

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

(Type all entries - complete applicable sections)

STATE: Tennessee	
COUNTY: Washington	
FOR NPS USE ONLY	
ENTRY NUMBER 10.2.41. 1008 0001	DATE 2/26/70

**1. NAME**

COMMON:  
Tipton-Haynes *HOUSE*

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:  
U. S. Highway 19 W *SE of Johnson City*

CITY OR TOWN:  
Johnson City *vicinity*

STATE Tennessee	CODE 41	COUNTY: Washington	CODE 179
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**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
State of Tennessee

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Register of Deeds

STREET AND NUMBER:  
Court House

CITY OR TOWN: STATE: CODE:  
Johnson City Tennessee 41

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:

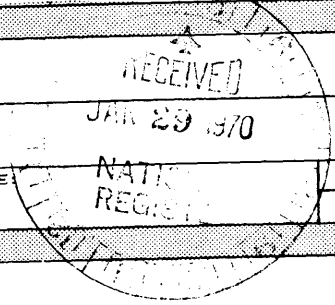
DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS



STATE: Tennessee
COUNTY: Washington
ENTRY NUMBER
DATE

FOR NPS USE ONLY

7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Situated at the foot of Buffalo Mountain between Buffalo and Sinking Creeks, the Tipton-Haynes Place is identified with two prominent Tennessee families. In 1783-84, John Tipton, a native of Baltimore, moved to this site from Shenandoah County, Virginia. Here he built a two-story log house, which remains today as part of the Tipton-Haynes home. In the 1830's the property was purchased by David Haynes, a large landowner of Washington and Carter Counties. The first of his sons, Landon Carter Haynes, was to become a very important figure in the history of Tennessee. He built a law office on the grounds, next to the house.

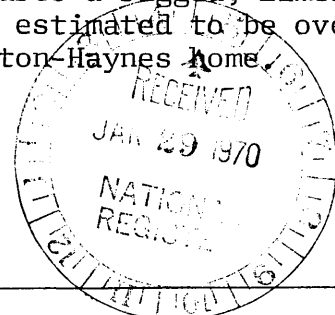
The central structure of the Tipton-Haynes complex is the house. The main section of the house is two stories with a one-story enclosed porch running the entire width of the house in the rear. Off the left end of the house and extending backwards is a long one-story ell. The original structure was an adzed log house with dove-tailed joints and mud chinking. The exterior walls of the main section are logs covered with clapboard siding. The other parts of the house are weatherboarded and do not have logs as their main construction. The interior walls are of wood studs with wood finish, and the floors of the house are of hand hewn joists covered with pine board flooring. Although the roof was of hand-split shingles originally, these have been replaced.

There is considerable physical evidence that the house was remodeled when Haynes became the owner and had the law office built. The Greek Revival architectural detail of the front porch of the house and the entrance to the law office are identical except that the porch of the house has a wood balustrade while the porch of the office has none. The strongest evidence of remodeling is the fact that the ell of the house is not constructed of logs, as is the main section.

The large chimney at the main section of the house is constructed of native stone, while the other chimneys are of brick. The foundations of the house and law office are of native stone.

After the Civil War the Tipton-Haynes place came into the possession of John White, and was later purchased by Samuel Simerly. In 1944 the State of Tennessee purchased the property from the Simerly family, subject to a life-time possession. In 1965 the last Simerly died, and the Tipton-Haynes Historical Association was organized to preserve the site as an educational institution. Plans are to develop a living farm. Restoration and reconstruction work has already been completed on several outbuildings, including a large double-crib barn, still, house, spring-house, smokehouse and pigsty. The spring is located in a picturesque setting, which features a rugged, limestone hill with a small cave. Enormous elm trees, estimated to be over 500 years old, add much to beauty of the Tipton-Haynes home.

SEE INSTRUCTIONS



**SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

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

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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

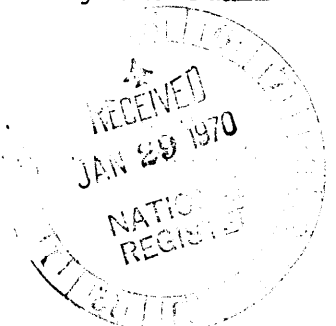
STATEMENT OF SIGNIFICANCE

Very significant in the historical development of the area, Tipton-Haynes home has been identified with and is representative of four distinct periods in American history and the growth of upper East Tennessee. The Colonial Period is represented by James Needham and Gabriel Arthur, first English speaking explorers of Tennessee who followed an Indian trail through the area and stopped at the spring on the place. Daniel Boone also built a hunting camp by the spring. The Revolutionary Period is represented by John Tipton who served in the legislatures of the State of Franklin, North Carolina, the Southwest Territory and Tennessee. He was a colonel of the Washington County Militia and was an opponent of the State of Franklin. On this site in February, 1788, occurred a battle between the forces of Tipton and John Sevier, which helped to seal the doom of the Lost State of Franklin. John Tipton, Jr. and his father were important in the Early Statehood Period of 1791-1815. The Civil War Period of the house was represented by Lendon Carter Haynes, a very able attorney and orator who was elected to the senate of the Confederate States of America. His political career had begun as a member of the Tennessee House of Representatives and the Senate in the 1840's and 1850's.

An important visitor to the Tipton home was the famous French botanist, Andrew Michaux, who spent the night there on two of his journeys in 1795 and 1796, and made mention in his journal of the azalea and rhododendron of the area.

Significant also to a lesser degree is the farm operation which was carried on at this site, and which is being restored by the Tipton-Haynes Historical Association as an educational project. This operation was typical of the farms operated by the small farmers of East Tennessee.

SEE INSTRUCTIONS



**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Fink, Paul M., "Some Phases of the History of the State of Franklin." Tennessee Historical Quarterly, XVI (1957), pp. 195-213.  
 Lawson, Dennis T., "The Tipton-Haynes Place," unpublished manuscript (1970), pp. 1-25.  
 Williams, Samuel Cole, Dawn of Tennessee Valley and Tennessee History (Johnson City, 1937).

**10. GEOGRAPHICAL DATA**

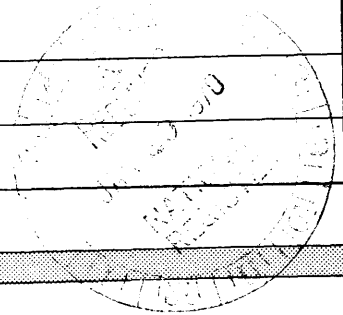
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
CORNER	LATITUDE				LONGITUDE			LATITUDE			LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	36°	17'	37"	82°	20'	05"
NE	°	'	"	°	'	"						
SE	°	'	"	°	'	"						
SW	°	'	"	°	'	"						

UTM  
17/380110  
4017150  
CD

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **10 (less than)**

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

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE:  
**Herbert L. Harper, Director of Field Services**

ORGANIZATION: **Tennessee Historical Commission**      DATE: **1-21-70**

STREET AND NUMBER:  
**403 7th Avenue, North**

CITY OR TOWN: **Nashville**      STATE: **Tennessee**      CODE: **41**

**12. STATE LIAISON OFFICER CERTIFICATION**      **NATIONAL REGISTER VERIFICATION**

<p>As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:</p> <p>National <input type="checkbox"/>    State <input checked="" type="checkbox"/>    Local <input type="checkbox"/></p> <p>Name: <u>Stephen S. Lawrence</u>                  Stephen S. Lawrence                  Executive Director                  Title: <u>Tennessee Historical Commission</u></p> <p>Date: <u>1-21-1970</u></p>	<p>I hereby certify that this property is included in the National Register.</p> <p><u>Ernest Allen Connolly</u>                  Chief, Office of Archeology and Historic Preservation</p> <p>Date: <u>FEB 26 1970</u></p> <p>ATTEST:  <u>William J. Schuttig</u>                  Keeper of The National Register</p> <p>Date: <u>FEB 12 1970</u></p>
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