

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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 Johnson City Country Club
other names/site number NA

2. Location

street & number 1901 East Unaka Avenue NA not for publication
city or town Johnson City NA vicinity
state Tennessee code TN county Washington code 179 zip code 37601

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.)

Signature of certifying official/Title Date
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

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in count)

Contributing	Noncontributing	
10	9	buildings
1		sites
3	6	structures
		objects
14	15	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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

RECREATION & CULTURE/outdoor recreation

SOCIAL/clubhouse

Current Functions

(Enter categories from instructions)

RECREATION & CULTURE/outdoor recreation

SOCIAL/clubhouse

7. Description

Architectural Classification

(Enter categories from instructions)

Classical Revival

Craftsman

Materials

(Enter categories from instructions)

foundation BRICK, CONCRETE

walls weatherboard

roof OTHER: composite shingles

other WOOD, OTHER: grass

Narrative Description

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

Criteria Considerations N/A

(Mark "x" in all boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave
- 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.

Areas of Significance

(Enter categories from instructions)

LANDSCAPE ARCHITECTURE
 ENTERTAINMENT/RECREATION

Period of Significance

Circa 1920-circa 1961

Significant Dates

NA

Significant Person

(complete if Criterion B is marked)
 NA

Cultural Affiliation

NA

Architect/Builder

Tillinghast, A.W. (Arthur Warren)– golf course
 Beeson, D.R. (Donald Richard) - clubhouse

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:
 Johnson City Country Club

Johnson City Country Club
Name of Property

Washington County Tennessee
County and State

10. Geographical Data

Acreage of Property 130.78 acres Johnson City 198 SE

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>379750</u>	<u>4023600</u>	3	<u>17</u>	<u>379661</u>	<u>4022232</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>380307</u>	<u>4022971</u>	4	<u>17</u>	<u>378911</u>	<u>4022856</u>

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 Anthony E. Ferro, Chairman, Johnson City Country Club Historical Committee
organization Johnson City Country Club date July 2011
street & number 1901 East Unaka Avenue telephone 423/975-5520
city or town Johnson City state TN zip code 37601

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 Johnson City Country Club c/o Anthony E. Ferro
street & number 1901 East Unaka Avenue telephone 423/975-5520
city or town Johnson City state TN zip code 37601

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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Washington County Tennessee

DESCRIPTION

SUMMARY PARAGRAPH

Johnson City Country Club is a general welfare, non-profit organization which was incorporated under the laws of the State of Tennessee on September 19, 1913. The Country Club is located on the eastern edge of Johnson City within the city limits and is 1.1 miles northeast of the city's downtown center. The property features a terrain of wooded rolling hills and vistas located in the foothills of the Tennessee Appalachian Mountains. When traveling southeast these mountains merge with the Smokey Mountains in North Carolina. The property also features a wide variety of deciduous soft and hard wood trees. The property boundaries were formed in 1920 by combining six tracts of land totaling around 130 acres. The main site is the eighteen-hole golf course designed by A. W. Tillinghast, who is considered the "Dean" of American golf course architects. Although the eighteen holes were designed in 1919, only nine were built then. The remainder of the course was built in 1941-1942 and 1947-1948. A stroll along the 6,400 yard course gives the visitor a perfect view of the expansive tee boxes, undulating hills, deep irregular shaped sand traps and tiered greens that are a unique trademark of A. W. Tillinghast. Supporting the course functions is a golf pro shop, practice putting green and driving range, score board, five shelters and Maintenance Complex that includes seven buildings and one structure. The principal building on the golf course is the Clubhouse designed by Johnson City architect Donald R. Beeson. It became the center for many social, cultural, civic, entertainment and recreational activities in Johnson City and the surrounding area including the first ever theater productions, fashion shows and social events. In addition, the property includes multiple tennis facilities (outdoor and indoor), a swimming pool complex, and twenty memorials, including monuments and plaques dedicated to past members and club professionals (Photo #1). There have been some changes to the property but it retains a high degree of integrity.

NARRATIVE DESCRIPTION

The land was formally purchased on January 1st and 15th of 1920 and construction completed later that year. The property boundaries were formed by combining six tracts of land totaling 120.26 acres. Since that time the original boundaries of the property have remained basically the same although small parcels, bordering the Club, were added in the 1960s and 1970s to allow for tennis court expansion and a second road entry into the property. The Club property today sits on 130.78 acres (Photo #2).

The property is entered through a private main entrance off of E. Unaka Avenue. A secondary public entrance, Country Club Court, is also located off of E. Unaka Avenue, approximately 400 yards from the main entrance. Country Club Court also serves as the entrance to the Lions Club Park Little League fields located on the west side of the street. The northwest property line borders the Civitan Park soccer fields and recreation area. All property lines are surrounded by

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residential developments. In general, the streets are not contiguous to the property lines; the exceptions are E. Unaka Drive, which borders the southern property line and a small property line section on 7th Avenue located on the most northeast section of the property line and Country Club Court located on the western property line.

THE GOLF COURSE (1 contributing site)

Summary

Golf courses are evolving designed landscapes, changing in response to growing membership and changes in the game and equipment.¹ Johnson City golf course is an excellent example of this organic development. It began with a nine-hole course now referred to as the “back nine” and progressed to a twelve-hole course in 1942 and then to an eighteen-hole course, which included a six thousand square foot putting practice green, in 1947. Upon this expansion, Johnson City Country Club became the first eighteen-hole golf course in an area that stretched between Roanoke, Virginia and Tate Springs, Tennessee (a suburb of Morristown, Tennessee).

In 1919 the Club hired the nationally renowned golf course architect, A. W. Tillinghast, (Photo #3) to design an eighteen-hole golf course. “Tillie”, as he was known in the golfing community, agreed to come to Johnson City and design the course simultaneously while he designed the original nine-hole Kingsport Golf Course. The Kingsport course developed by Tillinghast was eventually dismantled for residential development.

A.W. Tillinghast developed and promoted the concept of “the course beautiful,” where natural features are incorporated as greens, bunkers and natural hazards; his regard for natural appearance led to a corresponding aversion for straight lines and right angles. The natural settings and resources that he had to work with at JCCC gave him the opportunity to demonstrate these skills and put his philosophy to work. In accounts passed along by former Club members, Tillinghast’s working method was to sit in the shade in quiet contemplation on the hillside under the then 200 hundred plus year-old Oak Tree located next to the clubhouse that was being constructed. Today the same location offers shade and a spectacular view of golfers challenging the 16th, 17th and 18th golf holes just as “Tillie” had planned.

While the original design of the eighteen holes has remained intact, some minor revisions were made following the original construction of the final nine-holes in 1941-1942 (holes 1-3) and 1947-1948 (holes 4-9). During 1960-1961, in a desire to lengthen the course, the green on number eighteen was moved to the top of the hill near the clubhouse to allow members and guests to witness approach shots and putting of incoming players. This has since become a major gathering place for spectators during tournament play and on weekends. The new green was a two-tier design with many difficult slopes to negotiate. Two massive, sprawling sand traps guard

¹ Penelope S. Watson. “Baltusrol Golf Club,” National Register nomination draft, 25. July 2004.

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the entrance on both sides of the green. Major effort was expended to insure that this green followed the same flow and design elements inherent in the original Tillinghast green it replaced.

In 1967 Club golf professional, Theo Webster, gained approval to change the sequence of the seventh, eighth and ninth holes in an effort to speed play and lengthen the course to a par 72. The original greens for these three holes remain in their original location as designed Tillinghast. The Club did add two additional tee-boxes on the altered number 7 and 9 holes to accommodate the changes. While these changes were being made the Club added a practice driving range and a Golf Scoring Board.

In 1973 the green on number 17 hole was moved due to the proximity to E. Unaka Drive, which had become a high-traffic road. The original green was located on a hill-top near the edge of the property and was flat in design and allowed for errant balls to land in the road. It was moved to a lower level to take advantage of a small pond, which originally was out of play but now figured prominently after the green was moved beyond the pond. In keeping with Tillinghast's multiple level approach, this hole was designed with a three-tiered green that challenges the player regardless of the ball's position.

To allow for better fairway grass growth the course was converted from Bluegrass to Bermuda grass in 1985. In 1986-1988, the course was updated to meet new USGA specifications which included re-working the greens, sand traps, tee boxes and by adding an irrigation system around the greens and tee boxes. This and the other changes mentioned did not substantially change the historic Tillinghast design.

Golf Course Description by Hole

Hole 1 (Par 4, 435 yards)

This is the first of the three holes added by the membership in the war years, 1941-42, using Tillinghast's original design. The tee sits on the northern edge of the natural knoll in the center of this property and falls away into a valley, in the same manner as the southern slope of the three finishing holes (Photo #4). The clubhouse sits on top of this knoll between these two valleys.

On this tree-lined hole, a good drive will carry the player over a dissecting mid-way ridge, where the fairway then slightly pivots to the right to a rising front-to-back green, guarded by mounds on the left, and to the right, by an oak tree and a large bunker cut into the bordering mounds (Photo #5). The practice of placing a series of low mounds in a sequence was a typical Tillinghast design feature. It also appears prominently on holes 5, 6, 9, 12, 15, and 16.

Hole 2 (Par 3, 161 yards)

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This straight-away hole is tucked in the low area between the first and third holes and features a small diagonal green rising from right to left, with drop-off areas in the right front and back rear.

A good tee shot should carry this green, avoiding a tall pine just to the left. A run-up shot will prove a challenge over the mounds guarding the front (Photo #7).

Gazebo shelter #1 is located next to the tee-box on hole 2 (Photo#6). (See below for description.)

Hole 3 (Par 5, 471 yards)

Tillinghast took advantage of the natural features of the rolling hills as the hole begins a slow rise back to the high ground of the knoll, with a tree-lined left side and a tree-lined out-of-bounds on the right, running the entire length of the hole. Two cross bunkers lie in the way of the tee shot, providing a small landing area.

The elevated green can be reached by some players who would have to negotiate a rising and falling fairway to carry the green, which allows only a narrow run-up area, guarded by two large bunkers (Photo #8).

Going over this green will earn the player the chance to try his skill at chipping down the face of large mounds to a fast surface, running to a fast front drop-off. Three putts are common on this green which features plateaus and slopes, all draining into a central valley (Photo #9).

Hole 4 (Par 4, 380 yards)

This hole is the first of the six holes added in 1946 from Tillinghast's design. They were laid out by Theo Webster, the new PGA Golf Professional, and Lon Mills, a golf course architect from Knoxville, Tennessee.

Tillinghast designed this par 4 by hiding the green and landing area from view, making it a real challenge. The surprise comes when the player reaches the rise in the center of the fairway and can then see a small un-bunkered green waiting beyond large trees guarding each side of the green (Photo #10). The second shot must also avoid a wooded valley to the right and a fast drop-off at the rear, all protected by mounds. No bunkers were needed to toughen this hilly, two-level green (Photo #11).

Gazebo shelter #2 is located to the right of the cart path a few yards pass the #4 green (Photo #12). (See below for description.)

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Hole 5 (Par 4, 363 yards)

Tillinghast took advantage of a natural gorge in the landscape, cutting across the adjacent 5th and 6th fairways. The gorge on this hole will most likely catch a drive hit from the tee tucked into a wooded area (Photo #13). The top of the gorge hides any view of the green which sits below, beyond a tree-lined left side. This large rolling sculpted green, guarded by another large bunker, is surrounded by mounds, allowing only a small right side run-up area.

Players must also avoid an out-of-bounds, un-mowed area covering a high bank running the entire length of the hole (Photo#14).

Located off fairway on the right of cart path tucked into a wooded area is enclosed shelter and restroom facility #3 (Photo #15). (See below for description.)

Hole 6 (Par 4, 298 yards)

Anticipating the effect of the gorge, and the line of trees tucked between the fifth and sixth holes, Tillinghast placed the tee back far enough to force most players to lay-up to a small landing area short of the gorge (Photo #16). From the lay-up position, it is an almost identical replica of a par 3 green that has two sides. One side more forgiving, and the other more spacious and angled to hold up to the test of competition.

This green, which is dissected by a rolling ridge, needed no bunkers or trees as it sits on top of a flat hill just beyond the gorge, awaiting any long approach with rolling rear mounds, or one falling short with a quick roll back down the face of the slope to the bottom of the gorge (Photo #17).

Hole 7 (Par 3, 190 yards)

The green on this hole was the eighth green in Tillinghast's original design. Holes seven, eight and nine were reconfigured in 1967, using the original greens and most of the fairways. This was done to provide an additional par five, making both sides par 36.

A new tee was created in the unused area between six green and the trees to the left of four green. It forms a chute above a small gorge and opens to a small two-level green, guarded by two large bunkers and a narrow front landing area (Photo #18). An errant shot left will earn the player a chance to play off grassy mounds. Any shot hit right or left will earn the player a difficult shot out of the bunkers or over the mounds (Photo #19). This can also be a three-putt green, considering its two-tier level contour is split left-center by a ridge (Photo #20).

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Hole 8 (Par 4, 405 yards)

This hole was Tillinghast's original number seven, but the redesign created a longer par four by adding a new back tee behind the left of number seven green. This tee shot should be played out to a narrow landing area, avoiding a tree-lined left side. The green is not visible until the player reaches his drive. Then the fairway drops to a valley and rises quickly to an elevated green which is still below the level of the upper fairway (Photo #21). The green is a two-level, bowl shape, with a flat level in the rear and a narrow opening in front between two large bunkers. The green also slopes from rear to front. A strongly hit putt can easily run off the front slope of the green (Photo #22).

This hole resembles Tillinghast's diagram of a dog-leg par 4 starting downhill then hitting to an elevated green.

Hole 9 (Par 5, 503 yards)

Tillinghast's original number nine was a 140 yard par three, and the new design incorporated this hole plus additional land for a longer fairway which connected an elevated tee, placed on the hill, left and above the eighth green, and a large portion of old number eight fairway. These sections were joined by clearing a waste area, turning it into a double dog-leg right, which drops from the high tee and rises to a higher landing area for the tee shot. (Figure 3.) The second shot must be hit to carry the next rise and a smaller dog-leg to the green which is at the end of a level stretch of the fairway. A few trees were left or planted as specimens along strategic points of the fairway, adding to the line of trees on the left and the grove of trees on the upper right, requiring careful placement of the tee shot and second shot.

The green runs from a low left opening to a wide rear but is closely guarded by a long sprawling bunker on the front and right side (Photo#23). Varied pin placements on this green could require careful club selection on the approach (Photo#24).

Gazebo shelter #4 is located below and to the right of the tee-box on hole 9 in an area of pine trees. (See below for description.)

Holes 10 through 18 were the first built from Tillinghast's original layout and are largely unchanged. They were originally holes 1 through 9.

Hole 10 (Par 4, 451 yards)

This was the first hole in Tillinghast's original design, a par five with the tee placed far back near the edge of the entry drive adjacent to a large tree. It was changed to a par four with a shorter tee

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in the early 1960s when space was needed to enlarge the practice green and to add a new practice range.

The current tee was moved farther down to the left side below the Pro Shop. This hole requires a drive to the right side of the fairway in order to avoid the tree-lined left side and to provide an open shot to the green. The fairway slightly drops, and then quickly rises from the 150 yard marker to a small green guarded by two large bunkers separated only by a narrow opening (Photo #25). To carry this green requires a well hit second shot. The green is hard to hit and equally challenging to putt because of the subtle changing slopes (Photo #26).

Hole 11 (Par 4, 328 yards)

Tillinghast took the short distance this hole covers to its best use of its small valley and scarce landing areas, requiring a player to lay up short on a left plateau or risk a tee shot into the grove of trees on the upper right (Photo #27). The left-to-right green, hidden behind two large full length bunkers and the limbs of those trees, invites the player to try his luck. The green rises diagonally from left to right and a pin placement at the rear must clear all these obstacles (Photo #28).

Hole 12 (Par 3, 190 yards)

This hole also looks simple from the tee because Tillinghast used his love of natural hills, slopes and contours, all deceptively placed in a wide open area. This long par three is guarded only by well-placed mounds, allowing a generous opening approach (Photo #29). The green rises gently from front to back with deceiving breaks and slopes, particularly if one is putting to the left rear. A putt or chip played too strongly here could run right off the green. Any tee shot not landing on the green usually requires a chip over one of the mounds and is especially dicey if the pin is placed just beyond one of them. No need for bunkers here (Photo #30).

Hole 13 (Par 5, 473 yards)

Tillinghast originally set this hole up as a par four with the tee placed in front of the old oak tree. This tee is still used by some golfers. A new longer tee was added to the right of this tree and allowed it to be changed to a par five. The fairway drops then quickly rises, leaving a left landing area and another just beyond a wide dip which crosses left to right. A tee shot landing in any of these left areas, avoiding the big tree on the right, will provide the player with a chance to go for the green which sits in the open but is still two hundred yards away (Photo #31). The two-level green sits behind two large bunkers and it also provides a putting challenge, even if the player carries his second shot, because the lower level sits in a small bowl with very quick sides (Photo #32).

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Hole 14 (Par 4, 428 yards)

This dog-leg right allows plenty of landing room on the left, but a tee shot to the right will flirt with a grove of trees or the out-of-bounds beyond the cart path (Photo #33). The second shot can be especially difficult because the green faces the player as a long narrow right to left green sandwiched between two bunkers, one in front and one in the rear to catch a shot played too strongly (Photo #34). The green also rises from right to left and any pitch, chip or putt must navigate many rolls and ridges (Photo #35).

On hole 14 the pine trees that cut off the corner on the Johnson City course is a waste bunker or pond in Tillie's original design.

Hole 15 (Par 5, 552 yards)

Tillinghast must have liked what he saw here, as the landscape for this long and curing par five almost designs itself. The hole begins a long gentle curve from the start of the back tee, following the line of old oak trees, changing to a quick left at the one hundred yard marker where it quickly darts downward and then rises to the green on top of a flat hillside. Tree limbs jut out over the left curve of the fairway at this last curve, which puts a premium on the player keeping his first and second shots on the right side of the fairway. This will allow a clear shot to the green (Photo #36). The player must also avoid the wooded area to the left of the green and the large yawning bunker to the right. This green is backed by large mounds and slopes from back right to left front. There are no flat areas on this green, sometimes giving the player the feeling of putting on the side of a barrel. This hole has always been considered the hardest on the course, with its length being only one of the reasons (Photo #37).

Hole 16 (Par 4, 299 yards)

This short hole is the first of the finishing holes, all lying below the clubhouse, and finishing with a rise back to the clubhouse. It requires a carefully placed tee shot in order to avoid trees on the left, and an out-of-bounds on the right. If the player cannot drive the green on this short hole, then he must try to play short to a small right sloping fairway, leaving a difficult pitch to a small green (Photo #38). Two large bunkers, a left side grass bunker and a leaning pine tree on the right all try to guard this green which has a testy putting surface (Photo #39).

Hole 17 (Par 3, 142 yards)

The original design placed the green on a hilltop near the edge of the property. In 1973 it was moved to the lower level to take advantage of the small pond, which was out of play, but now figures prominently after being moved beyond the pond. It now requires a careful tee shot in order to carry the pond and avoid new bunkers in the rear and a pot bunker placed in the center

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area just beyond the waterline (Photo #40). The pond is now faced by a stone wall. The green surrounds the pot bunker and rises in the back rear to a second level. The bunkers behind will catch a shot hit too far. The new green also provides many choices for pin placements at varying distances from the tee (Photo #41).

Hole 18 (Par 4, 328 yards)

The original green on this hole was moved in the early 1960s from a flat area just below the current location. The new back tee was added near the club entrance which created a longer hole changing it to a slight dog-leg right (Photo #42).

A good tee shot must now carry the original hilltop and avoid trees and out-of-bounds on the right. The player will then have a chance to hit the elevated two-level green, bunkered on the right and left (Photo #43). These bunkers are very deep and getting out of one of them will give the player a chance to putt on a green with subtle, quickly sloping areas. A two putt on this green is an accomplishment (Photo #44). Deep bunkers were a key element in Tillinghast's designs as he believed they challenged the player to execute a difficult shot, which, when well played, rewarded the golfer.

Today the Tillinghast design is basically intact as he envisioned it, with the exception of moving the 17th and 18th greens and the later repositioning of holes 7, 8, and 9, still incorporating the same greens.

In 1947-1948, when the Club was expanding the course to a full eighteen holes they also built a 6,000 square foot practice putting green that is located diagonally a hundred feet from the side of the golf pro shop (Photo #45). While not designed by Tillinghast, it was laid out in true Tillie form, so that it reflected the same putting nuances found on the course. In 1967 when the Club changed the sequence of holes 7, 8, and 9 they built a practice driving range between the 10th tee-box and 13th green. This area had been used by members from the Club's beginning in 1920 as a practice field with caddies manually collecting balls. The transformation of the field in 1967 into a formal practice driving range included a 100-foot wide tee-box (Photo #46). Simultaneously, an elevated score board was built for tournaments and team matches. It is located outside the golf pro shop and faces the practice putting green (Photo #47). It is a rectangular platform with a gable shingle roof held up with wood posts. It is twenty feet by six feet wide and has two vertical boards placed back to back to allow for scoring results on both sides. In 1988 a small storage building was built next to the south end of the Clubhouse which is used to store and recharge walking golf cart caddies. (See below for description of storage building.)

CLUBHOUSE (1 contributing building)

The clubhouse was designed by Donald R. Beeson (Photo #48) in 1919 and constructed in 1920. The wide eaves, large porches, wide wood siding, and abundance of windows are features that

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were highly favored for golf clubhouses during this period. The clubhouse is located in the center of the property and was built on a knoll that is the highest point on the property at 1680 feet above sea level (Photo #49). The golf course literally surrounds the Clubhouse, Golf Pro Shop, Holbrook Dining and Observation Deck, Pool, Tennis and Maintenance complexes. To the south, a vista of the Appalachian Mountains is on display and behind them, on a clear day, the North Carolina's Smoky Mountains.

The original building was positioned in a north to south rectangular configuration. The main room was used as the dining room/ballroom and measured 750 feet across and 450 feet deep with two massive stone fireplaces. The back wall of this room was the exterior wall of the club. This wall had five French doors with arched transoms and opened to a brick patio. The front of the building had a wood portico located near the door and a covered porch that stretched across the front of the clubhouse and continued down the east elevation (Photo #50). The porch extended beyond the east wall and connected in the northeast corner with the brick patio that extended off of the dining room/ballroom (Photo #51). The roof was gabled and was covered with cedar shake shingles.

The development, evolution and expansion of the Clubhouse occurred in three distinct phases over a ninety-eight year period. The first of these phases was "developmental" (Photo #52) and began in 1919 with the Clubhouse design and in 1920 its construction. The Clubhouse remained over the next thirty years without any significant alterations or major changes but as membership grew, the facility needed to be expanded.

The second phase saw the evolution of the Club grow to new heights in membership, and participation in the community (Photo #52). To accommodate members' growing needs a major building expansion was undertaken in 1950 and completed in early 1952 with the construction of a two story addition that extended the front of the original building and added locker room facilities, offices, lounges and locker rooms on the first floor. On the second floor a five room apartment with a kitchen and full bath to house the Club manager and family was constructed. The floors are a combination of carpet and hardwood flooring. The second floor structure boasts four-over-four windows in dormers, a gable roof, and an exterior wall covering of wide, horizontal board wood siding that matches the original Clubhouse siding (Photos #54 & #55). On the west side of the Clubhouse the kitchen was expanded and rooms built that provided employee facilities, food storage, and a service entry.

The third phase was "expansion" (Photos #52 & #53) and reflects the most major changes in the Club's history. The membership had grown to nearly 500 members and the need for more dining space and updated amenities warranted another expansion to accommodate both member and non-member needs. As a result a committee and special fund was formed to create a master plan for expansion. The architectural firm of Abernethy-Robinson-Abernethy was hired and a budget of over \$850,000 established. The architectural design was approved on October 19, 1970 and put

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into motion. The only prerequisite for the architects was to retain the structural design of the original building. Construction began in 1971 and continued through to the mid-seventies. The changes included a new main entrance (1971, Photo #56), and enclosure of the open porch located on the east side of the clubhouse, now called the Roan Dining Room (Photos #57 & #58) and Nineteenth Hole (Photo #59). The expansion of the ballroom resulted in a bay dining area (Photo #60), and terrace which provided a spectacular view of the Appalachian Mountains (1971-1972, Photos #61 & 62). The area underneath the original dining room/ballroom and bay area was excavated and rooms were built to provide a men's lounge, men's and women's locker rooms, exercise room, sauna, and storage area (1970-1971). To further accommodate the members' food and beverage needs the kitchen was again expanded and a patio area overlooking the swimming complex was enclosed on the west side of the clubhouse and dedicated as the Lancaster Room (1974-1975, Photo #63).

The original frame construction continues to form the central structure of the Clubhouse. The most visible alteration is the relocation of three of five French doors. These three were removed in 1971-1972 to build the bay dining room. Two were relocated in the new bay area and the transoms were changed to wood fan arches (Photo #64 & #65). The third door, also with a wood fan arch, was placed in the dining room/ballroom to give access to the back hall and kitchen.

The original exterior wall coverings were wide wood horizontal siding. The interior walls were painted plaster. Today the exterior wall coverings include both the original and matching wood siding. Painted plaster remains on the interior and has been augmented with wallpaper in some rooms (Photo #66). The original gable roof outline remains intact, although dormers have been added and composite shingles and sections of membrane replace the original cedar shake shingles.

The original historic interior features included two cut limestone fireplaces and wainscoting. The original fireplaces remain. The current interior includes ornamental wood baseboards and crown molding, staircases, chair rail, prominent Doric columns supporting dentiled crown molding, and chandeliers (Photos #70, #71, & #72). To the north, there are twelve window sections which are six-over-six and nine-over-nine, single-hung, forming a large bay in the dining area of the ballroom (Photo #73). French doors with wood arches on the east and west sides of the Bay room open to a large terrace and a view of the mountains (Photo #74).

At the main entrance of the clubhouse is a circular-shaped garden which features annual flowers to celebrate the seasons of the year. The driveway allows for cars to pull up to a semi-circular entry with terraced steps leading up to French doors with transoms. A partial roof covering supports square shaped pillars (Photo #75). This area has the most significant change to the building. On the east side an entrance (Photo #57) was created that leads into the Roan room (Photo #58) and Nineteenth Hole (Photo #59). This area was originally a covered open porch but

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was enclosed to provide more dining area (1971). The roof and floor (now carpeted), however, are part of the original design and structure.

Inside the French doors is a slate-floored foyer (Photo #76) which provides access to offices of the general manager and his assistant (Photo #77) and stairs leading up to the administrative offices (Photo #78). Adjacent to the foyer is a parquet hallway (Photos #79 & #80) leading to the original dining room/ballroom and the carpeted bay dining area. Two large double doors enhanced with Doric columns and dentil crown molding (Photo #81) lead into the original dining room/ballroom which features the two fireplace mantels, located on the side walls opposite each other (Photo #82). The original dining room/ballroom exterior wall was partially opened up with the addition of the bay area. The center opening is supported by four equally-spaced large Doric columns separating the original dining room/ballroom from the newer bay dining area (Photo #85). The remaining original exterior wall is now interior and the remaining partial walls which are adjacent to both sides of the columns display the original French doors with wood fan arches (Photo #86).

From inside the bay area is a back hallway that leads to the slate floored Lancaster Room (Photo #63) and to the swimming pool complex (Photo #87) both located on the west side of the Clubhouse.

The upstairs which was added in the early 1950s was originally made into a five room apartment to house the general manager and his family. Today it houses administrative offices for accounting, dining room managers, and the clubhouse maintenance manager.

The original clubhouse floor plan remains intact. It is enclosed with the addition of the bay dining room to the northeast, the addition of the Roan and Lancaster rooms on the east and west sides, the addition of the main entrance and foyer on the clubhouse south side and the second story addition with dormers. These alterations were primarily extensions of existing original architectural lines of the Clubhouse (Photos #67, #68 & #69). Although there have been significant changes to the building, it still retains much of its historic character and within the larger country club "district" is a contributing building.

GOLF PRO SHOP (1 contributing building)

The original one-story pro shop was constructed in the early 1920s and was located twenty feet from the parking lot and 156 feet south of the clubhouse and 445 feet from the entrance of the Maintenance Complex (Photos #1 & #104). It was originally located on the property in a north/south position. It was made with a cinder block foundation, walls of wide, horizontal board siding and a roof of composite shingles. The exterior design was constructed to match the features used in the main clubhouse. The interior included a sign-in and sales area, storage area for golf equipment and a small bathroom. The Pro Shop was rectangular in shape and was originally forty-eight feet long and fifteen feet wide.

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In late 1948 the Pro Shop burned down and was rebuilt in 1949-1950. The new building was turned to an east/west direction and moved so it sat next to the curb of the parking lot for ease of loading and unloading golf equipment. The new one-story design was rectangular in shape and had one small unisex bathroom. The materials used in its construction were cinder block painted to match the color of the main clubhouse. The width of the new Pro Shop was 32 feet wide and 44 feet deep.

To accommodate a growing membership base the Pro Shop was expanded in 1959-1960 by bumping out the east wall by 15 feet and creating a one-step down room to house a sales department that featured equipment, shoes and clothing. The large picture window that was in the original east wall was moved to the new east wall in the same position. This room opened up to a chalet-style porch with a concrete slab floor and roof extension that allowed members and caddies to sit and view the players on the 10th tee-box and 13th green while enjoying refreshments (Photo #105).

The Pro Shop remained the same until 1976 when a further expansion again moved the east wall another fifteen feet and extended the room twenty-two feet south to make room for separate bathrooms for men and women, an extended sales area and a relaxation/snack area. This change hence created an L-shaped floor plan configuration (Photo #105). This change replaced the step-down sales room and outdoor chalet. Today there are two entrances in the current building. The main entry, located on the north side of the building and facing the first tee box, is protected by a portico supported by wood posts (Photo #88). The second entrance is located in the southern end of the building facing the parking lot (Photo #89).

The Pro Shop's importance cannot be over stated. Since the 1920s, it has served as a gathering place for players and guests. It has served as a social center for members who meet to share ideas and conversation on issues that range well beyond the play of golf. It also has served as a storage area for golf equipment and supplies.

MAINTENANCE COMPLEX

(total: 5 contributing buildings, 2 noncontributing building, 1 noncontributing structure)

The Maintenance complex is made up of seven buildings, and one structure. It is located in a wooded area off of the cart path between the 3rd green and the 4th tee-box. Its main access is via a service road that leads to the Golf Pro Shop, a distance of 417 feet and from the main clubhouse, 590 feet. The shape of the complex is rectangular and measures 240 feet long and 120 feet wide. It is surrounded on one side by the 4th fairway and on the other side by residential housing. The front entrance faces the service road and the rear of the complex is bordered by a heavily wooded area. An eight foot high wood fence runs along the edge of the 4th fairway for a distance of 120 feet. A second fence runs 60 feet diagonal that serves as a privacy fence for the

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superintendent's office and supply storage buildings. A third fence measuring 100 feet is positioned at a slight angle to the fairway and ends at the wooded area. The residential side of the complex has a natural barrier with large trees, and dense shrubbery separating it from the residential housing. A sixty-two foot fence is also located on the residential side of the complex and runs from the fuel depot to the cart barn. All the maintenance buildings have retained their original design and structure, although their purpose has changed as time and needs required. The major change is the asphalt paving of the maintenance grounds (1985), which originally were covered by gravel (Photo #90).

Superintendent's Office (1 contributing building)

In the 1930s a superintendent's office building was built in the southwest portion of the complex. The building is twenty feet long and fourteen feet wide. It has bathroom facilities for both the supervisor and staff personnel. The construction includes a cinder block foundation, wood framed board and batten walls, and an asphalt shingle roof. The floor is a combination of concrete and tile. Eighty years later it continues to serve its original function as the superintendent's office (Photo #91).

Supply and Storage/Maintenance Building (1 contributing building)

Simultaneous to the construction of the superintendent's office, the first maintenance shop was built in front of the superintendent's office. It was constructed with the same materials as the office except it had a dirt floor. Its dimensions are twenty-three feet long and fourteen feet wide. The building includes a single wood garage door and a single door located on the side facing the cart barn. Today it serves as a supply storage building (Photo #91).

Employee Facility/Repair Shop (1 contributing building)

In 1948 a single-bay garage was built to the right of the supply storage building for use as an equipment repair shop. It was constructed with cinder block, a tin roof, and a dirt floor. It is eighteen feet in length and twenty feet wide. A steel beam is centered along the length of the building's interior ceiling. In 1950, with the construction of a larger repair shop, this structure became an employee meeting, lunch and locker room. Concrete flooring was added at this time.

Equipment Storage and Maintenance Repair Shop (1 contributing building)

The equipment storage building was constructed in 1950 and sits directly in front of the employee facility building. It initially was used for cart storage until the mid 1960's when it became an equipment storage building. The walls are constructed of cinder block and roof of tin. The front has a double sliding door entrance and the floor is gravel. The size of the structure is 50 feet long

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and 40 feet wide. It is attached with a common wall to the equipment storage & maintenance repair shop with interior doors that open up into the employee facility (Photo #93).

Equipment Storage (1 contributing building)

A separate equipment storage and maintenance repair shop was built in early 1950s and sits adjacent to the equipment storage building. They share a common wall with interior doors. The building is made of cinder block and features a metal roof. The equipment storage portion of the building has a dirt floor and the repair shop has a concrete floor with a rear garage door that allows vehicles to drive in the front sliding door and exit out the back. The dimensions of the building are fifty feet long and thirty feet wide (Photo #92).

Golf Cart Barn (1 noncontributing building)

The Golf Cart Barn was built in circa 1965 and is a large one-story building with a steel frame and walls and roof made of metal. It is located in the northwest part of the Maintenance Complex. It has an asphalt floor and two large sliding doors for easy access. A single door is located between the sliding doors. The cart barn dimensions are seventy-five feet long and sixty feet wide. It is the largest building in the complex and has extensive electrical units throughout the open-spaced structure to allow for recharging of golf cart batteries (Photo #93)

Fuel Tanks Depot (1 noncontributing structure)

A fuel depot was established in 1985 on the north perimeter of the property twenty feet from the Golf Cart barn and across from the Employee Facility. There are two tanks that sit on concrete platforms, one for gasoline and one for diesel fuel. These tanks stores up to 500 gallons of fuel each. Behind them are two 100 gallon recovery tanks for recycling fuel. The ground covering is gravel and runs from the cart barn along the complex line and up to the front entrance. Due to age and lack of historical significance the fuel depot is a non-contributing object.

Pesticide Storage (1 noncontributing building)

A mobile metal storage building was installed to the west of the complex main entrance in 2002. The chemicals stored are a wide variety used primarily for the golf course and flower beds. The metal storage building measures 10'3/4" wide, 7'1/4" deep and 8'high.

SWIMMING POOL COMPLEX

(total: 1 contributing structure, 2 noncontributing buildings, 2 noncontributing structures)

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The swimming pool complex is located southwest of the back of the main clubhouse. The complex includes an Olympic-size pool, a diving pool, children's pool, a bathhouse, and snack shop.

Main Swimming Pool (1 contributing structure, 1 noncontributing building)

An Olympic-size swimming pool was built in 1940-41 by contributions from members (C) and included a joint bathhouse and small snack shop (N), both located in an adjacent building to the west side of the main clubhouse (Photo #87). The pool has retained its original design since its construction. The pool dimensions are 150 feet in length and fifty feet wide.

Other Pools and Structures (2 noncontributing structures, 1 noncontributing building)

The diving pool, added in 1977, is a forty-four foot square pool with a twelve foot depth and three diving boards (N). In 1978 a self-standing bathhouse was constructed with a white stucco exterior and composite shingle roof. This building is a rectangular shape that measures twenty-four feet deep by forty-eight feet wide. The center of the building features an under-roof service desk and on each side of that, a changing and bathroom facility, for men and women. (N) A children's pool was also added at this time and is a nineteen foot square design. It features a small fountain in its center. (N)

Once the self-standing bathhouse was constructed the original, attached building that housed both the snack shop and bathhouse was dedicated for use only as the pool snack shop and was renovated with a new entrance and other amenities. This building is attached to the main clubhouse by a hallway that leads to the kitchen area. The exterior matches the original siding and composite shingles of the clubhouse. The diving and children's pools are considered non-contributing structures. The bathhouse and snack shop are non-contributing buildings.

TENNIS COURT COMPLEX

(total: 2 contributing structures, 3 noncontributing structures, 2 noncontributing buildings)

To the south of the clubhouse are five outdoor tennis courts (three of clay and two hard-surface) and a pro shop complete with offices, sales area, locker rooms, and a sign-in desk. In the 1930s, two clay courts were constructed. They were appended with one of clay and one hard-surface court in 1970 and again in 1974 with one additional hard-surface court (3 NC). In 1974, a modern tennis pro shop was added with an expansive terrace and observation deck and practice area (1 NC, Photo #94). Beyond the outdoor courts is an indoor tennis facility, built in 1982, made of steel with two hard surface courts, restrooms and an observation deck (1 NC, Photo #95).

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Original Clay Tennis Courts (2 contributing structures)

In the early 1930s the Club expanded its recreational venue with the introduction of tennis by building two regulation size courts. They were constructed with clay surfaces and surrounded by a ten foot high wire fence. They are located south of the main clubhouse and pool complex. They have retained their original condition, location and style over the past eighty years. These courts serve as contributing structures of the Johnson City County Club property.

GAZEBO SHELTERS/REST AREAS

(total: 3 contributing buildings, 2 noncontributing buildings)

Five shelters are dispersed throughout the golf course. They were built over a 54 year period beginning in 1947-48 and ending in 2001. They were normally built in conjunction with other construction and/or renovations.

Gazebo Shelters (3 contributing buildings)

Three gazebo shelters built in 1947-48 are located on holes 1, 4 and 9. On the sketch map #1 these shelters are designated as #1, #2, & #4, and are made of four wood pillars supporting a wood shingle clad pyramidal roof. Interior vertical board partitions are aligned below the ridges of the roof, dividing the shelter into four triangular spaces. Continuous wood benches are attached to the interior partitions (Photo #6). The Gazebo shelter on hole 4 was constructed with four wood pillars that support a wood shingle clad pyramidal roof (Photo #12). These three shelters were built in conjunction with the construction of the last 6 holes (holes 4 through 9) started in 1947. Upon completion in 1948 of both the course and shelters the Johnson City Country Club became the only 18 hole golf course in an area that stretched from Roanoke, VA and Morristown, TN.

Gazebo Shelters (2 noncontributing buildings)

Shelter #3 at the fifth tee-box was built in 1975 and is an enclosed structure with bathroom facilities for both men and women. It is located on a circular path in a heavily-treed area just off the main cart path. It is made with a wood shingle pyramidal roof, cinder block exterior walls, concrete floor and large extended overhang on all four sides (Photo #15).

A fifth gazebo shelter #5 on the sketch map was built in 2001 on hole 15 and was made with four wood pillars supporting a wood shingle clad pyramidal roof .

OTHER RESOURCES

(total: 1 noncontributing building)

Walking Golf Cart Caddy Storage Building (1 noncontributing building)

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With the popularity of walking golf cart caddies with or without remote control, the Club in 1988 built a wooden building that was fifteen feet wide and twelve feet deep, approximately twenty-four feet from Clubhouse server entrance. It has a gabled shingle roof similar to that on the main Clubhouse. The floor is made of concrete. It was designed to store and recharge sixteen carts with each owner having a keyed access to the building.

COMMEMORATIVE MONUMENTS & MEMORIAL

The property at the Johnson City Country Club includes twenty-one commemorative monuments and plaques. Of these, three are monuments and are located on the tee box on hole #1 and between holes 4 and 5, and 6 and 7. There is also a commemorative observation deck. These resources have been noted, but because of their small size and scattered locations, they do not impact the overall integrity of the golf course and are not counted as contributing or noncontributing.

The monument on the 1st hole is dedicated to Timothy K. Holbrook who was the assistant golf pro at the club from 2004 to 2008. He unexpectedly passed away at the age of 47. Because of his close relationship with the membership, a golf tournament was held and proceeds used to construct a brick monument 44" high in the back and 30" high in the front with a bronze plaque that bears a relief bust of T. Holbrook (Photo #98). Both the monument and Holbrook Deck were dedicated in 2008.

The second monument dedicated in 1981, is located between the 6th green and 7th tee-box and is nestled in the middle of a large planting bed. The three-foot concrete base is covered with crushed marble chips and a 14" wide and 10" tall plaque. Augmenting this monument is a commemorative water fountain that is 32" high. The monument is in honor of Walter A. McLeod, MD and was donated by family members and friends (Photo #99).

The third is the Harman Pond monument dedicated in 1996, made up of un-carved limestone with natural surfaces measuring 36" x 26" high. It is located behind the 4th green on the path leading to the 5th tee-box. Sitting on a hill, it overlooks a pond named after the Harman family. The pond was expanded with rock and a flower garden in 1999 in memory of long-standing members, Joyce and Estel Harman (Photo #100).

Behind the 9th green is a row of crepe myrtle trees dedicated in 2005, to a long-time member, Al Ferguson (Photo #101).

On the 5th hole fairway is the Memorial Tree Garden started in 2007, with thirteen Leyland Cypress trees dedicated to past members (Photo #102).

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Three other plaque dedications are located throughout the property. They are dedicated to Brigadier General Jere Hickman (1998), J.G. McAfee (2005), and Bob Carter (2006). Each plaque is surrounded by an elaborate flower garden, shrubbery display and/or ornamental trees that enhance the natural beauty of the Tillinghast course design.

Tim Holbrook Dining & Observation Deck

The Holbrook Deck was constructed in 2008 under the 300 year old Oak tree which was located on the east side of the clubhouse between the sixteenth tee-box and the eighteenth green. It was dedicated to honor Tim Holbrook, past Assistant Golf Professional, who passed away suddenly on March 10, 2007. The wood deck was a two tier structure that was used for lunch, dinner, parties and to observe member play (Photo #96). The deck was recently removed in the spring of 2011. It was replaced by a new Holbrook Deck that is more elaborate, larger and with many more amenities. The structure is made from a variety of stones provided and built by General Shale Corporation of Johnson City. It is an irregular shaped structure and measures twenty-four feet wide and thirty feet long (Photo #97).

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STATEMENT OF SIGNIFICANCE

The Johnson City Country Club is located in Johnson City (pop. 63,152), Tennessee. It was organized in 1913 and construction of the current clubhouse and golf course was begun in 1920. The property is eligible for the National Register of Historic Places under Criterion C in the area of landscape architecture as an exceptional example of the work of Arthur Warren (A.W.) Tillinghast, a nationally known figure in golf course design and the developer of the strategic golf course. The eighteen hole golf course was designed by Tillinghast, although the front nine holes were not built until 1941-1942 and 1947-1948. By the fall of 1948 the course had grown to become the only eighteen-hole golf course in a 200 mile radius stretching from Roanoke, VA to Tate Springs, TN, a suburb of Morristown, TN. Under criterion A, the property is significant in the area of recreation and culture as the premier golf course in the region and for its role in the development of high school and collegiate golf. In May 1947 golf was introduced as an intercollegiate sport at East Tennessee State College (now East Tennessee State University or ETSU). As a result of the Club membership's support, the college team practiced, played matches and held fund raisers at the Club. The Johnson City Golf Club has undergone some changes but retains its integrity and the historic Tillinghast design. The period of significance extends from the beginning of the course in 1920 to 1961.

BACKGROUND

The traditions and history of the Johnson City Country Club are inseparably tied to the history and development of East Tennessee and Appalachia. These lands were explored and settled by well-known historic characters such as Daniel Boone, Davey Crockett, Henry Johnson, and Civil War General John Wilder. The development of railroads inspired the growth of industries which brought well-paying jobs to the region. Thus was born the need for civilized leisure activities, such as the game of golf, a popular new import from Scotland and the British Isles.

Indeed, the late nineteenth century brought growth and development to Johnson City, spurred in large part by the development of three rail lines: East Tennessee and Virginia Railway (1857-58), East Tennessee and Western Carolina Railway (1881) and the Carolina, Clinchfield and Ohio Railway (1890). These connected the region to population centers and industries of the Northeast, but also to the resources of Appalachia and the South. Industrialists such as Andrew Carnegie and John Wilder saw vast potential at the intersection of rail lines where coal was brought from one direction and iron ore from another. One of the original hotels in Johnson City bore Carnegie's name and was located near the property where the Johnson City Country Club now stands.

The tradition of the Johnson City Country Club is not only defined by its physical presence with the friendly old southern mansion design that welcomes each visitor and the beautifully cared for course and grounds; it is also defined by the human connections and interactions facilitated

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therein. Through the decades, the walls of the clubhouse have been host to regular meetings of civic institutions such as the Rotary, Kiwanis, Lions Club, and Chamber of Commerce. In the midst of the Second World War the Club hosted numerous USO and Red Cross fundraising events, and similar community-building events that continue to this day.

In 1909 a group of men in the community had a vision of bringing golf to Johnson City, Tennessee. Before this time the sport was known and loved only by those lucky enough to live near an established course. The rural nature of Appalachian Tennessee had seen the development of only one golf course which was many miles away in Bristol, Tennessee. The Johnson City Country Club became a state-recognized entity in September, 1913 with nearly 200 names on the original member list, led by the five men who organized it.

The original five charter members of the Club were no strangers to ambition or accomplishment. These men were a “who’s who” of Johnson City’s history. George T. Wofford was vice-president of Tennessee National Bank. H.L. “Bud” White moved to Johnson City in 1908 to start White Lumber Company and in 1916 he founded the Hugh L. White Agency, a general insurance brokerage. Businessman Lee F. Miller created the Empire Chair Company in 1902. Adam B. Crouch served as president of Unaka National Bank. Allen Harris, president of Harris Manufacturing, began a woodworking business in 1898, which made, among other things, golf clubs.

Driven by the insight that building a club and golf course would require a capital investment, the original organization secured two charters on the same day as follows: one charter, known as the Watauga Corporation, was created for the sole purpose of selling common shares to raise money to purchase property, build a golf course and club facilities. The second charter, under the name of the Johnson City Country Club was created for the sole purpose of maintaining a club for social enjoyment in the vicinity of Johnson City.

In 1914 a temporary course was built on sixty acres leased from Harry D. Gump, a local entrepreneur. The Club grew quickly with a nine-hole golf course and a small cabin built to serve as a headquarters and equipment storage. The Club played on the Gump property until outgrowing their small cabin clubhouse and storage building.

JOHNSON CITY COUNTRY CLUB

The Watauga Corporation’s financing efforts came to fruition in 1918-19 when the sufficient sale of shares amassed \$45,000 to allow for the purchase of land, and the hiring of top-notch architects. On January 1, 1920 and June 15, 1920 purchases of six tracts of land created a total of 120.26 acres to be used for a new golf course and clubhouse. Gump had plans to develop the land where the Club was located, so land was purchased east of the first course.² By the close of 1921 the Club’s successes included the purchase of the new land, the planning and construction of the golf

² J.D. Greene, “Country Club Has Big Role in City, *Johnson City Press-Chronicle*, September 25, 1960.

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course, and the completion of a dignified, yet welcoming, new clubhouse. Having served its purpose, the Watauga Corporation was paid in full and officially turned over its assets to the Club in September 1945. Two well-known designers were involved in planning and designing the Johnson City Country Club, A.W. Tillinghast (Tillie) was hired to design an eighteen-hole golf course and Donald R. Beeson was hired to design the clubhouse. Tillinghast had a national reputation as a golf course designer, especially after his design for the Baltusrol Golf Club in Springfield NJ, begun just before the Johnson City project. Beeson was a prominent architect in East Tennessee and Western North Carolina.

Construction began on the first nine holes of the golf course (today the back nine) and the Johnson City Country Club became the center of Johnson City society. In addition to golf, the Club played host to theater productions, fashion shows, and other cultural and civic events, such as the Rotary-Anns. During the 1930s and WWII, the Club sponsored fund raisers for war relief and USO functions. An invitational golf tournament and member-guest tournament were started around this time and continued for many years. It was during this period that the Club membership grew to over three hundred and the clubhouse became a center for social, cultural, and recreational events for Johnson City and the surrounding area. It was also during this period that established the Club's reputation as a stalwart of the community, a supporter of local civic and social groups with a membership that represented the movers and shakers of Johnson City, Washington County and the Tri-Cities area.

During the 1920s, a golf pro shop was opened and in the 1930s two clay tennis courts were added to the country club. During the Great Depression, the Club operated as a public fee course, from the fall of 1933 to early 1937, when it went back to being a private course. Around 1940-1941, a swimming pool, bath house, and snack shop were added to the complex. Club member Dan Wexler organized a successful effort in the late 1930s to raise funds to build the first swimming pool. Since that time the pool has been rebuilt and expanded to include family-friendly amenities such as a pool and play area for children, a new snack shop, shower and locker room facilities and the first diving pool in the Tri-Cities. Also in 1941, the WPA paved the Club's parking lot.³ Three additional golf holes (1-3 today) were added in 1942.⁴

In 1947 the Club hired Theo Webster as its first golf professional, who, working with Lon Mills of Knoxville, spent that year constructing the remaining Tillinghast golf holes, numbers 4 through 9.⁵ The Club tradition of retaining a top PGA Professional and having pro golfers play on the course began early in the history of the complex and has continued. For example, pro golfer Sam Snead played a charity exhibition in 1947 and set a course record that stood for sixteen years. A year later Babe Didrikson Zaharias played golf at a fund-raising exhibition at the Club. In 1965 Arnold

³ Johnson City Country Club board minutes, January 20, 1941.

⁴ Greene, *ibid.*

⁵ In 1936, Webster was recognized as the youngest golf pro in the U.S. Gene Pearce, *The History of Tennessee Golf* (Nashville: Hillsboro Press, 2002), 36.

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Palmer and Doug Sanders gave an 18 hole exhibition in front of 4,000 spectators who witnessed Palmer's sixth career hole-in-one on the par 3 hole 2.⁶

Webster, together with Archie McNeal an East Tennessee State College (now East Tennessee State University, ETSU) instructor, was instrumental in initiating golf as an intercollegiate team sport in Johnson City at the college. The annual budget in the first year (1947) was \$50.00 and the school team practiced at the Johnson City Country Club.⁷ Hal Morris was the first golf coach at ETSU from 1958-1983. After a three year hiatus due to budget cuts, the program was revived and Fred Warren from Oklahoma State University was hired. Under the tutelage of Coach Warren, this program grew from obscurity to national prominence in a few short years. It has produced twenty-three All-America players, including ten multiple winners. In 1967 ETSU Alumni, Larry Hinson, having honed his skills on the Tillinghast course, won the NCAA national College Golf Championship. The program is now considered the premiere and most consistent college golf program in the state. For the past forty plus years, ETSU has been one of the top-ranked golf schools in the country according to the NCAA, Division 1 Coach's Poll. Upon graduation, dozens of players became winning professional golfers on the PGA and international tours. The ETSU team has won numerous titles and has produced more professional golfers than almost any other collegiate program in the country.

One important Club tradition is its role as a conduit for the sharing of ideas and making connections between the movers and shakers of Johnson City. Not only have many dealings of private enterprise been ironed out between partners while shooting a round of golf, but support for charitable causes has also benefited from the connections made at the Club.⁸ The Club was instrumental in helping to raise millions of dollars by hosting Club functions for a wide range of charities and civic institutions including the Red Cross, Junior League, Rotary (weekly Tuesday meeting), Kiwanis and War Relief and USO functions (1942-1945). In addition, the Johnson City Little Theater Guild, which was reorganized in 1924, had performances here. "Its first performance was presented in the modest frame building that was, at the time, the home of the Johnson City Country Club."⁹ Monies from Club functions also funded athletic programs at East Tennessee State University. The Club's tradition of giving was not exclusive to charities, universities, or high schools alone but to its employees as well. When Assistant Golf Professional Tim Holbrook collapsed with a fatal heart attack at the age of 47, the membership responded with a memorial plaque and service at the first tee. With the funds raised through the sponsorship of an

⁶ "Estimated 4,000 see Palmer fire 67, hole-in-one in golf exhibition here," *Johnson City Press-Chronicle*, September 7, 1965.

⁷ Pearce, 37-38. Robert D. Jordan, "A Memoir: The Genesis of Varsity Golf," September 3, 1998. Unpublished manuscript in the Johnson City Country Club archives.

⁸ "Country Club Has Big Role In City" describes importance of Club to attracting new industry, *Johnson City Press-Chronicle*, September 25, 1960.

⁹ Joyce Cox and W. Eugene Cox. *History of Washington County Tennessee*, Johnson City, TN: The Over Mountain Press, 2001, p 423

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“Annual Holbrook Golf Tournament” the Club built a large outdoor deck in Holbrook’s name - under the same oak tree where A.W. Tillinghast sat when he sketched out the course design.

Tennis has also been an important aspect of the Club. Initially, two outside clay courts were built in the 1930s. Since then the Club facilities have expanded to three fully-lit clay and two hard surface outdoor courts and two indoor tennis courts that may be enjoyed year-round. The tennis program at the Club boasts a dedicated pro shop and staff. Both adult and youth tennis programs have yielded players who have excelled at the local, regional, and national levels. Pete Zannis was hired by the Club as its first tennis professional in 1975. Zannis also serves as the tennis coach for Science Hill High School and was honored as Coach of Year by the TSSAA in 2008. The Club’s membership supported this long-term partnership by providing the coaching services of its tennis pro and tennis facilities. The results have been the capture of over twenty team and individual State of Tennessee championships.

As the Club continued to gain membership, the physical plant of the Johnson City Country Club also changed. In 1948 the original pro shop burned and a new Pro Shop was built in 1949-50. A partial, second floor of the clubhouse was built with dormers to the right side of the main entrance. This addition included a full kitchen and bath, living room and bedrooms that served as living quarters for the Club managers in 1950-52. A maintenance building and new pro shop and snack shop were built in the 1950s. Minor changes were made to the Tillinghast-designed golf course, with the hire of architect John B. LaFoy whose mission was to update the course to current USGA standards while retaining the character defining features of the course.¹⁰ Renovations and changes to the clubhouse occurred in the 1970s and around 2002.

The Johnson City Country Club has served as a driving force in the development of the social, recreational, and cultural life of the Johnson City community. This alliance grew from the vision of a few local leaders to an establishment that has touched many thousands of lives while carrying its rich traditions into the modern era.

ALBERT WARREN (A.W.) TILLINGHAST (TILLIE)

A.W. Tillinghast, America’s preeminent golf course architect of the era, was hired to design an eighteen-hole golf course for the Club. He arrived in Johnson City and immediately went to work with a crew of sixty men. He was often seen sitting in quiet contemplation under one of the Club’s over 200-year-old Oak trees on the property. Enjoying a pipe with his sketchpad at hand, Tillinghast let the natural aesthetic of the land dictate each hole’s layout and features. The Club, perhaps due to financial constraints, decided to start by building only nine holes from Tillie’s eighteen-hole course design. Once completed, these holes became what is now the “back-nine” of the course. The remaining nine holes would wait nearly two decades to be built.

¹⁰ See section 7 for detailed description of the course and changes.

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His life

Albert Warren Tillinghast was born on May 7, 1874, in the northern section of Philadelphia. He was the only child of Benjamin C. Tillinghast and Lavinia M. Davis. He started life as a spoiled child who never finished a single school that he attended.¹¹ As a young man, golf became his passion. He traveled to Scotland to study under the legendary "Old" Tom Morris who is known as the creator of the original Scottish game of golf and was the first to design what we now consider classic golf course architecture. In 1909 he was given the opportunity to lay out a course for Shawnee-on-the-Delaware, located in Pennsylvania. With that opportunity he found his true vocation as a golf course architect. Over the next two decades he designed several notable courses which would come to achieve national recognition. When the 1930s Depression curtailed golf course construction he became a course inspector for the PGA, an organization which he and others founded. In 1940 he experienced a heart attack and moved to Ohio to be with his daughter. He succumbed to a second heart attack in 1942 at the age of 68.

His Career

Tillie's career as an architect really took off when he was given the commission for a course that today is ranked in the top thirty best in the U.S., Baltusrol Golf Club. This design made his reputation and he spent the 1920s designing other notable courses such as: Winged Foot, Ridgewood, Bethpage Black, Oak Hills, and Pine Valley. Tillinghast courses have hosted, or are scheduled to host, twelve national championships over a ten year period that began in 2006. The cornerstone of Tillinghast's career is in his courses.

His Philosophy

In many ways Tillinghast was the genesis of golf and golf culture in the United States. His golf course design philosophy has been studied and emulated by golf course architects for the past eighty years or more. He developed and promoted the concept of "the course beautiful," where natural features are incorporated as greens, bunkers and natural hazards; his regard for natural appearance led to a corresponding aversion to straight lines and right angles. His designs at the Johnson City Country Club Golf Course reflect these principles.

Perhaps the greatest contribution to golf course design was Tillinghast's part in the development of the strategic course. In the early decades of golf, courses tended to follow the penal concept, where there is only one route from tee to green and a player is penalized for any deviation from that path. Tillinghast and his contemporary, Donald Ross, were innovators in the strategic layout, where a player must make a decision, weighting perhaps a shorter route against an increased risk of encountering a particular hazard. Tillinghast's design for the Johnson City Country Club golf course is an excellent example of a strategic plan. Because of the unique natural setting of the

¹¹ Watson, 20.

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greens and diagonal placement of the bunkers the player on several holes is challenge to take significant risk or play it safe. The Club's golf course and strategic design also reflected Tillie's dislike of straight fairways. He designed fairways that twisted and turned around hazards and roughs. This is especially true on holes 7, 12, 14, and 15. There are a few straight fairways but most holes have a natural feature to follow.

One of Tillinghast's innovative ideas was to design tee-boxes that were large in size and flat in design. This allows for placing tee-markers in numerous locations which offer the golfer many challenging opportunities. Before this tee-boxes were small and tee-markers set in a common place. Johnson City golf course tee-boxes reflect this approach. Another characteristic of a Tillinghast design is a tee situated to feature a specific tree. Fortunately the Johnson City golf course is endowed with nearly forty varieties, of oaks, maples, black walnut, and beech trees, to name a few, that offer the player a variety of natural targets with which to direct the flight of the ball.

In the early days of golf, greens were mostly flat. Tillinghast gained a dislike for these flat greens when he was in Scotland. His approach was to use natural contours and undulations that were in concert with natural surroundings. The greens at Johnson City truly reflect this characteristic as it is hard to find a truly level spot on any green. Two and three tier greens when combined with the contours and undulations he designed make for a challenging finish for any hole making a two putt a premium.

Above all, Tillinghast is best known for his bunkers. Tillie ignored the practice of placing bunkers that traverse the fairways which was a common practice at that time. Instead he designed and placed bunkers in diagonals to the line of play. Because he believed that a player should be challenged and rewarded for a good shot and penalize for a poor shot many of his bunkers were dug deep to present a blind view of the hole. Johnson City's golf course is an excellent example of both diagonal and deep dug bunkers. These style designs are best demonstrated on holes 3, 7, 8, 10, 13, 14, and 18. None of these bunkers are the same, in fact, there is no typical Tillinghast bunker, for "the man was infatuated with bunkers and constitutionally incapable of building two that were alike."¹² The pattern of bunkers for each hole was designed to meet the natural topography of that hole. After many years of member play and wear and tear by Mother Nature, the bunkers at Johnson City were in need of being built back to their original condition in the mid eighties. To insure that Tillinghast's designs and style were kept intact the Club hired architect John LaFoy, a disciple of the "strategy of play" and "working closely with nature and our environment", with the primary mission to retain Tillinghast's original designs and styles.¹³ Within the confines of this arrangement J. LaFoy also was to update the greens/bunkers to current USGA guidelines.

¹² Robert S. Trebus and Richard C. Wolffe. Baltusrol: 100 Years The Centennial History of Baltusrol Golf Club, Springfield, NJ: The Club, 1995, 70.

¹³ John B. LaFoy letter of recommendation to Johnson City Country Club, February 20, 1984, Club Archives

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An opening running shot to the green is another Tillinghast trademark found at the Johnson City Country Club. The greens offer the player the option to hit a low running shot through a small opening at the front or side of the green rather than one that is carried over bunkers or rough to the green surface. A final characteristic of a Tillinghast design is what is described as his ability to disguise distances from shot to shot; some call it devious. He would remove trees and locate bunkers to make the correct distance to a hole deceptive. Other techniques he used included the tilting of greens so putts went in unexpected direction, or positioning greens so that only the top of the flag would be visible from the fairway or behind a rise, thus concealing the green. While this deviousness can be found on almost any hole on the course, the holes 3, 4, 7, 8, 10, 12, 13, 14, 15, and 18 mostly reflect this deception.

The importance of A.W. Tillinghast's legacy cannot be understated. His foresight and architectural brilliance is still enjoyed by golfers today at famous golf destinations such as Bethpage Black in Farmingdale, New York; Ridgewood in Paramus, New Jersey; Baltusrol in Springfield, New Jersey; Oak Hills in San Antonio, Texas; Pine Valley in Clementon, New Jersey; and Winged Foot in Mamaroneck, New York.¹⁴ According to *Golf Magazine's The Top 100 Courses in the U.S. and the World* Tillinghast designed golf courses are ranked ten out of 100 in the US and seven out of 100 worldwide.¹⁵

Tillinghast not only designed golf courses, he was instrumental in founding the United States Professional Golf Association and later stepped in to save it from ruin during the Great Depression. This is most fitting because many USPGA events, US Open championships, and Ryder Cup events continue to be played on his courses. There are over 120 active Tillinghast courses in the U.S. today. The Tillinghast course at the Johnson City Country Club, the Club's most prized possession, is the only remaining active "Tillie" course in the state of Tennessee It is considered a true classic among golf course designs which allows the Johnson City Country Club to remain a leader in providing a quality golf experience.

While the course is the focus of significance for Johnson City Country Club, there are a number of other resources located on the property, which contribute to the integrity of the resource and others that are intrusions. The most notable of these is the clubhouse which was designed and constructed at the same time as the golf course.

DONALD R. (RICHARD) BEESON (SR.)

The second architect of note in the history of the Club is Donald R. Beeson, a building architect of regional significance, who has been heralded for his timeless designs. His work ranged from

¹⁴ A.W. Tillinghast, *The Course Beautiful: A Collection of Original Articles and Photographs on Golf Course Design*, Lynchburg, VA: Progress Printing, 1995, 14-15. The collection was compiled by Richard C. Wolffe, Jr. and Robert S. Trebus.

¹⁵ Email from Tony Ferro, September 22, 2011.

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private residences to businesses and larger institutions. At a time when few architects practiced in Johnson City, Beeson's client base covered a geographic area that included East Tennessee, Western North Carolina, and Southwest Virginia. D. R. Beeson's work can be found in the stately buildings on the campuses of East Tennessee State University, King College, and Lees-McRae College. Montrose Court Apartments (NR 4/21/80), in Johnson City's Tree Streets Historic District (NR3/12/96), was Beeson's first design in the state to have been awarded a place on the National Register of Historic Places.

Beeson was born in 1881 in Uniontown, Pennsylvania and attended Washington and Jefferson College for two years. He worked as a draftsman for United States Steel in Gary, Pennsylvania and later completed a correspondence course in architecture. In 1905 he moved to Bristol, Tennessee/Virginia and worked for George Carter, who was establishing the Carolina, Clinchfield and Ohio Railway.¹⁶ Donald R. Beeson began his architectural practice in 1912 in Johnson City. His interest in architecture would compel him to study building designs for hours, collect books and sketch various designs which he kept in a book that would become instrumental in his firm's future success. He was a member of the American Institute of Architects, Tennessee Society of Architects, served on the zoning board for Johnson City, and taught at the university in Johnson City. His son Donald Jr. joined him in his architectural practice in 1952. The firm exists today as Beeson, Lusk & Street.¹⁷

A member of the Johnson City Country Club, Beeson was selected to design the new clubhouse in 1919, providing the membership with the social amenities, locker room facilities, and a meeting hall for a large and growing organization. The eclectic design combined elements of Craftsman and Classical Revival styles. The exterior reflected the Craftsman style in its exposed rafters, low pitch roofline, overhanging eaves, and large porches. Classical details were found in the large double-leaf glass doors with arched transoms and interior woodwork. An original architectural drawing enhanced with watercolor is on display in the Clubhouse's main entry way. The construction of the building was completed in 1920. Although it is not known if Tillinghast and Beeson collaborated on the design of the clubhouse, the building appears to reflect Tillie's ideas. In his book, *The Course Beautiful*, Tillinghast stated, "In my opinion the club room should reflect the character of the immediate outdoors, almost to the extent that the course itself is part of its surroundings". He later stated, "I am a very strong advocate for appropriate club houses after suitable golf courses."¹⁸ When viewing the results of both architects' efforts it appears that they were of the same mind.

¹⁶ <http://cass.etsu.edu/archives/afindaid/a164.html> Archives and Special Collections, East Tennessee State University, accessed 10/16/00.

¹⁷ Robbie Jones. "Historic Architecture Report for SR-91 Improvements, Elizabethton, Carter County, Tennessee," 36; and <http://www.blsarch.com/> accessed 6/6/11.

¹⁸ Tillinghast, 32.

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The Clubhouse building's original structure remains largely intact today. There were some additions and alterations in the early 1950s and 1970s that were designed to retain and reflect the same features prominent in the original structure. While there has since been occasional updating to meet changing membership needs as well as decorating trends and styles, it has continued to reflect the warmth and comfort of the original structure.

CONCLUSION

Johnson City Country Club is eligible for the National Register of Historic Places under Criterion C, as a seminal and defining work of a master golf course architect, A. W. Tillinghast. It is also significant under Criterion A for its role in the development of competitive golf in the region. Initially it was designed and constructed in 1919-20; then expanded to eighteen holes in the 1940s. By 1965, when Arnold Palmer and Doug Sanders gave a golf exhibition in front of 4,000 spectators, it had blossomed into one of the most respected golf courses in the Southeast, hosting numerous amateur and professional tournaments and fund-raisers adding to the growing national recognition of its designer, A.W. Tillinghast.

Tillinghast is recognized as one of the United States' greatest golf architects. Acknowledged during his lifetime by his contemporaries and numerous golfers as a genius, his courses have stood the test of time. In 1940 when selected as the site of the U.S. Amateur Championship, Winged Foot became the fortieth national championship played on a Tillinghast course. In a two-year period during the 1970s five major tournaments were held on Tillinghast courses. In the period beginning in 2000, Tillinghast courses have or will have hosted 12 national championships including the 2005 PGA at Baltusrol, the 2006 U.S. Open at Winged Foot and two U.S. Opens at Bethpage Black.

Created in the first ten years of his career, the Johnson City Country Club Golf Course is one of "Tillie's" earlier designs. Many more would be developed over his next twenty years, but in the State of Tennessee and as one of the few found in the Southeast, only the golf course in Johnson City remains active and vibrant.

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VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION

Johnson City Country Club Legal Boundary Description

BEGINNING at a point on the northwesterly right-of-way line of East Unaka Avenue, said point being the common corner of the Johnson City County Club and B. Hubbard; thence North 40 degrees 28 minutes 39 seconds West a distance of 678.93 feet to a point; thence South 49 degrees 54 minutes 00 seconds West a distance of 191.35 feet to a point on the northerly right-of-way line of Country Club Court; thence North 36 degrees 20 minutes 00 seconds West a distance of 734.92 feet to a point; thence North 58 degrees 30 minutes 00 seconds West a distance of 24.09 feet to a point; thence South 36 degrees 20 minutes 00 seconds East a distance of 682.33 feet to a point; thence South 42 degrees 00 minutes 00 seconds West a distance of 876.73 feet to a point; thence North 48 degrees 00 minutes 00 seconds West a distance of 1,383.70 feet to a point; thence North 42 degrees 00 minutes 00 seconds East a distance of 130.00 feet to a point; thence North 18 degrees 20 minutes 00 seconds West a distance of 205.80 feet to a point; thence North 07 degrees 39 minutes 31 seconds East a distance of 7.22 feet to a point; thence North 22 degrees 28 minutes 08 seconds East a distance of 60.17 feet to a point; thence North 54 degrees 27 minutes 44 seconds East a distance of 18.41 feet to a point; thence North 74 degrees 38 minutes 09 seconds East a distance of 16.79 feet to a point; thence South 81 degrees 53 minutes 24 seconds East a distance of 22.29 feet to a point; thence North 81 degrees 25 minutes 36 seconds East a distance of 99.50 feet to a point; thence North 89 degrees 42 minutes 36 seconds East a distance of 18.18 feet to a point; thence North 87 degrees 59 minutes 36 seconds East a distance of 45.04 feet to a point; thence North 31 degrees 08 minutes 36 seconds East a distance of 62.53 feet to a point; thence North 61 degrees 58 minutes 03 seconds East a distance of 252.97 feet to a point; thence North 61 degrees 55 minutes 27 seconds East a distance of 110.00 feet to a point; thence South 23 degrees 28 minutes 49 seconds East a distance of 7.90 feet to a point; thence North 57 minutes 55 minutes 22 seconds East a distance of 111.66 feet to a point; thence North 24 degrees 21 minutes 33 seconds West a distance of 27.00 feet to a point; thence North 65 degrees 38 minutes 27 seconds East a distance of 581.98 feet to a point; thence North 13 degrees 03 minutes 33 seconds West a distance of 1,322.53 feet to a point; thence North 08 degrees 50 minutes 20 seconds East a distance of 31.61 feet to a point; thence South 72 degrees 20 minutes 46 seconds East a distance of 347.45 feet to a point; thence North 45 degrees 08 minutes 03 seconds West a distance if 22.04 feet to a point; thence North 75 degrees 09 minutes 03 seconds West a distance of 183.94 feet to a point; thence South 15 degrees 57 minutes 27 seconds West a distance of 56.80 feet to a point; thence North 70 degrees 46 minutes 48 seconds East a distance of 900.67 feet to a point; thence South 67 degrees 51 minutes 00 seconds East a distance of 224.75 feet to a point; thence South 46 degrees 01 minutes 04 seconds East a distance of 121.89 feet to a point; thence South 56 degrees 20 minutes 05 seconds East a distance of 397.75 feet to a point; thence South 21 degrees 08 minutes 44 seconds East a distance of 512.54 feet to a point; thence South 62 degrees 39 minutes 44 seconds West a

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distance of 583.21 feet to a point; thence South 27 degrees 31 minutes 37 seconds West a distance of 290.41 feet to a point; thence South 51 degrees 40 minutes 24 seconds East a distance of 792.63 feet to a point; thence South 42 degrees 00 minutes 00 seconds West a distance of 231.80 feet to a point; thence South 48 degrees 00 minutes 00 seconds East a distance of 160.0 feet to a point; thence South 42 degree 00 minutes 00 seconds West a distance of 124.30 feet to a point; thence North 48 degrees 00 minutes 00 seconds West a distance of 160.00 feet to a point; thence South 42 degrees 00 minutes 00 seconds West a distance of 80.00 feet to a point; thence South 48 degrees 00 minutes 00 seconds East a distance of 160.00 feet to a point on the northwesterly right-of-way line of East Unaka Avenue; thence South 42 degrees 00 minute 00 seconds West along the northwesterly right-of-way line of East Unaka Avenue a distance of 960.00 feet to the point of **BEGINNING**.

See figures 1 and 2.

This includes all the land associated with the Johnson City Country Club. Early deeds for the property show 120.26 acres but the most recent survey on March 2, 2010 shows 130.78 acres for the site. This includes small parcels of land added in the 1960s and correction of the original deed.

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PHOTOGRAPHS

Photo by: Anthony E. Ferro
Date: 2006, 2010, 2011
Digital image/negative: Tennessee Historical Commission

Photo by: Anthony E. Ferro (except # 3 and 48)
Date: 2006, 2010, 2011
Digital image/negative: Tennessee Historical Commission

- #1 JCCC Course & Facilities
- #2 JCCC - Survey conducted on 3-08-10
- #3 JCCC Course Architect - A. W. Tillinghast
- #4 JCCC Golf Course - 1st Hole-facing N
- #5 JCCC Golf Course - Hole 1 Green Side View- facing W
- #6 JCCC Golf Course - Gazebo Shelter #1 on Tee #2-facing S
- #7 JCCC Golf Course - Hole 2 Fairway-facing NW
- #8 JCCC Golf Course - Hole 3 Fairway-facing S
- #9 JCCC Golf Course - Behind Hole 3 Green-facing NE
- #10 JCCC Golf Course - Hole 4 Fairway-facing W
- #11 JCCC Golf Course - Hole 4 Green-facing W
- #12 JCCC Golf Course - Gazebo Shelter #2 at 4th Green-facing E
- #13 JCCC Golf Course - Hole 5 Fairway-facing S
- #14 JCCC Golf Course - Hole 5 Green-facing S
- #15 JCCC Golf Course - Hole 5 Shelter #3-facing W
- #16 JCCC Golf Course - Hole 6 Fairway-facing NW
- #17 JCCC Golf Course - Hole 6-Green Approach-facing NW
- #18 JCCC Golf Course - Hole 7 Tee to Green-facing E
- #19 JCCC Golf Course - Behind 7th Hole Green-facing W
- #20 JCCC Golf Course - Hole 7-Two-Level Green-facing-facing E
- #21 JCCC Golf Course - Hole 8 Fairway-facing S
- #22 JCCC Golf Course - Hole 8 Two-Tier Green-facing S
- #23 JCCC Golf Course - Hole 9 Green Approach Shot-facing N
- #24 JCCC Golf Course - Hole 9 Behind Green-facing S
- #25 JCCC Golf Course - Hole 10 Behind Green-facing S
- #26 JCCC Golf Course - Hole 10 Side View Green-facing W
- # 27 JCCC Golf Course - Hole 11 Tee-Box-facing E
- #28 JCCC Golf Course - Hole 11-Green Approach-facing SE
- #29 JCCC Golf Course - Hole 12-Tee-Box-facing W
- #30 JCCC Golf Course - Hole 12 Behind Green-facing E
- #31 JCCC Golf Course - Hole 13 Tee-Box and Fairway-facing S

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- #32 JCCC Golf Course - Hole 13 Two-Level Green-facing S
- #33 JCCC Golf Course - Hole 14 Tee-Box and Fairway-facing E
- #34 JCCC Golf Course - Hole 14 Green Side View-facing S
- #35 JCCC Golf Course - Hole 14-Green Approach-facing E
- #36 JCCC Golf Course - Hole 15 Fairway-facing W
- #37 JCCC Golf Course – 15th Green Approach-facing S
- #38 JCCC Golf Course - Hole 16-Tee Box & Fairway-facing S
- #39 JCCC Golf Course - Hole 16 -Green Approach-facing SW
- #40 JCCC Golf Course - Hole 17-facing N
- #41 JCCC Golf Course - Hole 17 two-tier Green-facing N
- #42 JCCC Golf Course - Hole 18 Tee Box Side-facing E
- #43 JCCC Golf Course - Hole 18 Green Approach-facing W
- #44 JCCC Golf Course - Hole 18 Behind View of Green & Fairway-facing SE
- #45 JCCC Golf Course - Practice Putting Green-facing S
- #46 JCCC Golf Course - Practice Driving Range-facing E
- #47 JCCC Golf Course - Scoring Stand-facing N
- #48 JCCC Clubhouse - Architect- D.R. Beeson
- #49 Original Clubhouse 1920-facing S
- #50 JCCC Original Clubhouse - 1920-facing SW
- #51 Original Clubhouse- side porch, rear patio 1920-facing E
- #52 JCCC Clubhouse Third phase construction -Main Level
- #53 JCCC Clubhouse - Addition of Ground (lower) Level
- #54 JCCC Clubhouse - Second Story Addition-facing E
- #55 JCCC Clubhouse - Dormer-facing E
- #56 JCCC Clubhouse - Main Entrance-facing E
- #57 JCCC Clubhouse - Roan Rm. & 19th Hole-facing S
- #58 JCCC Clubhouse- Roan Room-facing E
- #59 JCCC Clubhouse -Nineteenth Hole-facing SW
- #60 JCCC Clubhouse -The Bay Dining Room-facing SE
- #61 JCCC Clubhouse- Bay Room Terrace-facing S
- #62 JCCC Clubhouse- Bay Room Terrace-facing S
- #63 JCCC Clubhouse - Lancaster Room-facing W
- #64 JCCC Clubhouse - Original Doors with Wood Fan Arches-facing SW
- #65 JCCC Clubhouse - Bay Room- Original Doors with Wood Fan Arches-facing SW
- #66 JCCC Clubhouse- Dining Rooms -facing E
- #67 JCCC Clubhouse - Front East Side, Second Story-facing E
- #68 JCCC Clubhouse -Rear and Side View-facing S
- #69 JCCC Clubhouse- Rear View-facing NW
- #70 JCCC Clubhouse - Original Dentil Crown Molding-facing SW
- #71 JCCC Clubhouse Dining Room with Fireplace-facing NE
- #72 JCCC Clubhouse -Interior Features-facing E
- #73 JCCC Clubhouse- Bay Windows facing SE

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- #74 JCCC Bay Room - French Doors to Terrace & Mountains-facing SE
- #75 JCCC Clubhouse - Main Entrance & Flower Bed-facing S
- #76 JCCC Clubhouse - Interior Main Entrance Foyer-facing N
- #77 JCCC Clubhouse - Foyer entry to Executive Offices-facing SW
- #78 JCCC Clubhouse - Stairs to offices from Foyer-facing SW
- #79 JCCC Clubhouse - Main Foyer to hallway-facing SE
- #80 JCCC Clubhouse - Grand Hallway to Ballrooms-facing SE
- #81 JCCC Clubhouse - Doors to Original Dining room & Bay Room-facing SE
- #82 JCCC Clubhouse - Original Dining Room with remodeled fireplace-facing NE
- #83 JCCC Clubhouse - Original Dining Room -facing NE
- #84 JCCC Clubhouse - Original Doors in Dining Room with Wood Arch-facing E
- #85 JCCC Clubhouse - Doric Columns separating Original and Bay Dining Rooms-facing NW
- #86 JCCC Clubhouse - Original & Bay Rooms with partial wall and doors to terrace-facing SE
- #87 JCCC Clubhouse - Main Pool & Snack Shop (left) & Lancaster Room (shades)-facing S
- #88 JCCC Golf Pro Shop - Front Entrance-facing S
- #89 JCCC Golf Pro Shop - Back Entrance-facing N
- #90 JCCC Maintenance Complex Map
- #91 JCCC Maintenance Superintendant Office & Supply Storage-facing E
- #92 JCCC Equipment Storage & Maintenance Repair Shops-facing NW
- #93 JCCC Metal Cart Barn-facing NW
- #94 JCCC Tennis Pro Shop-facing W
- #95 JCCC Tennis Courts & Indoor Facility-facing SW
- #96 JCCC Holbrook Deck Front Entrance-facing NE
- #97 JCCC Holbrook Deck Facing 18th Green-facing NW
- #98 JCCC Golf Course - Holbrook Monument Hole #1-facing S
- #99 JCCC Golf Course - Mcleod Memorial Garden and Monument Hole #7-facing W
- #100 JCCC Golf Course - Harman Plaque & Pond Monument Holes #4 & #5-facing NW
- #101 JCCC Golf Course - Ferguson Memorial Trees, Hole #5-facing E
- #102 JCCC Golf Course - Memory Tree Garden, Hole #5-facing W
- #103 JCCC Golf Prop Shop sketch plan (original)
- #104 JCCC Golf Pro Shop sketch plan (today)

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Figure 2. Tax map

250'



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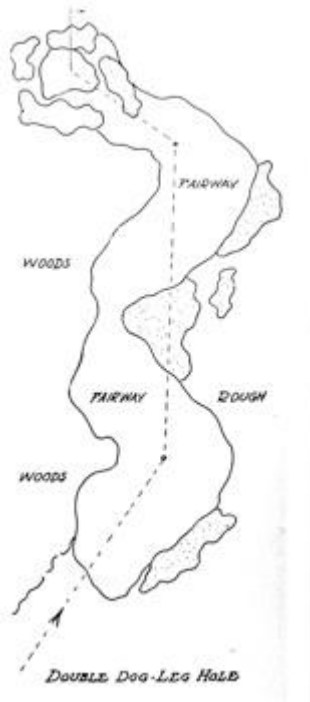


Figure 3. Example of a double-dog leg hole designed by Tillinghast.
http://www.tillinghast.net/Tillinghast/HOLE_DESIGNS.html. Accessed June 8, 2011.

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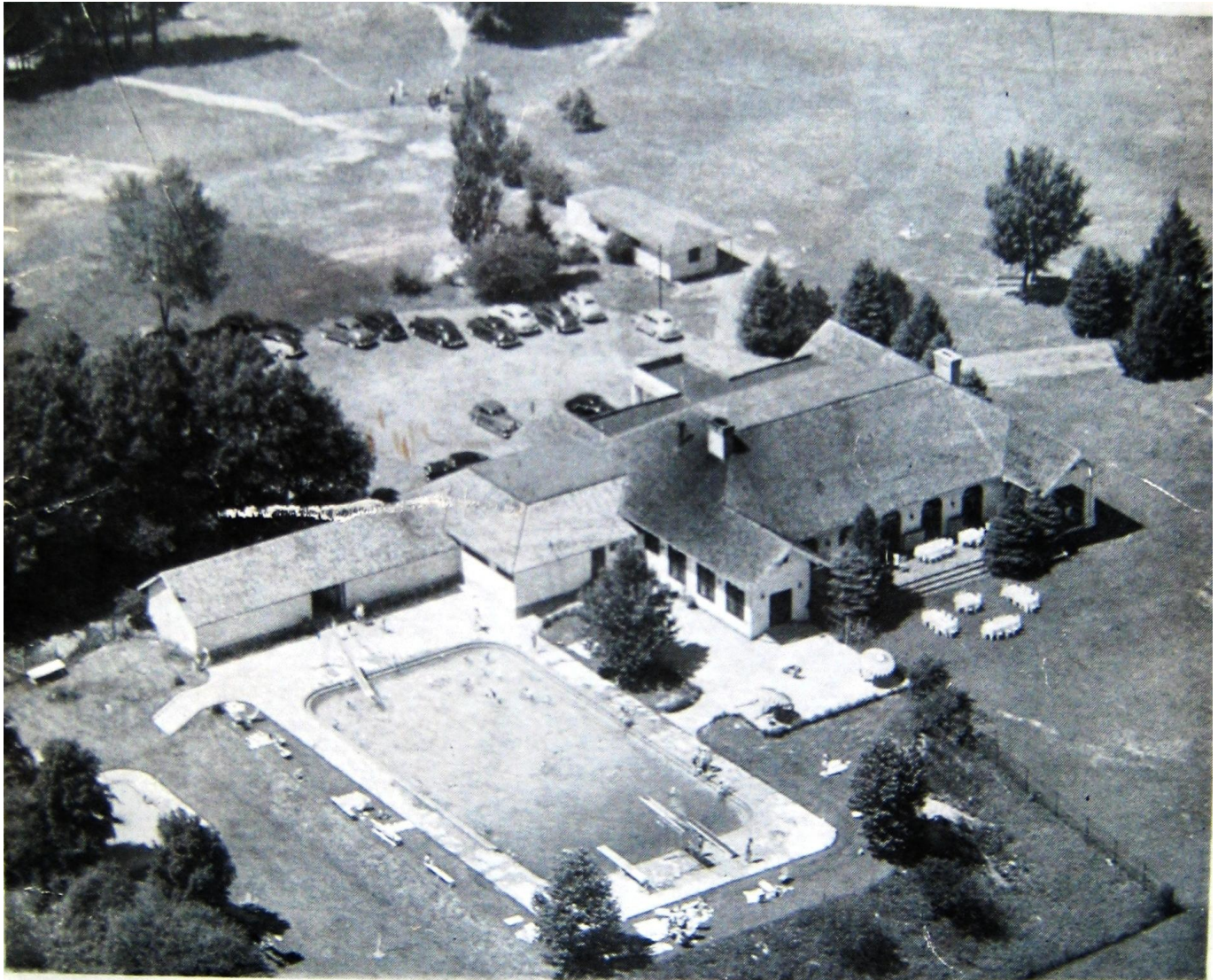


Figure 4. Circa 1949-1950 overview of Clubhouse, Pool, Golf Pro Shop

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Johnson City Country Club Presidents

<u>Name</u>	<u>Year(s) of Presidency</u>	<u>Background</u>
Hugh L White	1913	Founder, White Lumber & Insurance Agency
T F Dooley	1914	President, Hamilton Bank
Jeremiah C Stone	1915	VP, Carter Coal Company
Hammond Prosser	1916	VP, Sec./Treas. & GM, Cranberry Furnace Co.
H D Gump	1917	Co-Owner, Gump Bros., Developer, Hillrise Park
Amzi Smith	1918	First President, JC Chamber of Commerce Board
D T Miller	1919	Secretary, Miller Brothers Lumber Company
Samuel K Lindsey	1920	Treas., CC & O Ry & Clinchfield Coal Company
F S Henderson	1921	Sec./Treas./Mgr., Sterchi Furniture Company
Richard A 'Bert' Lacy	1922	Sec./Treas., Lacy Bros. Food Products Distributor
Joseph A. Summers	1923	First President, JC Kiwanis Club
Dr. Lee K. Gibson	1924	Physician & Surgeon
E J Wagner	1925	GM, Nash City Gas Co
Robert R. Miller	1926	Partner, Miller and Winston Attorneys
E C Lockett	1927	Sec./Treas., Lockett Bros. Whle. Grocers
W W Miller	1928	Co-Founder, Miller Brothers Lumber Company
E C Lockett	1929	Sec./Treas., Lockett Bros. Whle. Grocers
J C Carpenter	1930	Sec./Treas., Citizens Loan Corporation
Allen Harris, Sr.	1931-34	President/Treasurer, Harris Manufacturing Co.
Richard A. 'Bert' Lacy	1935	Sec./Treas., Lacy Bros. Food Products Distr.
W P Artz	1936-40	Real Estate Broker & Developer, ARTZ Realty
Dan Wexler	1941	Founder & Owner, Free Tire Service Company
D D Rice	1942	President, Southern Mica Company
O J Jackson	1943	President, Security Feed & Seed Company
Paul Hill	1944	Partner, Hill-Summers Chevrolet Auto Dealer
Ralph H. Carter	1945-47	Plant Mgr./Chief Engr., N. American Rayon Corp.
C J Spener	1948	Sales Representative, Powell's Depart. Store
Ralph Carter	1949	Plant Mgr./Chief Engr., N. American Rayon Corp
W. Rufus Jennings	1950-51	Wholesale Candy & Cigarette Distributor
George Brandt	1952	Partner, Bryant, Brandt & Price Attorneys
George Doughty	1953	Owner, Automobile Dealerships
Ben Crumley	1954-56	Owner, Interstate Foundry & Machine Company
J E Green	1957-59	Owner, J.E. Green Construction Company
Jay L Gump	1960-61	President, Gump Finance Company
Hal A. White	1962-63	President, Hal A. White Insurance Agency
W T Swoyer, Jr	1964	Vice-President, Leon Feranbach, Inc.
Dr Al Costner	1965	Partner, JC Eye Clinic, Dr. of Ophthalmology
Dr L E Gordon, Jr	1966-67	Gynecologist and Obstetrician Doctor
Hal A. White	1968	President, Hal A. White Insurance Agency
Sam Miller	1969	Partner, Weller & Miller Attorneys
Leland Lancaster	1970	President/Owner, Lancaster Associates
Jay L Gump	1971-72	President, Gump Finance Company
Leland Lancaster	1973-75	President/Owner, Lancaster Associates
Jim Hunter	1975-76	Owner, Hunter Insurance Agency
Louis H Gump	1976-77	President, Smith-Higgins Company
Dick Johnson	1977-78	Partner, Law Firm Johnson & Associates
Dr Phil Walters	1978-79	Partner, JC Eye Clinic, Dr. of Ophthalmology
Dr Charles Hillman	1979-80	Partner, Gordon, Ruffin & Hillman OBGYN
Don Arnold	1980-81	Partner, Hicks, Arnold & Haynes Attorneys
Robert D Taylor III	1981	Vice-President Sales, Gordon Furniture Manu. Co
Robert R Taylor	1982	Owner, Accounting/Investment Firm
Don Shearin	1983	Owner, Shearin Insurance Agency
Thomas B McGinnis MD	1984-85	Partner, Johnson City Urological Clinic
Thomas J Burleson	1986-87	Partner, Burleson Construction Co., Inc
John C Howren Jr	1987-88	Owner, Howren Oil Company

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Jerry J Elliott	1989	Sales Representative, Proctor & Gamble Co
Sam L Grogg Jr	1990	Owner, The Pro's Golf Shop
Oris D Hyder	1991	Circuit Court Judge & Attorney
Dr R W Bagby	1991	Dean, Dental Hygiene School, ETSU
Dr Jerry A Mooneyhan	1992-93	Dentist & Manufacturer, Dental Equipment
Dr James F Wood	1994	Partner, Ear, Nose, Throat Associates
Joanne Paty	1995	Vice-President, Paty Lumber Company
Rick Beeson III	1996	Partner, Brandt & Beeson Attorneys
Harold Whitson	1997	Small Business Owner
Tim Jones	1998	VP & GM, Johnson City Press
Phil Carriger	1999	Founder/CEO/Pres., People's Community Bank
Jim McMacken	Jan-May 2000	CEO, Unicoi County Hospital
Jim Shorter	May-Dec 2000	Partner CPA Firm Parker, Stewart, Shorter & Carden
Richard Corpening	2001	Manager, Eastman Chemical
Vince Hickam	2002	VP/Sr., Loan Officer First TN Bank
John Webb	2003	Service Chief, VA Hospital
Gerald Smith	2004	Chief Engineer, VA Hospital
Odie Major	2005	President, Sun Trust Bank
Chuck Minton	2006	Teacher, Small Business Owner & Sales Rep
Rick Lowe	2007	Information Services Director, NFS
Tony Ferro	2008	EVP Marketing & Business Dev., Pet Dairy
Karel Elbers	2009	Owner/President, Admat Intl Coasters, Inc.
Brian Greenwell	2010	VP Sales & Marketing, Millican Flooring
Ken Vicchio	2011	Special Agent, Federal Law Enforcement

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**East Tennessee State University Golf Team
Major Players
(1947 – 2010)**

PLAYERS NAME	YEARS AT ETSU	MAJOR COLLEGE ACHIEVEMENT(S)
Larry Hinson	1967-1968	1967 & 1968 All-American College Div. Champion 1967 NCAA
Skeeter Heath	1973-1976	1975 & 1976 All- American
Allan Strange	1973-1976	1976 All-American
Eric Lawhon	1978-1981	1981 All-American
Steve Munson	1978-1981	1982 All-American
Bobby Wadkins	1970-1973	1972 & 1973 All-American
Stu Ingraham	1978-1982	1982 All-American
Mike Hulbert	1977-1980	1980 All-American
Garrett Willis	1993-1996	2001 Tucson Open Champion, All-American 1994, 1995 & 1996
Jeff Heilman	1972-1975	1974 & 1975 All-American
Rex Kuramoto	1986-1990	1989 & 1990 All-American
Keith Nolan	1994-1997	1995, 1996 & 1997 All-American
David Christensen	1996-1999	1998 & 1999 All-American
Rhys Davies	2004-2007	2005, 2006 & 2007 All-American
Brennan Webb	1995-1998	1993 International Young Master Champion
Chris Wisler	1997-2000	1999, 2000 & 2001 All-American
Tommy Mullinax	1965-1967	1967 All-American
Bobby Gage	1986-1989	1989 All-American
Tai Teshima	1990-1992	6 time winner Japan PGA Tour Winner Casio World Open
Gareth Shaw	2005-2008	2007 & 2008 All-American
Eamonn Brady	1995-1999	1999 All-American

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PGA Golf Professionals who played at Johnson City Country Club
(*Also played at ETSU)

PLAYERS NAME	CHARITY/ EXHIBITION DATE	MAJOR PROFESSIONAL ACHIEVEMENT(S)
Bobby Locke	1952	British Open – '49, '50, '52 & '57
Bob Toski	1955	1954 Leading money Winner PGA Tour Winner 5 PGA Events; 4 Non-PGA and 2 Senior PGA Events
Arnold Palmer	1965	1958, 1960, 1962 & 1964 Masters (4), 1960 US Open, 1961 & 1962 British Open (2)
Doug Sanders	1965	1961 Won 4 PGA Tournaments
Sam Snead	1980	1946 British Open, 1949, 1952 & 1954 Masters
J.C. Snead	1980, 1989	1971 Tucson & Doral Open Champion
*Larry Hinson	1980, 1989	1971 Greater New Orleans Open Champion
*Bobby Wadkins	1980, 1989, 1990, 1994	Won 3 PGA Tour titles
Ben Creshaw	1978	1984, 1995 Masters
*Skeeter Heath	1989, 1994	1977 Joined PGA Tour
Lanny Wadkins	1988	1977 PGA Championship
Fuzzy Zoeller	1988	1979 Masters, 1984 US Open
*Bobby Gage		1998 Joined PGA Tour, Nike Tour Player
*Garrett Willis		2001 Tucson Open Champion
*Mike Hulbert	Annual	Won over \$4 Million on PGA Tour, made over 189 cuts
*Brennan Webb		Nationwide Tour for 1 year
*Chris Wisler		Canadian Tour
*Eric Axley	1997	2006 Valero Texas Open Champion
Davis Love III	1989	1997 PGA Championship
John Inman	1989	1987 Provident Classic Southern Open 1993 Buick
*John McNeely	1989, 1990	Nationwide Tour Player
Bill Andrade	1990	PGA Tour Player
Calvin Peete	1994	PGA Tour Player
*Rhys Davies		European & Asian Tour Player
Robert Wrenn	1988, 1989	1987 Buick Open Champion
Bobby Wolcott	1989, 1990	PGA Tour Player

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Brian Watts	1990	PGA Tour
Vinny Giles	1989	US & British Amateur Champion Current USGA, Senior Amateur Champion
*Rex Kuramoto		Japanese PGA Tour
David Ogrin		PGA Tour Player
Rick Massengale		3 Time PGA Tour Winner Including the 1977 Bob Hope Desert Classic
Fred Funk	2005	8 time PGA Tour Winner 2005 Winner The Players Championship

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LPGA Golf professionals who played at Johnson City Country Club

PLAYED AT JCCC

PLAYERS NAME	CHARITY/EXHIBITION DATE	MAJOR PROFESSIONAL ACHIEVEMENT
Babe Zaharias	1948	LPGA Hall of Fame – Charter Member
Patty Berg	1955	LPGA Hall of Fame – Charter Member
Jackie Pung	1955	1966 LPGA Player of the Year
Marilyn Smith	1978	Winner 22 Tournaments & National Intercollegiate Championship, LPGA Hall of Fame