, spindles, and newel post of this stairway match those of the spiral stairway in the central entrance hall. The stairs originally faced the west entrance door, rather than the east entrance as currently, and two windows looked down over the entrance from above. Evidence of these windows was found during restoration in the 1980s, but there are no extant photographs or floor plans of this period of the house. The back stairway was probably altered during Governor Patterson's time at Tip Top, when he hired an architect to make the other changes that have been documented. The back staircase retains its original elements, and there is no evidence of patching, shadows, or "ghosts" on the pine floors.

North of the back stairs hall is the library (5). The centerpiece of this room is another mantle, along the north wall. This mantle was also put in c.1910, and it features freestanding columns connecting the tile hearth with the mantle shelf. Under the shelf is a dentil molding. A bookcase was built into the originally recessed space between the fireplace and the west wall c. 1980. A large radiator with detailing in the iron, added c.1910, stands between the two 6/6 windows on the east wall.

The dining room (6), north of the library, has two 6/6 windows along the west wall, and one on the east wall. A mantle highlights the fireplace along the south wall, and this fireplace shares a chimney with that of the library. This mantle is much simpler than the mantles which were brought into the home c. 1910, and it may be original to the house. This mantle has dentil molding under the mantle shelf, and has large square recessed pilasters on each side of the closed-off firebox. Large dentil molding was added to the room at ceiling height by the current owners at ceiling height c.1990. Also on the east wall is a door, exiting to the back porch along the east wall. This door was originally the servants' entrance from the utility wing of kitchen and laundry, which were north of the house in a separate two room brick building. When this open area was enclosed c. 1912, a door was created on the north wall into the dining room.

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North of the dining room is the butler's pantry (7), storage closet, and a small bathroom. This area was originally an open space between the utility wing of kitchen and laundry and the main house. This area was enclosed by brick walls to link the two areas of the home c. 1912. Currently it has a linoleum floor which matches that of the kitchen. A 6/6 window along the east wall duplicates the original design of the windows in the rest of the house.

The kitchen (8) was completely remodeled c. 1960. The walls were covered in paneling, and the floor in linoleum. A door on the east wall leads to the exterior of the house, a walkway to the porch area. There are two doors on the south wall of the kitchen, one leading to the butler's pantry, the other to steps going down to the dirt basement. A double set of smaller 6/6 windows is on the west wall above the sink. The pine doors are raised panel; however, unlike the rest of the doors on the first floor, these doors have six panels instead of four. The door to the porch has two glass panels at the top. The ceiling has enclosed beams running both lengthwise and crosswise. A fireplace was originally located on the north wall of the kitchen, but it has been removed.

The laundry room (9) contains two opposing windows on the east and west walls. Although smaller than the windows in the rest of the house, these windows continue the 6/6 design. Like the kitchen and butler's pantry, the floor is covered in linoleum. A soffitt encircles the room, added c. 1960. A fireplace is located on the south wall. The mantle in the laundry is plain and stained black. A shallow arch highlights the mantle over the firebox. Plaster is used between the mantle and the firebox, and the hearth is brick.

The upper stair hall (18), directly over the central entrance hall, features double-doors leading to the second-story balcony on the front facade of the house. Similar in design to the front entry doors, these doors are flanked by sidelights and topped by a three-pane transom window. The sidelights and transom echo the original design of the lower entryway, and consist of etched and painted glass. The floral motif of the second floor is more elaborate than the remaining panes of the first floor, and replicates the black, orange, and golden colors of the front entrance. Three identical panes flank the double doors as sidelights, while the transom has three contiguous panes and two single panes flanking the center of different, but comparable, designs. The flooring in this hall, and throughout the second floor, is the original heart pine flooring of the house.

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Tip Top, Montgomery County, TN

A bedroom (11) is located on the southeast corner of the house. A doorway on the east wall of the upper stairs hall (18) leads into this room. It has four 6/6 windows, two on the south wall and two on the east wall. A mantle, c.1910, is centered on the east wall, directly above that of the east parlor (2), and is flanked by the windows. The mantle is cherry, with an oval mirror attached above the mantle shelf. Blue glazed tile are set between the wood of the mantle and the firebox, and the hearth is of the same blue tile. The north wall of this room has two doors which originally led to the second story balcony on the north side of the house. This porch was enclosed c. 1960 and now houses closet space and two bathrooms, as well as a hall leading to the back stairs, and second story porch on the east wall of the ell.

Another bedroom (12) occupies the southwest corner of the house, and is similar to the bedroom (11) opposite it. It also has four 6/6 windows, two on the south wall and two on the west wall. A doorway on the east wall leads into the bedroom from the upper stairs hall (18). A fireplace is the centerpiece of the west wall and is flanked by the windows. The mantle of this fireplace is also c. 1910. This mantle is cherry, and has delicate colonettes flanking the firebox, with carved leaves forming the capitals. White glazed tiles make up the hearth, and are set between the mantle and the firebox. An elaborate cast-iron front covers the firebox. A large radiator sits in the northeast corner of the room, near the door which leads into the back stair hallway (17).

The back stair hall retains its original heart pine flooring. Three doors open into the southwest bedroom (12) to the south, the north (enclosed porch) hall (16) to the east, and into an office (13) to the north. A 6/6 window on the west wall illuminates the back staircase, and is directly over the exterior door on the first floor. It is thought that two windows originally overlooked the back stairs from the office (13) and bedroom (12), but were covered c.1910, when Governor Patterson had the house remodeled.

North of the back stair landing is an office (13). Two 6/6 windows open from this room, one on the east wall and one on the west wall. A small radiator is located on the east wall, between the window and a door which opens onto the second story porch on the east wall of the ell. A fireplace is situated central to the north wall. Although the age of this mantle corresponds to the age of the house, this mantle has been moved to this location by the current owners from a now-destroyed home. This mantle is cherry and has a carved pendant in the center, under the mantle shelf, extending downward toward the firebox. The walls flanking

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Tip Top, Montgomery County, TN

the fireplace were originally recessed, but the wall west of the fireplace has been extended flush with hearth, now providing the back wall to a bathroom extending off of the back bedroom (14).

The north bedroom (14) has two doors along the east wall opening onto the second story porch. Two 6/6 windows are along the west wall, while a central 6/6 window is on the north wall. A closet occupies the central area of the south wall, and has replaced a fireplace c. 1970. West of the closet is a bathroom, installed c. 1950, replacing an older bathroom (c. 1910), which had run along the north side of the room.

A five-room brick structure sits north of the main part of the house, and east of the ell. This structure was originally a two-pen brick structure, built as slave quarters at the same time as the house. This structure was modified substantially in the 1950s with the additions of rooms to both ends and a great deal of interior alterations to make the house suitable for guest quarters. A modern kitchen and modern bathroom were added. A central chimney rises from between the two original rooms. Due to the extreme modifications, this structure is non-contributing.

Approximately twenty yards south of the front door of Tip Top is a set of limestone steps that are believed to be original to the property, used for carriage steps. These carriage steps are listed in this nomination as a contributing structure.

Although minor modifications have been made to provide twentieth-century conveniences for its owners, the integrity and the feel of the house have not been compromised. Tip Top is one of Clarksville's landmark houses, and is one of Clarksville's finest examples of nineteenth-century Greek Revival architecture with Colonial Revival interior modernization. Due to the association with Tennessee Governor Malcolm Patterson, as well as its architectural integrity, Tip Top is eligible for listing on the National Register of Historic Places.

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Tip Top, Montgomery County, TN

VIII: Statement of Significance

Tip Top is eligible for nomination to the National Register of Historic Places under Criterion "C" as a locally significant example of nineteenth century Greek Revival architecture with significant Colonial Revival modifications to the interior, and under Criterion "B" for its association with Tennessee Governor Malcolm Rice Patterson, who served as governor from 1907 to 1911 and who owned and made alterations to the house between 1909 and 1911. As Governor Patterson made these changes, he was expecting to continue to live in Nashville and Clarksville. Politics and murder, however, interrupted his plans when, on April 13, 1910, Patterson pardoned his long-time friend, Colonel Duncan Brown Cooper, for the murder of former Senator Edward Carmack. So unpopular was Patterson's pardon, that he was forced by the Democratic party to forego the 1910 primary. He left office at the end of his term in 1911, sold Tip Top, and returned to his hometown of Memphis.

Georgian and Federal style elements re-emerged in the late 1870s, evolving into the Colonial Revival style that peaked in the 1930s. Many houses of previous styles demonstrated these ornamental changes, especially in the interiors. Tip Top experienced significant interior Colonial Revival changes in the years of 1909 through 1911. Colonial Revival fireplace mantles featuring tile, mirrors, carved pilasters, and turned colonettes are examples of these changes at Tip Top.

One aspect of Colonial Revival style is the demonstration of modernization. At Tip Top, this modernization is evident in the quarter-sawn flooring laid over the original heart-pine floors on the first floor of the house. The modern, machine-sawn floorboards, laid c. 1910, represents the use of modern technology prized in the Colonial Revival period.

Built in 1859 in Clarksville, Montgomery County, Tennessee, Tip Top demonstrates the Greek Revival style by its symmetrical facade, white Corinthian columns, and an elaborate entrance enhanced by decorative sidelights and transom. The house also features certain Italianate elements, such as paired brackets and grilled ironwork, which were popular at the time and which also appear on other Clarksville homes such as the Christopher Smith House (NR 10/1987), Oak Top (NR 7/8/1980), and the Smith-Hoffman House (NR 8/22/1987). Although some interior historic alterations in a Colonial Revival style were made to adapt Tip

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Top to twentieth century living during Governor Patterson's ownership c. 1909-11, the house retains a high degree of its architectural integrity.

Tip Top is an example of a rural estate established on the edge of town in Clarksville during the middle of the nineteenth century. These estates were typically home to businessmen and their families, who often showcased their wealth with large houses, acreages for gardening and privacy, and long winding drives. Tip Top may have been designed by an important Nashville architect, Adolphus Heiman. It is known that Heiman was working on the Bryce Stewart House in Clarksville in 1859, and several Clarksville houses built in 1859 have similar stylistic elements to known Heiman works, such as the iron grillwork and paired bracketing and other combinations of Italianate elements with Greek Revival styles. It is believed that Heiman designed the Christopher Smith house and Tip Top for the prominent businessmen in Clarksville at this time. If Heiman is not directly responsible for Tip Top, it is clear that the design of Tip Top was greatly influenced by Heiman's designs.²

Tip Top was built in 1859 for Joseph Phillip Williams, a prominent local tobacconist in Clarksville. Williams and his wife, Sarah, were both born in Tennessee and met and married in Nashville, where their first child, Mattie, was born. Although Williams inherited a plantation near Oceola, Arkansas, where eight other children were born, he purchased land near Clarksville, built the house on a prominent hill overlooking the city, hence the name "Tip Top," and moved with his family and slaves to the area. Williams became a successful tobacconist in Clarksville, along with his friends and peers Hugh Dunlop and Christopher Smith. In addition to building a large house in a prominent location on the edge of town, Williams also erected a tobacco warehouse downtown in Clarksville, near the courthouse.³

Clarksville was a center of the international tobacco market at this time, and Williams, Dunlop, and Smith helped promote the international export of dark-fired tobacco, which became known as "Clarksville tobacco." The growth of the Clarksville's international tobacco market dates from the 1820s, when the first crops were exported internationally. By the mid-

2. Patricia G. Winn and Dr. Thomas H. Winn, "Christopher Smith House, Montgomery County, Tennessee," National Register of Historic Places Nomination Form, Tennessee Historical Commission, Nashville, Tennessee, 1987, for the claims of the Christopher Smith house. Beach and Williams, *Nineteenth Century Heritage*, p.65; Patrick, *Architecture in Tennessee*, pp. 177-179.

3. Sara Cunningham Shepard, letter dated August 17, 1968. Original in possession of Mrs. Rubye Patch.

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1850s, Clarksville had several tobacco warehouses near the Clarksville Steamboat Landing on the Cumberland River; from there local tobacco went south to New Orleans, and from that port to other parts of the United States and Europe. J. P. Williams and Hugh Dunlop, along with Christopher Smith and his brothers, were internationally known in the tobacco trade.⁴

Williams was forty years old when he moved to Clarksville in 1859 with his wife, nine children, and ten slaves.⁵ In 1861, a tenth child, Frankie, was born at Tip Top.⁶ Williams died in 1862, leaving a widow, nine slaves, and ten children in a big house during the middle of the Civil War, which had come to Clarksville in 1862 with the fall of Fort Donelson. Williams's granddaughter, Sara Cunningham Shepard, recalls stories that her grandmother told her:

One of the [Union] officers in the army decided to use Tip Top as their headquarters. He told Grandma if she and the 10 children would mind him, they could live in the back rooms. The general moved a barrel of whisky in the parlor front room left hand downstairs (where the long mirrors are) and there they had their meetings.⁷

Williams's oldest daughter, Mattie, married his friend Hugh Dunlop on May 15, 1865.⁸ Mattie was in her early twenties and Dunlop was a widower in his forties with a young son. It is unclear how Hugh and Mattie Dunlop came into possession of Tip Top, but Sarah moved to a house in town "next to the Methodist Church" with her nine children after Mattie's marriage to Dunlop.⁹ A court record of the July term of 1863 shows a bond of Sarah A. Williams to the State of Tennessee in the amount of \$80,000. It is probable that J. P. Williams died without a will. When a person died without a will, the estate went to the state in the form of a bond until an inventory of property was listed. Hugh Dunlop's name appears on the Williams bond, represented by his attorney.¹⁰ Thus it appears that Dunlop may have had a financial interest in

⁴ Winn and Winn, "Christopher Smith House, Montgomery County, Tennessee."

⁵ Montgomery County, Tennessee, 1860 Census, 12th District, p. 394.

⁶ Shepard letter.

⁷ Shepard letter. Emphasis in original document.

⁸ Montgomery County, Tennessee, Marriage Book, Roll 65, p. 152.

⁹ Shepard letter.

¹⁰ Montgomery County, Tennessee, Will Book, December 1858-September 1865, vol. P., roll 97, p. 730. The manes listed at the end of the bond are "Sarah A. Williams," "B. F. McGhee by Jas. E. Rice atty in fact," and "Hugh Dunlop by Chas. G. Smith atty in fact."

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the Tip Top property even before he married Mattie. The inventory appears in a court document of August 5, 1865, listing Williams's debts in the form of notes to various persons, totaling \$4,143.16. The inventory list does not include a house or land, which further points to the idea that Hugh Dunlop may have purchased Tip Top from Williams at some earlier time.¹¹

Dunlop was much wealthier than J. P. Williams. In the 1860 census, Dunlop's estimated real estate value was in excess of \$87,000, his personal property in excess of \$50,000, and he owned sixty slaves. In the same census, J. P. Williams's real estate value was \$25,000, with personal property of \$30,000, including nine slaves.¹² Although the end of the Civil War and the emancipation of the slaves created a financial hardship for the Dunlops and the South in general, they were able to keep Tip Top. According to Stephen Ash, "the tobacco market was reestablished in October, 1865, and in December the first shipment of Clarksville leaf to New Orleans since 1861 arrived safely."¹³ Clarksville's tobacconists retained their prominence in Clarksville even after the Civil War.

Regardless of his tobacco business, Dunlop's net worth dropped considerably after the war. The 1870 Agricultural Census reveals that the value of land owned by Hugh Dunlop in the 12th District (where Tip Top is located) was only \$8,000. The small farm of approximately thirty-five acres appears to have supplied subsistence and little else. The livestock included one horse, one mule, three milk cows, and sixteen other cattle. The only farm product produced that year was three hundred pounds of butter.¹⁴ The 1870 Census lists Hugh Dunlop's real estate value at \$10,000, which would evidently include a value of \$2000 for the house. His personal property was listed at \$1000.¹⁵

Hugh and Mattie lived in Tip Top, and had three children before his death in 1878. Mattie's will and codicil of December 14, 1900 was probated on April 24, 1902, after her death. In the will she left her estate to her three children, sons Joseph P. and H. M. Dunlop, and daughter, Mrs. Sadie Snadon, and named them executors and executrix of her will.¹⁶

¹¹ Ibid., p. 771.

¹² Montgomery County, Tennessee, 1860 Census, p. 394; 1860 Slave Census, pp. 44-45.

¹³ Stephen V. Ash, "Postwar Recovery: Montgomery County, 1865-70," in Tennessee Historical Quarterly 36 (Summer 1977), 211.

¹⁴ Montgomery County, Tennessee, 1870 Agricultural Census, roll 83, p. 59.

¹⁵ Montgomery County, Tennessee, 1870 Census, 12th District, p. 382.

¹⁶ Montgomery County, Tennessee, Will Book, February 1877-June 1906, vol. S, roll 98, p. 733.

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On December 11, 1909, W.B. Dunlop (Hugh Dunlop's son by his first wife), H. M. Dunlop, Joseph P. Dunlop, Mrs. Sadie [Dunlop] Snadon, and her husband Frank Snadon sold Tip Top to Mrs. Mary G. Patterson, wife of Governor Malcolm Rice Patterson, for \$8000, with \$2000 down, and the balance to be paid in increments of \$2000 over the next three years. The property is described in the Deed Book as being:

in the suburbs of Clarksville, Tennessee and in the 12th civil district of Montgomery County, Tennessee, bounded generally as follows: on the north by Commerce Street and the property of W. M. Daniel, on the East by R. R. Neal, formerly the Sterling J. Beaumont property and later the Lewis Ragsdale home place (and at the present the property of said Neal) C. B. Lyle and W. M. Daniel on the South by said Neal and the Port Royal Turnpike, or Madison Street Extended to Commerce Street by the home place of James L. Glenn.... To have and to hold to the said Mrs. Mary G. Patterson as her sole and separate estate and to her heirs and assigns forever. This property is known as the Hugh Dunlop Home Place and is called Tip-Top and contains thirty five acres more or less.¹⁷

In March, 1910, Mrs. Patterson added seven and one-half acres to the estate on the west side of the Tip Top property.¹⁸

Mrs. Mary (Russell) Gardner Patterson was the third wife of Malcolm Rice Patterson, a prominent Memphis attorney who in 1906 had been elected governor of Tennessee. Patterson had been re-elected in 1908, and his wife, apparently tired of Nashville society and wishing to move out of the capital, purchased Tip Top on December 11, 1909, followed in 1910 by the addition of the seven and one-half acres.¹⁹ Patterson's campaign manager was a young Clarksville native named Austin Peay, who may have suggested his hometown as a possible location for Patterson and his wife during his second term as governor.

¹⁷Montgomery County, Tennessee, Deed Book 45, December 11, 1909, pp. 341-42.

¹⁸Ibid., also Deed Book 45, March 16, 1910, pp.589-90.

¹⁹ Ibid.

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After the Pattersons purchased Tip Top, the Clarksville newspaper, The Leaf-Chronicle, trumpeted the governor's decision to live in their city. Articles in the December 8 and December 11, 1909 editions reported that the Pattersons hired an architect from Nashville (his name was not mentioned in the articles) to come to Clarksville to do some interior remodeling, as well as a "landscape gardener, who will be given carte blanche to beautify [the grounds]."²⁰ These articles also provide a clue as to why the property was put in Mrs. Patterson's name: "In order to set at rest various foolish and absurd rumors which have obtained currency as to the Governor's intentions respecting this purchase, it will perhaps not be amiss to say that he has presented the same to Mrs. Patterson, in whom the title will lodge."²¹

The Patterson's architect made a number of Colonial Revival alterations to the interior of Tip Top. The fireplace mantles throughout the house were replaced with new ones, along with new tile hearths and firebox surrounds, to reflect the styles of the times. Almost all of the "Governor's mantles" are still in place at Tip Top, and two of them have the original tile hearths and firebox surrounds. Electricity was most likely installed during the governor's residency at Tip Top, and at least one "modern" bathroom was installed at the back of the master bedroom. In addition, the wood trim in the two front parlors, in the dining room, and on the backs of the two sets of double doors on the front of the house, was grained, and then ebonized. A later owner painted most of this trim white, although the backs of the balcony doors show some evidence of graining and ebonizing. In May 1910, Governor Patterson bought a household of furniture from a Nashville store, including an eight piece mahogany bedroom suite, a parlor suite, a sideboard, china cabinet, serving table, nine rugs, two bookcases, a desk, two brass beds, and various chairs, tables, and mattresses.²² At some time during 1910, Mrs. Patterson gave birth to a daughter at the governor's mansion in Nashville.²³

²⁰"Governor Patterson to Become a Citizen of Clarksville," Clarksville Leaf-Chronicle, December 8, 1909, page 1; "Governor in the City," Clarksville Leaf-Chronicle, December 11, 1909, p. 1.

²¹"Governor in the City."

²² Malcolm Rice Patterson Collection, Tennessee State Library and Archives, accession no. 1157. The invoice for the furniture is from Montgomery & Co. Wholesale & Retail, Fifth Avenue and Union, Nashville, Tennessee. The invoice is dated May 18, 1910. The Clarksville newspaper of December 8, 1909 stated that "It is not the present intention of the Governor to occupy his new home before early spring. At that time the home and ground will have undergone the changes and alterations contemplated."

²³ Margaret I. Phillips, The Governors of Tennessee, (Gretna, Louisiana: Pelican Publishing, 1978), 124.

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Malcolm Rice Patterson, governor of Tennessee for two terms between 1907 and 1911, is one of the state's most famous chief executives, not so much for his accomplishments as for his decision in 1910 to pardon his political aide and strategist, Colonel Duncan Brown Cooper, for the 1908 murder of their fierce political rival, former Senator Edward Carmack. Patterson's pardon was extremely unpopular, forcing him to step down from the Democratic Party nomination for a third term as governor in 1910 and resulting in his decision to sell Tip Top and return to his native Memphis. Moreover, by the time Patterson surrendered the nomination to fellow Democrat Robert Love Taylor in 1910, fallout from the pardon had factionalized the Democrats, leading to a rare Republican gubernatorial victory for Ben Hooper.²⁴

The murder of Edward Carmack on November 9, 1908, had resulted from political and personal antagonism that had developed between Carmack and Patterson as early as 1895, when Patterson had almost struck Carmack with his fist during a political rally for Patterson's father, Josiah Patterson, congressman from Memphis. Carmack went on to become a Tennessee Senator from 1901-1906, while Malcolm Patterson became a congressman from Memphis. Colonel Cooper, who would later become Patterson's chief political strategist during the gubernatorial campaigns, was originally a supporter and friend to Carmack. Cooper facilitated Carmack's career in journalism, helping him to become editorial writer on the Nashville *American*, Tennessee's most important Democratic newspaper, in 1886.

Carmack's murder in 1908 resulted from a breakdown in the relationship between the former Senator and Cooper, but particularly from an ugly gubernatorial campaign in 1907. Carmack, who had been unsuccessful in being reelected Senator at the expiration of his term in 1906, planned to run again in 1910. Believing that Patterson and Cooper had "stuck the knife" in him in the 1906 race, he decided to run for governor in 1907 in order to eliminate Patterson, whom he regarded as a political obstacle to his intended 1910 bid for the Senate. The 1907 campaign was vituperative in the extreme, resulting in deep antagonism between the Carmack and Patterson-Cooper camps. Carmack lost the nomination to Patterson but accused his opponents of being "the most vindictive personal and political enemies who have conspired to destroy and disgrace me."²⁵

²⁴ The following discussion on Malcolm Patterson is taken from James Summerville, *The Carmack-Cooper Shooting: Tennessee Politics Turns Violent, November 9, 1908* (Jefferson, NC and London: McFarland & Co., Inc., Publishers, 1994).

²⁵Summerville, *Carmack-Cooper*, p.35.

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After losing the 1907 campaign, Carmack became editor of the Nashville *Tennessean*, a pulpit from which he continued to attack both Patterson and Cooper, including implications about corruption by both men. By 1908 the atmosphere had become highly-charged and dangerous, and both men were known to be moving about Nashville carrying pistols. On November 9, 1908, Cooper and his son, Robin, encountered Carmack walking toward them on the opposite side of Seventh Avenue near Union Street. When Cooper raised his arm to point and shout at Carmack, the former Senator, apparently thinking Cooper was armed, pulled his pistol and fired at Cooper. The shot, however, struck Robin Cooper, who had pulled his own pistol and, although hit, was able to shoot Carmack three times, killing him.

Both Coopers, along with former Davidson County Sheriff, John Sharp, were charged and tried for murder. Sharp was acquitted; the Coopers were both found guilty in 1909. Rumors circulated throughout the state and the nation that Cooper and Patterson had somehow conspired to murder Carmack, a possibility completely discounted by James Summerville, a historian of the shooting.²⁶ The Coopers appealed to the state Supreme Court, but before the judges' decision could be presented publicly on April 13, 1910, Governor Malcolm Patterson issued a pardon for Colonel Cooper. No pardon was needed for his son, Robin, since the justices had reversed his conviction. Patterson, already accused by some of political assassination, had pardoned his friend, political advisor, and for many, his co-conspirator in the murder. The pardon led directly to Patterson's decision to sell Tip Top and return to Memphis when his term expired in 1911.²⁷ Patterson appears to have used Tip Top as a "refuge" from the day-to-day turbulence of Nashville politics. The Nashville *Tennessean* reported that on April 14, 1910, the day after the pardon, the governor was "believed to have taken an early train out of town for his country home."²⁸

The Montgomery County Deed Book 47 records that on March 13, 1911, Patterson and his wife sold Tip Top, its thirty-five acres, and the additional seven and a half acre tract to Elwyn B. Trahern, another prominent tobacconist in Clarksville. The house passed from Trahern and his wife Lilybelle to their children Joseph and Margaret, and then to Margaret's children. Margaret's son Elwyn Patch and his wife Rubye are the current owners of Tip Top.

²⁶ Ibid., p.3.

²⁷ Malcolm Rice Patterson Collection.

²⁸ Nashville Tennessean, April 14, 1910, p.12.

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Tip Top, Montgomery County, TN

Elwyn Trahern and his wife made several interior modifications to the house to bring it into the modern age. Trahern modernized the heating system, installing the decorative radiators which still remain throughout the house. His wife Lilybelle was a well-known hostess in Clarksville society, and shortly after moving to Tip Top hosted a luncheon for several prominent ladies. When the servants had to walk from the detached kitchen (servants quarters or slave quarters originally) north of the main house through pouring rain to serve the food, Mrs. Trahern was "mortified." Shortly after, Mr. Trahern enclosed the open space between the house and the service building, creating the butler's pantry, and an enclosed area to walk through when serving food from the kitchen into the dining room and attaching the servants quarters to the main house.²⁹

After Elwyn Trahern's death in 1951, Lilybelle Trahern continued living at Tip Top with her two children, Margaret and Joseph. Joseph Trahern purchased the home of another Clarksville tobacconist, the Christopher Smith home (NR 10/1987) in 1947. Lilybelle died in 1962, leaving Tip Top to Joseph Trahern and Margaret Trahern Patch. Margaret's three children inherited her half interest in Tip Top and eventually bought out Joseph's half. Margaret's three children subdivided most of the forty-two and a half acres of the property in the early 1960s, leaving approximately five acres that the house currently sits on. Margaret Patch's son, Elwyn Patch, and his wife, Rubye, bought out his sisters' shares of Tip Top in 1964.³⁰ Elwyn and Rubye Patch continue to live at Tip Top today.

Tip Top is a landmark in Clarksville, recognizable and familiar to the people of the town with its impressive Greek Revival facade. It is eligible for nomination to the National Register of Historic Places for its significance in architecture, as well as for its association with Governor Malcolm Rice Patterson of Tennessee. Although Governor Patterson lived at Tip Top only a short while, during his occupancy a significant historical event occurred in the politics of the State of Tennessee with Patterson's pardon of his long-time friend Duncan Cooper. The result of the scandal created a volatile political atmosphere which split the Democratic Party allowing for the election of a Republican governor.

²⁹ Rubye and Elwyn Patch, interviews September 20, 1996 and November 3, 1996.

³⁰ Rubye and Elwyn Patch, telephone interview November 17, 1996.

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Tip Top, Montgomery County, TN

X. Geographical Description

Verbal Boundary Description

Tip Top, located at 15 Trahern Terrace in Clarksville, Montgomery County, Tennessee, sits on approximately 5 acres on a high point of land at the northern end of Trahern Terrace, a street which ends as a cul-de-sac running north off Madison Street (see tax map No. 66-L, Scale 1" = 100'). The property is made up of two parcels, one 3.71 acres and the other approximately 1.3 acres.

Boundary Justification

The boundaries for the nominated property include all of the remaining 5 acres associated historically with Tip Top.

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Tip Top, Montgomery County, TN

PHOTOGRAPHS

Tip Top
Clarksville, Montgomery County, Tennessee

Photos by: Tara Mitchell Mielnik
 Debra Miller
 MTSU Department of History
 P.O. Box 23
 Murfreesboro, TN 37132

Negatives: Tennessee Historical Commission
 2941 Lebanon Road
 Nashville, TN 37243

South facade, facing north
1 of 34

South facade, main entrance, facing north
2 of 34

Detail, jib window, south facade
3 of 34

South facade, columns and cornice detail, with brackets
4 of 34

South facade, columns and cornice detail, missing brackets
5 of 34

West facade, facing southeast
6 of 34

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Tip Top, Montgomery County, TN

West facade, facing northeast
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Detail, brick bond, west facade, facing east
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West facade, carport, facing northeast
9 of 34

East facade of ell, facing west
10 of 34

Ell, facing southwest
11 of 34

Rear porch, step detail in iron, facing south
12 of 34

Detail, conservatory windows, facing southeast
13 of 34

East facade of ell, facing west
14 of 34

East facade, facing west
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Detail, foundation under main house and under conservatory, facing west
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Detail, sidelights, front entrance
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Tip Top, Montgomery County, TN

Front hall staircase, facing north
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East parlor, mantle detail, facing east
19 of 34

East parlor, jib window, facing north
20 of 34

West parlor, facing west
21 of 34

Detail, radiator and false jib window, west parlor, facing west
22 of 34

Detail, baseboard, west parlor
23 of 34

West parlor, mantle detail, facing west
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West parlor, door detail, facing southeast
25 of 34

Back stair hall, facing west
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Dining room, mantle detail
27 of 34

Laundry room, mantle detail
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Tip Top, Montgomery County, TN

Upstairs front hall, facing south
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Detail, sidelights, second story entrance
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Southeast bedroom, mantle detail, facing east
31 of 34

Southwest bedroom, mantle detail, facing west
32 of 34

Office, mantle detail, facing north
33 of 34

Non-contributing guest house, facing south
34 of 34

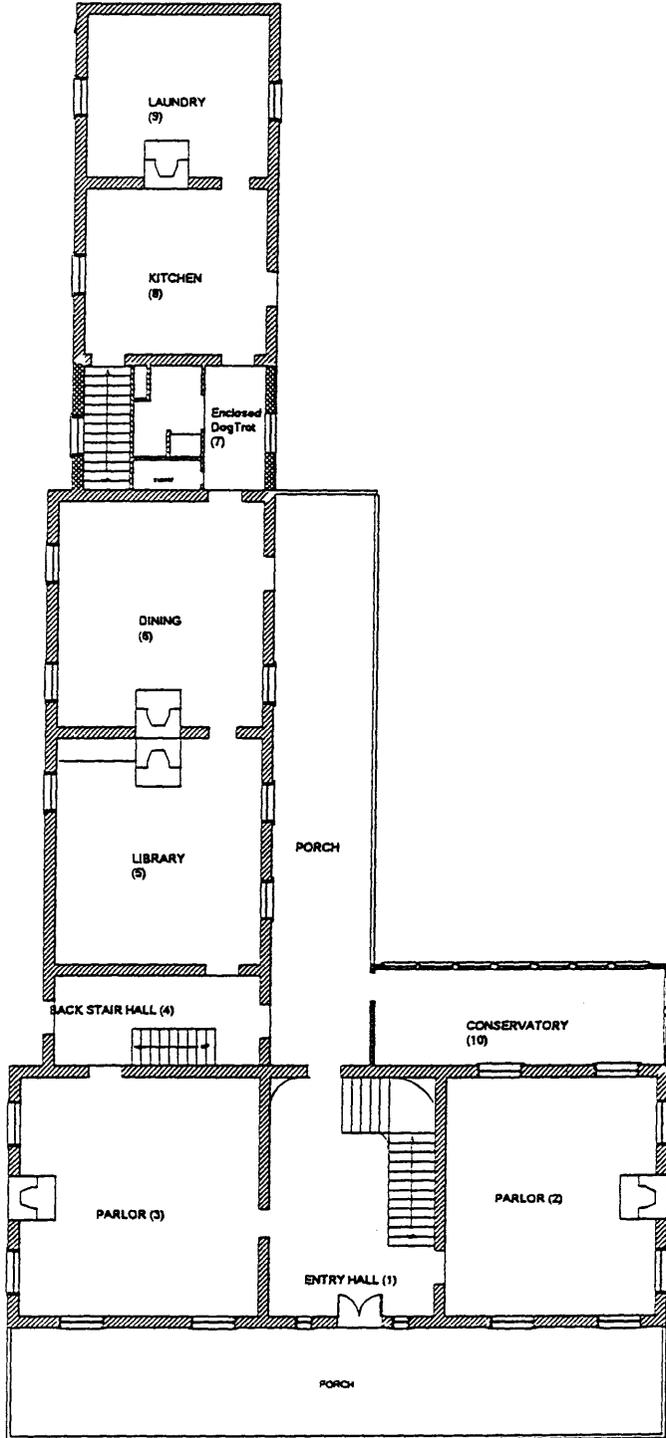
Tip Top
 Clarksville
 Montgomery County, TN

First Floor Plan

Map not to scale

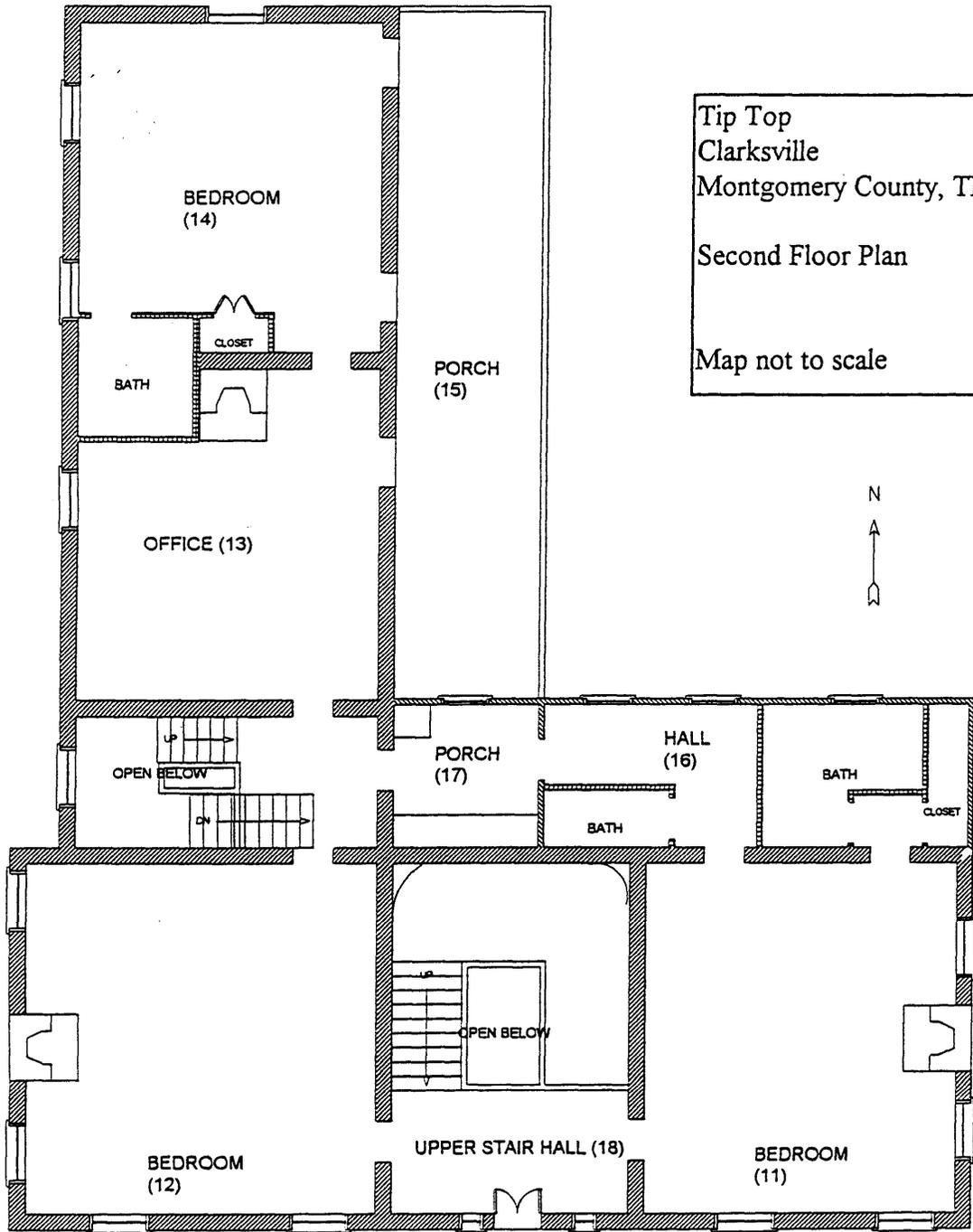
KEY

-  Original Brick Walls - 1859
-  Brick wall - ca. 1910
-  Porch enclosure - ca. 1870?
-  Interior Walls - ca. 1970
-  Wood siding - ca. 1910



LIVING AREA
 2200 sq. ft.

Tip Top
Clarksville
Montgomery County, TN
Second Floor Plan
Map not to scale



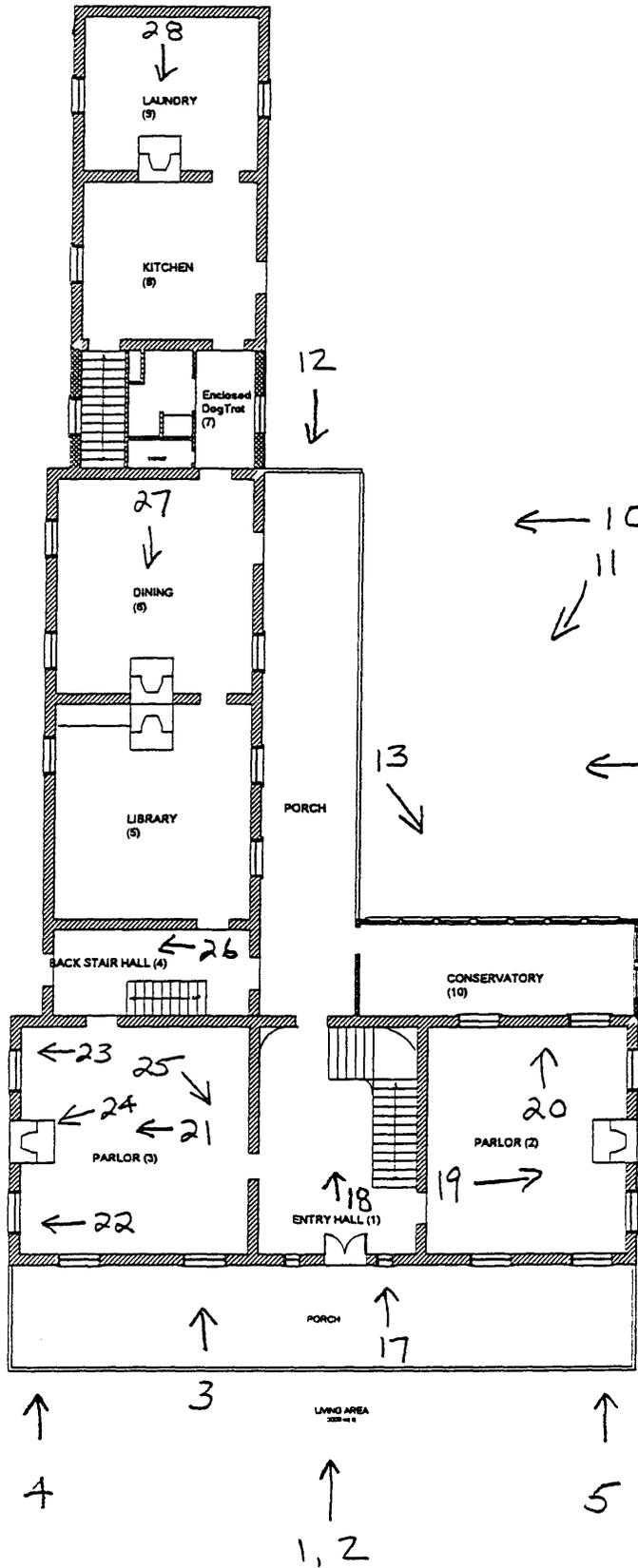
Tip Top
 Clarksville
 Montgomery County, TN

Photo-Key Map
 First Floor

Map not to scale

KEY

-  Original Brick Walls - 1859
-  Brick wall - ca. 1910
-  Porch enclosure - ca. 1870?
-  Interior Walls - ca. 1970
-  Wood siding - ca. 1910



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34

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LIVING AREA

Tip Top
Clarksville
Montgomery County, TN
Photo-Key Map
Second Floor
Map not to scale

