OMB No. 10024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

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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 Haynes House	
other names/site number N/A	
2. Location	
atract 9 minutes 540 Ominus Otract	
	NA not for publication
city or town Decherd	NA vicinity
state Tennessee code TN county Franklin code 051	zip code <u>37324</u>
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 prope National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR my opinion, the property meets does not meet the National Register criteria. I recommend that this procedure registering in attionally statewide locally. (See continuation sheet for additional commens Signature of certifying official/Title	erties in the R Part 60. In property be
Deputy State Historic Preservation Officer, Tennessee Historical Commission State or Federal agency and bureau	
State of Federal agency and pureau	
In my opinion, the property meets does not meet the National Register criteria. (See Continuation for additional comments.)	sheet
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	Date of Action
☐ determined eligible for the National Register. ☐ See continuation sheet	
determined not eligible for the National Register	
☐ removed from the National Register	
other, (explain:)	

Haynes House Name of Property		Franklin, TN 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	building(s) district	Contributing	Noncontributing			
public-State	☐ site	2	0	_ buildings		
public-Federal	☐ structure	0	0	_ sites		
	☐ object	2	0	structures		
				objects		
		4	0	Total		
Name of related multiple (Enter "N/A" if property is not pa		Number of Contrib	outing resources previ	ously listed		
N/A		0				
6. Function or Use						
Historic Functions (Enter categories from instruction	ons)	Current Functions (Enter categories from in	estructions)			
DOMESTIC-Single Dwelli	ng	DOMESTIC-Hotel				
DOMESTIC-Secondary S		DOMESTIC-Second	dary Structure			
7. Description						
Architectural Classificat (Enter categories from instruction		Materials (Enter categories from in	•			
		foundation <u>CONC</u>				
OTHER: American Fourse	quare	walls <u>CONCRETI</u>	<u> </u>			
Bungalow/Craftsman_						
		roof <u>ASPHALT</u>				
		other WOOD		·		

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

Haynes House	Franklin, TN
Name of Property	County and State
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.)	Areas of Significance (Enter categories from instructions)
A Property is associated with events that have made a significant contribution to the broad patterns of our history.	ARCHITECTURE
■ 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 who's components lack individual distinction.	Period of Significance CA. 1890-1912
D Property has yielded, or is likely to yield, information important in prehistory or history.	
Criteria Considerations N/A (Mark "x" in all boxes that apply.) Property is: A owned by a religious institution or used for religious purposes.	Significant Dates 1912
☐ B removed from its original location.	Significant Person (complete if Criterion B is marked) N/A
C moved from its original location.	
□ D a cemetery.	Cultural Affiliation N/A
☐ E a reconstructed building, object, or structure.	
☐ F a commemorative property	Architect/Builder
☐ G less than 50 years of age or achieved significance within the past 50 years.	Builder: Haynes, Jonathan, Jr.
Narrative Statement of Significance (Explain the significance of the property on one or more continuation should be significance of the property on one or more continuation should be significance.)	eets.)
9. Major Bibliographical References	
Bibliography (Cite the books, articles, and other sources used in preparing this form of	on one or more continuation sheets.)
Previous documentation on file (NPS): □ 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	Primary location of additional data: State Historic Preservation Office Other State Agency Federal Agency Local Government University Other Name of repository:
Record #	

Haynes House	Franklin, TN
Name of Property	County and State
10. Geographical Data	
Acreage of Property4.91 acres	Winchester 87 NE
UTM References (place additional UTM references on a continuation sheet.) Winchester Quadrangle 1 16 584557 3896779	2
Zone Easting Northing	Zone Easting Northing
2	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 Philip Thomason	
organization Thomason and Associates	date October 15, 2004
street & number 1907 21 st Ave. S.	telephone 615-385-4960
city or town Nashville	state TN zip code 37212
Additional Documentation	
submit the following items with the completed form:	
Continuation Sheets	
Maps A USGS map (7.5 0r 15 minute series) indicating the	property's location
A Sketch map for historic districts and properties hav	ing 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 Fernando and Kathy Santisteban	
street & number 5018 Mountview Place	telephone 615-210-9051
city or town Brentwood	state TN zip code 37027

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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DESCRIPTION

The Haynes House is located on a residential street in the Franklin County community of Decherd (2000 pop. 2,246). The house was built in 1912 and is sited on a large lot surrounded by open fields and a tree-lined driveway leads to the dwelling from Spring Street. At the entrance to the property from Spring Street are original concrete block and stucco gate posts. A second set of gate posts are located to the north of the dwelling on a secondary driveway leading from Bennett Street. Only one outbuilding, a ca. 1890 smokehouse, remains on the property in addition to the dwelling.

The Haynes House is a two-story dwelling built in 1912 of hollow core concrete block construction. The dwelling was built in a variation of an American Foursquare design. In addition to this house form's common rectangular plan, the dwelling also has a large rear two-story section. The dwelling has a hipped roof of asphalt shingles, a poured concrete foundation, and an interior wall, exterior wall, and interior concrete block chimneys. The exterior of the dwelling is of rock-faced concrete block with quoins and accents around the windows of ashlar finish concrete block. Copper downspouts and gutters were added in 2003.

On the main (south), east, and west facades is a one-story shed roof, wraparound porch with original rock-faced concrete block rectangular columns. The central bay of the porch has a stuccoed arch connecting the columns, and at the roofline are concrete block piers. The porch roof originally had a wood balustrade but the Haynes family removed this in the mid-20th century. At the porch eaves are original and replacement wood brackets. The porch ceiling was rebuilt in 2003 with wood framing to match the original. The porch floor is of concrete with a slate surface added in 2003.

The main entrance is located on the south façade and has an original single-light glass and wood door with single-light sidelights and a three-light transom. The transom bar is decorated with incised dentils. Flanking the entrance are original glass and metal light fixtures. The first floor of the dwelling has original French doors that open onto the porch. These doors are two-light design with eight-light panels at the top and bottom of the door. Windows throughout the dwelling are original one-over-one rectangular wood sash of Craftsman design. The upper sashes are divided into eight-over-two lights while the lower sashes are single-light design. At the roofline are three original hipped roof dormers with replacement one-over-one wood sash windows.

On the west façade is a porte-cochere that is supported by concrete block columns. The east façade features an original stained glass window in the east wall of the study. On both the east and west facades are secondary entrances with original single-light glass and wood doors. Both entrances lead into the main hallway of the house. On the east façade is also wood door added in 2003 that leads to the basement.

At the rear (north) façade are two original projecting wings. The west wing contained the original master bedroom and bath and has an original fifteen-light glass and wood door on the east façade. Attached to this wing is a one-story concrete block addition built in 2004. The east wing of the dwelling contains the kitchen and entrances on the north and west facades of the kitchen wing have ca. 1915 glass and wood oval doors

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obtained from a salvage company. At the rear of the kitchen wing is a hipped roof porch with concrete block columns added in 2003. This porch replaced a deteriorated wood porch at this location. On the second story of the rear wing are two small stained glass windows added during the restoration of the house in 2003. At this façade are also three skylights added flush with the roof surface.

The interior of the dwelling retains much of its original floor plan and detailing. The woodwork in the house is especially well designed and preserved and most rooms retain original door and window surrounds, baseboards, picture rails, and ceiling beams. Throughout the dwelling are original refinished floors, plaster walls and replacement wall surfaces of drywall, and drywall ceilings. The first floor of the house has an entrance hall, living room, study, and library. Behind this main block of rooms is a long hallway which connects with the two-story east and west wings. On the first floor of the west wing is what is now called the in-laws bedroom, and the east wing contains the kitchen.

The main entrance opens onto a hallway and the main staircase. The staircase has original square newel posts and milled balusters. Separating the hallway and the library is an original colonnade with Tuscan columns. The library also contains an original mantel with inset panels, Tuscan wood columns, and a glazed tile hearth. Flanking the mantel are original bookshelves. Leading from the hallway to the living room and connecting the library and study are original pocket doors of solid oak design. Other doors throughout the house are original single-panel oak design.

The living room has an original stone mantel with a keystone and voussoirs and a wood shelf. The living room also features an oak beamed ceiling. In the study is an original stained glass window on the east wall designed in a floral motif. The large connecting hallway retains its original wood ceiling and plaster walls. In what is now the in-laws bedroom on the first floor is a beamed ceiling and an original built-in closet. A one-story concrete block addition of the in-laws bedroom contains a bathroom added in 2003. The east wing contains the kitchen that was remodeled with new cabinets, fixtures, and floor and ceiling finishes in 2003. A rear staircase connects both floors off the main hallway, and this staircase has original square newel posts and square balusters.

On the second floor of the house are three bedrooms, three bathrooms, and a laundry room. The bedrooms retain original refinished floors, baseboards, and picture rails. The doors on this floor are primarily original two-panel wood design but several doors are also original three-panel and five-panel design. Dividing the master bedroom and a small study are original two-panel pocket doors. In the three bedrooms are mantels that may have been salvaged from the demolition of the Terrill House (which was originally at this location). These mantels are cast iron design and appear to date to ca. 1890. The bathrooms on this floor were remodeled in 2003 and have replacement fixtures and floor and ceiling finishes. Leading from the second floor hallway to the roof of the porch is an original single-light glass and wood door with a single-light transom.

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The recent restoration of the house has included the addition of new light fixtures that are compatible with the period and style of the house. Existing bathrooms and original features have been retained and new bathrooms have included fixtures compatible with the style of the house. The new kitchen also features Craftsman details in its finishes and cabinets. Most original woodwork, doors, and other original features were preserved and retained during the dwelling's restoration.

To the north of the dwelling is a ca. 1890 brick smokehouse associated with the Terrill House. This brick outbuilding has a concrete floor, an added two-light window, exposed brick walls, and a corrugated metal roof. Also on the property are two pairs of 1912 concrete block and stucco entry gate posts. One pair is located at the rear of the dwelling adjacent to the outbuilding while the other gateposts are at the Spring Street entrance. The smokehouse is included as a contributing building while the pairs of gateposts are included as contributing structures.

2003 addition

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Haynes House Decherd, Franklin County, Tennessee

Bathroom Outside Deck Patio In-Laws Bedroom Kitchen Guest Hall Study Room Living Room Library Front Entrance

> The Haynes House 519 Spring St. Decherd, TN.

Drawing No. 2
Floor Plan
After Rehabilitation

First Floor

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Haynes House Decherd, Franklin County, Tennessee



Second Floor

Haynes House 519 Spring St. Decherd, TN Floor Plan After Rehabilitation

Haynes House Second Floor Plan.

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STATEMENT OF SIGNIFICANCE - SUMMARY

The Haynes House is significant under National Register criterion C for its architectural importance in Decherd, Tennessee. The dwelling was built in 1912 and is a notable example of an American Foursquare plan, an early 20th century variation of the Colonial Revival style. The dwelling is also notable for the Craftsman detailing in its interior design. Constructed of rock-faced concrete block, the dwelling retains most of its original detailing and has not been significantly altered. The dwelling features a one-story wraparound porch with rectangular concrete block columns, and original Craftsman style windows and doors. The interior has original built-in bookcases, beamed ceilings, extensive oak woodwork, and pocket doors. The dwelling has not been extensively altered and has recently been restored utilizing the preservation tax incentives.

ADDITIONAL INFORMATION

The site of the Haynes House was originally farmland on the edge of the community of Decherd. Decherd was formed in 1851 following the completion of the Nashville & Chattanooga Railroad through the county and a spur line also connected Decherd with Fayetteville in adjacent Lincoln County. The town was named in honor of Peter S. Decherd who granted a right-of-way to the railroad with the provision that a depot be built near the "Decherd Plantation." During the 1850s, numerous dwellings and residences were built at Decherd as it became a prominent railroad town in the county. Following the Civil War, Decherd was incorporated in 1868. In the 1880s it was recorded as containing six stores, a steam grist and flouring mill, two churches and a school.²

In the late 19th century, Decherd also became the terminus for branch railroad lines that connected with Huntsville, Alabama, and Lewisburg and Columbia, Tennessee. At its height, eight passenger trains stopped daily at Decherd on the main line of the Nashville, Chattanooga, & St. Louis Railroad. In 1891, the *Tennessee State Gazetteer and Business Directory* described Decherd as containing a "flour mill, cotton press and grist mill, one hotel, two churches - Presbyterian and Christian - a fine college, lately created and two free schools - one white and the other colored. Population 1,000."³

The "fine college-lately created" refers to the college established in 1889 by James W. Terrill on Spring Street southeast of the downtown area. The building constructed by Terrill was an imposing three-story brick building of Romanesque Revival design. Terrill also built a private dwelling on the campus grounds to the east of the college building facing Spring Street. Students attended classes at the college six days a week while boarding with families in Decherd. James W. Terrill served as President of the College and in 1896

n.p.

¹ City of Decherd History (www.decherd.net), 7.

² Goodspeed's History of Franklin County, Tennessee. Nashville, Tennessee: Goodspeed Publishing Company, 1886),

³ City of Decherd History (www.decherd.net), 8.

⁴ City of Decherd History (www.decherd.net), 25.

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there were nine other faculty members including Terrill's wife Colie and their four daughters. Terrill College remained in operation until 1906 when declining enrollment caused it to close. Terrill and his family then moved to Texas and he sold his college building and residence. The college building was then converted into the Franklin County High School and it continued to be used as a school until its demolition in 1950. George Sherwood purchased the Terrill residence , and he resided in the house until 1912 when he sold the dwelling and fifty acres to Jonathan L. Haynes Jr. ⁵

One of Decherd's best-known citizens, Jonathan L. Haynes Jr., grew up in a brick house on Bratten Street in the early 1900s. Born in 1867, his father, Jonathan L. Haynes Sr. was a conductor for several of the area's railroads. By the 1890s, Jonathan Jr., was a well known Decherd merchant operating a furniture store and other mercantile establishments.

Decherd was extensively damaged when a tornado struck the community on May 1, 1909. The tornado killed or injured dozens of residents and destroyed or damaged most buildings in the town. Among the buildings destroyed was a two-story store room on Regent Street owned by Haynes. His furniture store downtown was also heavily damaged.⁶ Following the tornado, Haynes purchased concrete block machines and supplied concrete blocks for the construction of several buildings downtown.

In 1909, concrete block was a relatively new building material but it already was widely popular across America. The use of concrete in building construction was limited until Harmon S. Palmer of Chicago patented a cast-iron machine to manufacture concrete blocks in 1900.⁷ His patented machine was soon copied by others and hundreds of such machines were in operation across the country by 1906. Concrete block was soon a preferred material of choice for many builders and property owners across the country. A house of concrete block was less expensive than one of brick, and the machines were portable and could be set up onsite. The machines were fairly easy to use – operators poured standard quantities of Portland cement, gravel, sand and water into the machine that then pressed the materials into a molded block. The block was then removed from the machine and allowed to dry for several weeks. The variety of available molds allowed for concrete block buildings to have a varied and ornamental appearance. For example, the Sears, Roebuck Company advertised their concrete block machine in 1907 with eighteen available finishes such as plain, ashlar, and rock-face.⁸

In the early 1910s Haynes owned a block of buildings in downtown Decherd, a block of buildings in downtown Winchester, the Franklin County seat, and operated a lumber business, furniture store, and construction company. In addition to the buildings he erected for his construction business, Haynes also used his concrete block stamping machines to erect a large new residence at the site of the James W. Terrill House

⁵ Franklin County Deed Book 35, Page 28, January 23, 1912.

⁶ City of Decherd History (www.decherd.net), 39-40.

⁷ Pamela H. Simpson, Cheap, Quick & Easy, Imitative Architectural Materials, 1870-1930, (Knoxville: University of Tennessee Press, 1999), 11.

⁸ Ibid, 22.

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on Spring Street. Haynes' purchased this lot in January of 1912 and proceeded to demolish the Terrill House on the site. Haynes' appears to have salvaged the ornate cast iron mantels from the house and reused them in the second floor bedrooms for his new house. Completed in 1912, Haynes' constructed his house in the popular American Foursquare plan that was derived from the Colonial Revival style. These dwellings were built in symmetrical forms with hipped roofs, one-story full-width porches, and hipped dormers at the roofline. Haynes' built his house of concrete block but also added many fine details in the Craftsman style such as stained glass, pocket doors, and multi-light windows and doors. According to family members, Haynes personally supervised the construction of the dwelling utilizing his concrete block machines. The dwelling was one of the first in Decherd to have indoor plumbing and electricity, and no other dwelling in the community was constructed with this level of size, scale and detailing during the early 20th century.

The house built by Haynes was designed to hold his expanding family. Haynes was first married to Annie Parmer Haynes and they had two sons, Parmer and Walter M. also known as "Pete." After the death of Annie Parmer Haynes in 1899, Jonathan Haynes married Elizabeth Word and they had two children Jonathan L. "Buck" and Elizabeth. Haynes' four children were all born in the 1890s and early 1900s.

Throughout the early 20th century, Jonathan Haynes Jr. was a well known merchant of Franklin County. In addition to his mercantile businesses in Decherd and Winchester, Haynes also helped organize the Citizens Bank and Trust Company in Decherd in 1912 and served as one of its nine directors. ¹¹ In 1922, this bank was liquidated and its assets were taken over by the First National Bank of Franklin County. Haynes was then appointed to serve as Vice-President of the First National Bank.

The son of Jonathan Haynes Jr., Walter M. "Pete" Haynes, had a long and distinguished career in state politics. Pete Haynes lived in his parent's house until he set up a law practice in Winchester in the 1920s. He married Virginia Wilson in 1929 and they purchased a house on Second Avenue in Winchester where they lived until their deaths. Pete Haynes was elected to the state legislature in 1923 and served in the General Assembly until 1962. Haynes served as both the Speaker of the Senate and Speaker of the House in his long career. During his tenure in the General Assembly, Haynes worked as an attorney in Winchester

Jonathan and Elizabeth Haynes both died in 1932. Jonathan Haynes Jr. died of a heart condition while his wife succumbed to cancer. The dwelling then became the home of their daughter Adeline Haynes and her brother Buck. Adeline and Buck resided at the dwelling throughout the remainder of the 20th century. Buck

⁹ Franklin County Deed Book 35, Page 28.

¹⁰ Virginia and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1984), 321.

¹¹ City of Decherd History (www.decherd.net), 50.

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Haynes was a graduate of Sewanee where he later taught history for many years. He also served as a postal carrier in Decherd throughout much of his life. Buck resided at the house until his death in 1992. Known as "Miss Elizabeth," Adeline Haynes lived in the house until her death on September 26, 2001. During her lifetime Miss Haynes was a teacher and taught music at St. Mary's School in Sewanee, at the Decherd Elementary School, and also taught private lessons in her home. She was also a noted musician and served as the pianist and organist at the Trinity Episcopal Church in Winchester for over fifty years. Following the death of Adeline Haynes, the property was willed to Mr. Will Ransom, a former Music Director at Sewanee. Mr. Ransom sold the property to Fernando and Kathy Santisteban who have recently restored the house.

The Haynes House has not been significantly altered since its construction. Buck Haynes added several small frame wings and porches at the rear of the house in the 1950s that were in deteriorated condition when purchased by the Santistebans. These frame additions have since been removed and a new compatible addition added to the rear of the house. The recent restoration included the refinishing and preservation of all windows and doors, interior woodwork, and the addition of new bathroom and kitchen fixtures and appliances. The Haynes House is now utilized as a guest house for visitors to the area.

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Verbal Boundary Description

The Haynes House is located at 519 Spring Street in Decherd, Tennessee. The boundary for the Haynes House is illustrated as the dashed line on the accompanying Franklin County Tax Maps 56 J, K, N and O. The Haynes House is located on Parcel 1.03 which was further subdivided into three lots in 2001. The "Haynes Estates" subdivision includes three lots and the Haynes House is located on lot 2 which contains 4.91 acres.

Verbal Boundary Justification

The boundary for the Haynes House includes the house, smokehouse and gateposts that are historically associated with the property. To the east and west of the house are two parcels that were recently subdivided from the Haynes estate. These parcels are composed of open fields and do not contain any buildings or structures. The 4.91- acre parcel includes all extant properties associated with the Haynes House.

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Haynes House Section number Page 10 12 Decherd, Franklin County, Tennessee ER "A" - 56N BENNETT ST 1.03 FRANKLIN CO. BOARD OF EDUCATION SCHOOL 2.0 ST. 09 EAST °27 ST. (NOT OPEN Franklin County, Tennessee Tax Maps 56J, K, N, and O, Parcel 1.03 (scale: 1"=~250").

The boundary for the Haynes House is shown as the dark line.

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Agreement of the Appendix o

Haynes Estates Survey Plat. The Haynes House is located on Lot 2.

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Section number Photos Page

Haynes House Decherd, Franklin County, Tennessee

Photographs

Haynes House, 519 Spring Street, Decherd, TN Photographs by: Thomason and Associates

Date: February 16, 2004

Location of Negatives: TN Historical Commission

Photo No. 1 of 11: Primary (south) façade, view to the north.

Photo No. 2 of 11: East façade, view to the west.

Photo No. 3 of 11: South and west facades, view to the southeast.

Photo No. 4 of 11: West façade, view to the east.

Photo No. 5 of 11: Ca. 1890 smokehouse at rear of the Haynes House, view to the northeast.

Photo No. 6 of 11: View of entry hall and main staircase.

Photo No. 7 of 11: View of library showing colonnade and mantel.

Photo No. 8 of 11: View of living room showing mantel and ceiling beams.

Photo No. 9 of 11: View of first floor in-laws bedroom.

Photo No. 10 of 11: View of hallway on first floor.

Photo No. 11 of 11: View of second floor, southeast corner bedroom.

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Haynes House Decherd, Franklin County, Tennessee



The Haynes House soon after completion in 1912.

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Haynes House Decherd, Franklin County, Tennessee



The Haynes House, ca. 1920.

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Havnes House Decherd, Franklin County, Tennessee



The Haynes House, January of 1926.