

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 Piney Flats Historic District  
other names/site number Shell's Crossing. Shell's Crossroads. Shell's Station.

## 2. Location

street & number Main St., McKamey St, Methodist Church St, Wolfe Brothers Rd, and parts of Tank Hill Rd, Piney Flats Rd, Austin Springs Rd, and Mountain View Rd. NA  not for publication  
city or town Piney Flats NA  vicinity  
state TN code TN county Sullivan code 163 zip code 37686

## 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:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other (explain:) _____	_____	_____
_____	_____	_____
_____	_____	_____

**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	
60	27	buildings
2		sites
	1	structures
		objects
62	28	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)

DOMESTIC: single dwelling

FUNERARY: cemetery

EDUCATION: school

COMMERCE/TRADE: department store

INDUSTRY/PROCESSING/EXTRACTION: Manufacturing facility

DOMESTIC: secondary structure –

RELIGION: religious facility

RECREATION AND CULTURE: outdoor recreation

**Current Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

FUNERARY: cemetery

EDUCATION: school

COMMERCE/TRADE: warehouse

VACANT

DOMESTIC: secondary structure

RELIGION: religious facility

RECREATION AND CULTURE: outdoor recreation

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Queen Anne

Bungalow/Craftsman

Dutch Colonial Revival

OTHER: I-House

**Materials**

(Enter categories from instructions)

foundation BRICK, CONCRETE, OTHER/Cinderblock

walls Weatherboard, BRICK

roof ASPHALT, METAL/Tin and Aluminum

other WOOD

**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)

ARCHITECTURE  
 EXPLORATION/SETTLEMENT  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Period of Significance**

Circa 1880-circa 1960  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

NA  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Person**

(complete if Criterion B is marked)  
 NA  
 \_\_\_\_\_

**Cultural Affiliation**

NA  
 \_\_\_\_\_  
 \_\_\_\_\_

**Architect/Builder**

Multiple, unknown  
 \_\_\_\_\_  
 \_\_\_\_\_

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):** N/A

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

**Primary location of additional data:**

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

Name of repository:  
 \_\_\_\_\_

Piney Flats Historic District  
Name of Property

Sullivan County, Tennessee  
County and State

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## 10. Geographical Data

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**Acreage of Property** 66.07 acres Bluff City 198 NE

### UTM References

(place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>383420</u>	<u>4031817</u>	3	<u>17</u>	<u>382777</u>	<u>4030956</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>383724</u>	<u>4031312</u>	4	<u>17</u>	<u>382674</u>	<u>4031197</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.)

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## 11. Form Prepared By

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name/title Gray Stothart, Historic Preservation Planner  
organization First Tennessee Development District date 5/31/2011  
street & number 3211 North Roan Street telephone (423) 928-0224  
city or town Johnson City state TN zip code 37601

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### Additional Documentation

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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

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### Property Owner

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

name Multiple – see attached  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**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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# National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Piney Flats Historic District  
Sullivan County TN

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## Description

The Piney Flats Historic District is comprised of 36 principal properties, 28 of which are contributing, in a 66 acre area along the tracks of the Norfolk and Southern Railroad in southern Sullivan County in northeastern Tennessee. This unincorporated village sits about one and one-half miles from the Washington County line and about one and three-quarters of a mile from Sullivan County's boundary with Carter County. Most resources in the district are residences, but there is a church, school, cemetery, park, and buildings that historically housed industry. The majority of residences are frame with weatherboard or brick siding, have gable roofs, and are one or two stories in height. Queen Anne influences and bungalow forms predominate. There are a few infill properties but, overall, the district retains its historic and architectural integrity.

In addition to what was originally known as the East Tennessee and Virginia Railroad (now Norfolk and Southern), Piney Flats is accessed by Piney Flats Road from the northwest and from the south, by Mountain View Drive from the northeast, and by Austin Springs Road (Old U.S. Highway 11E) from the southwest. With one exception, the western end of Wolfe Brothers Road, all streets are paved. Austin Springs Road, Main Street, Mountain View Drive, and Piney Flats Road have center stripes and are used by through-traffic. McKamey Street, Methodist Church Street, Tank Hill Road, Wolfe Brothers Road, and the easternmost end of Main Street are narrower and are used only by local traffic. There are concrete sidewalks along the east side of Methodist Church Street and a part of Mountain View Drive, and along the north side of a section of Main Street. There is a brick sidewalk along the north side of Main Street near its intersection with Methodist Church Street.

The terrain of the historic district and most of the surrounding area is best described as gently rolling, low hills. Immediately to the southeast of the district is an area of higher hills with much steeper slopes. Much of the land use within the district is single-family residential. There is also some agricultural, commercial, and public land use. To the north and northeast is a large area of industrial land in the Tri-County Industrial Park. Bordering the district to the northwest is agricultural land, beyond which is a retail commercial area along U.S. Highway 11E. The district is bounded by single-family residential land use to the west and southwest. Land use in the steep hills to the south and southeast is mostly forestland but there is also some single-family residential.

## INVENTORY

Note that in the inventory, the name of the current property owner is given. For any property that has a known historic name, it is listed after the current owner's name.

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## AUSTIN SPRINGS ROAD

1. 240 Austin Springs Road. Mary Hughes School. c. 1941. Colonial Revival. Two story school constructed of brick using common bond brickwork, cross-gable roof with asphalt shingles, 1/1 aluminum windows, cupola, small portico at the main entry covered by a pediment with dentil molding on the entablature supported by two white columns. A gym, a cafeteria, and a Masonic Hall (required by the deed) were added in 1949. In 1953, six classrooms and a library were added, but these were completely lost to a fire in 1956. The destroyed classrooms and library were rebuilt in 1957 and enlarged in 1960 and 1962. (C)
2. 240 Austin Springs Road. The Park at Mary Hughes School. c. 1935. Park has trees, shrubs, rock outcroppings, and a concrete picnic table, and includes a 4' X 5½' X 2' monument constructed from local stones in the mid-1930s with a concrete plaque that reads "THESE GROUNDS DONATED BY S.D. AND MARY HUGHES SEPT 28, 1894"(C).

## MAIN STREET

3. 208 Main Street. Hunigan House, Mike Massengil House. c. 1909. Queen Anne. Three story residence, weatherboard wall covering, brick foundation, cross-gable roof of standing seam metal, 6/6 double-hung windows, wraparound porch with sawn balusters, irregular floor plan, hip-roofed dormer, one chimney. A three car garage was added on the east side of the house in 2009. (C)
4. 217 Main Street. Hager House, Hughes House. c. 1888. Queen Anne. Two story residence, weatherboard wall covering, brick foundation, cross-gable roof of standing seam metal and pressed metal tiles, sawn and turned woodwork on porch balustrade, columns, curtain, and gable trim, 2/2 double-hung windows, large wood front door with multi-paned transom and sidelights, front shed roof porch with turned wood balusters, two chimneys, irregular floor plan, rectangular turret, front bay window, side porch similar to façade porch. Addition constructed in 1907. Restored 2000 - 2007. (C).

Two story 30' X 32' carriage house (garage with upstairs apartment) c. 2010. Clapboard walls, gable roof of metal tile, two front dormers with gable roofs, decorative woodwork is a reproduction of that on the front porch of the house. Porch and stairs to the second level apartment constructed on the east side. (NC).

5. 220 Main Street. Surcey House. c. 2008. Double-wide mobile home. (NC)

One story 12' X 25' storage shed. c. 2008. Metal walls and roof. (NC).

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6. 235 Main Street. Quaintance House, Phil Hughes House. c. 1943. Minimal Traditional. One and one-half story residence, brick walls, brick and concrete foundation, gable roof with asphalt shingles, 8/8 double-hung windows with shutters in front and 6/6 windows with shutters on the west side, bay window in front, shed roof dormer in back, rectangular floor plan, one chimney. An attached carport was constructed in 2007. (C).

7. 245 Main Street. Gilmer House, Wilbur Smalling House. c. 1933. Bungalow. One and one-half story residence, vinyl siding along the sides with wood shingles and a brick skirt across a portion of the front, brick and concrete foundation, gable roof with asphalt shingles, 6/6 double-hung windows, double front doors with five-pane transom, attic windows, one brick chimney, inset porch, rectangular floor plan. Remodeled in 2006 (C).

Two story 12' x 18' washhouse (currently used for storage). c. 1933. Weatherboard walls, gable roof with standing seam metal, three 6/6 double-hung windows. (C).

8. 250 Main Street. Starnes House, Bess Wolfe House. c. 1932. Bungalow. One and one-half story residence, brick veneer with stone addition, poured concrete foundation, gable roof with asphalt shingles, porch across the front, battered porch columns, 1/1 double-hung aluminum windows, one brick chimney, one large gable-roofed dormer, large garage constructed on east side circa 2008. Historic 4/1 double-hung windows replaced with aluminum windows circa 2006. Metal roof replaced with asphalt shingles circa 1975. (C).

One story 16' X 20' garage (currently used for storage) c. 1940. Board and batten walls, gable roof of standing seam metal. (4' X 6' wood shed added to the side c. 2010) (C)

One story 26' X 28' storage building c. 1950. Cinder block walls, gable roof of standing seam metal, casement windows, two 7' X 7' garage doors. (C).

One story 18' X 12' tool shed c. 1940. Board and batten walls, gable roof of standing seam metal. (C).

One story 9' X 22' smokehouse and well house (currently used for garden tool storage and a patio) c. 1932. Board and batten walls, gable roof of standing seam metal. Pulleys for pulling water bucket are in place. (C).

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9. 253 Main Street. Richard Trivett House, Robert Smalling House. c. 1910. Side gable house with Queen Anne influence. Two story residence, aluminum siding, brick foundation, cross-gable roof of standing seam metal, front porch with turned wood and ornamental brackets, 2/2 double-hung windows with shutters, front door with six-pane transom and sidelights, one brick chimney, irregular floor plan. (C).

One story 10' X 16' smokehouse and dairy c. 1910. Vertical board walls, gable roof of standing seam metal. (C)

One story 22' X 20' barn c 1910. Vertical board walls, gable roof over the main section with a shed roof along one side, two large doors. (C).

10. 273 Main Street. Leslie M. Landreth House, Malone House. c. 1953. Ranch. One story residence, brick walls, cinderblock foundation, gable roof with asphalt shingles, 1/1 double-hung windows, one brick chimney, rectangular floor plan, attached carport. (C).

Two story 28' X 40' barn (originally used for hay storage and for drying tobacco) c. 1910  
Vertical board walls, gable roof on one side and shed roof on the other of standing seam metal. (C).

One story 14' X 16' storage shed c. 1990. Vertical board walls, gambrel roof of asphalt shingles, double doors of wood, metal windows. (NC).

11. 276 Main Street. Scott House. c. 2000. Side-gable house. One story residence with vinyl siding, cinderblock foundation, gable roof of metal, 1/1 double-hung aluminum windows, attached deck, rectangular floor plan. (NC)

One story 10' X 15' storage shed c. 1985. Metal walls, gable roof of asphalt shingles. (NC).

Above-ground swimming pool c. 2010. (NC).

12. 288 Main Street. Evelyn Feathers House. c. 1986. Side-gable house. One story residence with vinyl siding, cinder- block foundation, gable roof of metal, 4/4 and 2/2 double-hung windows with shutters

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for front windows, one cinder block chimney, brick skirt along the facade, rectangular floor plan. The west end has an attached carport. (NC)

One story 18' X 20' storage shed. c. 2010. Composite walls, gambrel roof of standing seam metal. (NC).

13. 289 Main Street. Harold House, Knack McKamey House. c. 1932. Queen Anne Cottage with later updates. Two story frame house with aluminum siding, poured concrete foundation, cross-gable roof with asphalt shingles and knee braces, inset porch, 1/1 double-hung windows with shutters along front, front door sidelights, rectangular floor plan. In 2000, a room was added to the rear of the structure. (C).

One story 18' X 20' garage (currently used for storage) c. 1948. Board and batten walls, gable roof of standing seam metal, metal door on front. (C).

One story 26' X 30' garage c. 2009. Cinder block walls, gable roof of asphalt shingles. (NC).

14. 292 Main Street. Roger Feathers House. c. 1933. Side-gable house. One story frame house with vinyl siding, brick foundation, gable roof with asphalt shingles, 1/1 double-hung aluminum windows with shutters along the front, one brick chimney, brick skirt along the front, a shed-roofed dormer, rectangular floor plan. Alterations include modern aluminum windows, vinyl siding, and a brick skirt that covers the bottom third of the façade. (NC).

15. 295 Main Street. Pyron House, Benjamin McKamey House. c. 1903. Queen Anne. Two story frame house with aluminum siding, brick foundation, cross-gable roof of metal, wraparound porch, 1/1 double-hung aluminum windows, front door with multi-pane transom and side lights, irregular floor plan. Alterations include modern aluminum windows, aluminum siding, new aluminum columns on the porch, and faux stone siding around the exterior of the foundation. (NC).

Two story 28' X 40' garage c. 2008. Vinyl siding, gable roof of standing seam metal. (NC)

One story 12' X 12' smokehouse (currently used for storage) c. 1903. Vertical board walls, gable roof of standing seam metal. (C)

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16. 317 Main Street. Landreth-Thomas House, John Bunyan Wolfe House. c. 1905. Queen Anne. Two and one-half story frame house with weatherboard, brick foundation, cross-gable roof of standing seam metal, wraparound porch with carved wood balusters, 2/2 double-hung windows, two brick chimneys, bay window, gable roof dormer with segmental arch window, irregular floor plan. (C).

One story 8' X 8' well house (currently vacant). c. 1909. Vertical board walls, hipped roof (coming to a point at the top) of standing seam metal. Concrete and brick have been added to the base of the structure. Although the cistern is no longer present, the pulleys for lowering/raising the bucket are still in place. (C).

One story 16' X 20' garage c. 1909. Board and batten walls, gable roof of standing seam metal. This structure has been rotated 90 degrees and placed on a concrete foundation. The original garage door has been replaced with one that is made of wood and can be raised. (C).

One story 10' X 18' smokehouse (currently used for storage). c. 1909. Board and batten walls, gable roof of metal tile (original). This structure has been moved 10 feet from its original location. A wood floor has been added to its porch, which is integral with its roof. (C).

17. 327 Main Street. Honaker House, Sam D. Hughes House. c. 1938. Dutch Colonial Revival. Two story frame house with clapboard siding on façade and rear and Hardie-board on both sides, poured concrete foundation, gambrel roof with asphalt shingles, front porch across entire front, porch has paired wood columns, 6/6 double-hung new metal windows, front door with sidelights, two brick chimneys, large shed roofed dormer, rectangular floor plan, deck added to side of house. (C).

One story 10' X 20' tool shed (currently used for storage) c. 1938. Weatherboard walls, gable roof of standing seam metal. A lean-to with lattice and a corrugated metal shed roof has been attached along one side. (C).

18. 336 Main Street. Nagy House, Ben Carr House. c. 1930. Bungalow. Two story brick house with a brick and concrete foundation, gable roof with asphalt shingles and brackets supporting the eaves, 1/1 double-hung windows, one brick chimney, one shed roofed dormer, rectangular floor plan. (C).

Two story 20' X 24' barn (currently vacant). c. 1943. Vertical board walls, gable roof of standing seam metal. (C).

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One story 10' X 13' smokehouse (currently vacant). c. 1930. Vertical board walls, gable roof of standing seam metal, single pane window with flowerbox on one side. (C).

19. 339 Main Street. Hamilton House, Ford House. c. 1900. Queen Anne. Two story frame house with weatherboard walls, brick foundation, cross-gable roof of standing-seam metal, wraparound porch with wood columns, 2/2 double-hung windows, two brick chimneys, bay window, irregular floor plan. A two-story addition was built in 1981 which included two bedrooms, two bathrooms, and a small living room. (C).

One story 24' X 32' garage. c. 1900. Weatherboard walls except for composite siding on the façade, gable roof of standing seam metal, 1/1 double-hung windows. (C).

20. 344 Main Street. Fender House, Mitchel Carr House. c. 1923. Bungalow. One and one-half stories, brick veneer house with a brick and concrete foundation, gable roof with asphalt shingles and knee braces, front porch with battered brick columns and solid brick balustrade, 12/12 double-hung windows, one brick chimney, gable roofed dormer with new window, rectangular floor plan. (C).

Two story 28' X 30' barn. c. 1923. Vertical board walls, gable roof of metal. Hayloft. Roof extension on front for wench. First barn in Piney Flats built from plans. (C)

## MCKAMEY STREET

21. 325 McKamey Street. Massengill House. c. 2009. Double-wide Mobile Home. (NC)

One story 12' X 16' storage shed. c. 2005. Metal walls, gambrel roof of metal. (NC)

One story 10' X 12' storage shed c. 1997. Composite walls, gambrel roof of asphalt shingles. (NC).

One story 10' X 18' storage shed c. 1975. Composite walls, gambrel roof of asphalt shingles. (NC).

One story 8' X 16' storage shed c. 1980. Particle board walls, gambrel roof of asphalt shingles (NC).

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22. 349 McKamey Street. Ann Wilson House, Bob Shell House. c. 1910. Gabled ell form with bungalow porch. One and one-half story frame house with raised basement, aluminum siding, brick foundation, cross-gable roof, front porch has battered wood columns on stone piers and paneled wainscoting, 1/1 double-hung windows with shutters, one brick chimney, irregular floor plan. (C)

Two story 30' X 34' barn with hay loft c. 1923. Vertical board walls, gable roof of standing seam metal, large opening on side. (C).

Historic concrete post fence at front of property c. 1911. (C)

One story 8' X 16' tool shed (currently used for storage) c. 1923. Aluminum siding, shed roof of standing seam metal. Siding and roof have been recently replaced. (NC).

## METHODIST CHURCH STREET

23. 225 Methodist Church Street. Piney Flats United Methodist Church, Piney Flats Union Church . c. 1914. Classical influence. Constructed of red brick with common bond brickwork. Rectangular floor plan. Stained glass windows. Belfry originally had crenellations, giving it an appearance of Norman architecture, but these were removed in 1972. Cross-gable roof covered with shingles. South addition was constructed in 1949. Portico and stairs were constructed in 1952. North addition was constructed in 1991. West-side addition (containing the gymnasium) was constructed in 2002 (metal roof and metal windows). (C)

24. 228 Methodist Church Street. Shell Cemetery. c. 1880. Began with the burial of Reverend Andrew Shell. Located adjacent to the First United Methodist Church. (C)

## MOUNTAIN VIEW DRIVE

25. 305 Mountain View Drive. Mountain View Drive. Snodgrass Property, Mitchell Carr General Store. c. 1939. One story, frame construction building, fashioned (and formerly used) as a general store with weatherboard, brick piers, shed roof front porch with wood posts, gable roof, boarded windows, one brick chimney, false front over front porch, rectangular floor plan. (C)

26. 314 Mountain View Drive. John Landreth Property, SR Wolfe Machine Shop. c. 1900. Front-gable building. Wolfe Brothers Planer Mill. One story, frame construction building with board and batten walls, stone piers, gable roof of metal, 6/6 double-hung windows along north side, two metal heat exhausts. (C)

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One story 60' X 72' barn. c. 1990. Vertical board walls, gable roof of standing seam metal. (NC)

One story 16' X 20' coal-yard scale house (currently vacant). c. 1900. Vertical board walls, gable roof of standing seam metal. (C).

27. 318 Mountain View Drive. Combs Property. c. 1960. Front-gable building. One story, frame construction post office building, weatherboard walls, concrete slab foundation, gable roof of metal, 8/8 double-hung windows, front porch with wood pillars, wood pediment over front door, rectangular floor plan. (C)

One story Prefab 1200 s.f. service building (currently vacant) c. 1982. Metal walls, gable roof of standing seam metal. (NC).

28. 349 Mountain View Drive. Dyes House. c. 1933. Bungalow. Two story brick house, brick and concrete foundation, gable roof of asphalt shingles with brackets supporting eaves, front porch with brick pillars, 8/8 windows, one brick chimney, gable-roofed dormer, rectangular floor plan. (C)

One story 10' X 12' wash-house (currently used for storage). c. 1933. Weatherboard walls, gable roof of standing seam metal, one 1/1 double-hung window, roof extension over front door. (C)

One story 10' X 12' smokehouse (currently used for storage). c. 1933. Weatherboard walls, gable roof of standing seam metal, one brick chimney, roof extension over front door. (C)

Two story 18' X 26' garage (currently used for storage) c. 1933. Weatherboard walls, gable roof of standing seam metal, large opening at front. (C).

## PINEY FLATS ROAD

29. 448 Piney Flats Road. Hambruck House. c. 2009. Double-wide mobile home with gable roof. (NC)

One story 20' X 25' garage. c. 2009. Metal walls, gable roof of metal. (NC)

One story 10' X 15' storage building. c. 2010. Composite walls, gable roof of asphalt shingles. (NC)

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One story 8' X 12' storage shed. c. 2011. Plywood walls, shed roof of asphalt shingles. (NC)

30. 457 Piney Flats Road. John Landreth Rental Property 1, Kyle McKamey House. c. 1937. English Cottage Revival. One story brick veneer house, brick and concrete foundation, cross-gable roof of asphalt shingles, 8/8 double-hung windows, one brick chimney, rectangular floor plan. (C)

One story 24' X 30' garage. c. 1968. Cinder block walls, gable roof of standing seam metal. (NC).

31. 465 Piney Flats Road. Landreth Rental Property 2. c. 2002. Side-gable house. One story frame house with aluminum siding, cinder block foundation, gable roof of asphalt shingles, front porch, 1/1 windows, rectangular floor plan. (NC)

32. 472 Piney Flats Road. Bennett House. c. 1900. I-House. Two story frame house with weatherboard, brick foundation, metal gable roof, front porch with decorative brackets, 6/6 double-hung windows with shutters, two brick chimneys, rectangular floor plan. (C)

One story 15' X 20' barn (currently vacant) c. 1900. Weatherboard walls, gable roof of standing seam metal. (C).

33. 492 Piney Flats Road. Hicks House, Holloway House. c. 1900. Cottage. One story frame house with weatherboard siding, brick foundation, hip roof of asphalt shingles, wraparound porch, 6/6 windows with shutters, one brick chimney, rectangular floor plan. (C)

One story 20' X 45' barn (currently used for storage). c. 1900. Vertical board walls, gable and shed roofs of standing seam metal. (C).

One story 8' X 30' corn crib/tool shed. c. 1900. Vertical board walls, shed roof of standing seam metal. (C).

One story 10' X 10' wash-house. c. 1900. Vertical board walls, gable roof of standing seam metal. (C).

One story 8' X 12' storage building. c. 2010. Composite walls, gable roof of asphalt shingles. (NC).

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## TANK HILL ROAD

34. 405 Tank Hill Road. Lomax House, Ben Carr Store. c. 1900. Front-gable house. Two story frame house (formerly a store) with weatherboard and tar paper walls, stone and cinder block piers, gable roof of metal, front porch with wood pillars, 2/2 windows, one brick chimney, rectangular floor plan. (C)

## WOLFE BROTHERS ROAD

35. 562 Wolfe Brothers Road. Wolfe Brothers & Co. c. 1888. Two-story wood frame manufacturing building with weatherboard walls, metal gable roof, 6/6 double-hung wood windows, front porch with shed metal roof, monitor roof. (C)

One story 10,460 s.f. milling building (currently occupied by a business) c. 1956. Walls of corrugated metal and cinder block, gable roof (3 parallel ridges) of corrugated metal. (C).

One story 10' X 16' storage building (currently vacant) c. 1956. Walls of vertical board, shed roof of standing seam metal. (C).

36. 564 Wolf Brothers Road. Hazel Thomas House, Jim Shell House. c. 1920. Bungalow with Arts and Crafts influence. One and one-half story brick house, brick and concrete foundation, gable roof with asphalt shingles, front porch with battered brick columns on solid balustrade, 1/1 and 4/1 windows, two brick chimneys, gable-roofed dormer with 4/1 windows, rectangular floor plan. (C)

One story 16' X 22' corn crib (currently used for storage). c. 1920. Vertical board walls, gable roof of standing seam metal. (C).

One story 7' X 8' well house. c. 1920. Board and batten walls, gable roof of standing seam metal. (C).

One story 10' X 14' hen house (currently used as a garden shed). c. 1920. Vertical board walls, gable roof of standing seam metal. (C).

Three story 35' X 60' barn (currently vacant). c. 1950. Vertical board walls, gable roof and monitor roof of standing seam metal, hay loft and tobacco-hanging area, metal windows. (C).

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## Statement of Significance

The Piney Flats Historic District in southern Sullivan County, Tennessee is being nominated under National Register criteria A and C. The district is comprised of 36 principal properties that have collective significance to the Piney Flats community and to Sullivan County in architecture and exploration/settlement. With its earliest resources dating to the 1880s and the latest contributing resources dating to circa 1960, the village contains numerous good examples of Queen Anne and bungalow residences, along with a few other building forms and stylistic influences. A church, cemetery, school, park, and commercial buildings are also included within the district. They represent the historic development of the community in the late nineteenth to mid-twentieth century. The district retains its historic and architectural integrity.

### *Early Settlement*

In the late 1700s and early 1800s, settlers of European descent built houses in the area known as “the Forks,” the area inside the fork created by convergence of the Watauga and Holston rivers. Occasionally, many of these settlers would meet at a place they called the “pine flats.” This place was so named due to the presence of native pine trees on land that sloped gradually toward the Watauga River. The purpose of their meetings was to organize hunts to go after wolves that were a menace to local livestock. Later, wolf hunting was replaced with fox hunting, but the same meeting place was used, and its name continued and then evolved to Piney Flats.

Although 400 acres of land were granted to Arnold Shell in 1782 in the area that would later be known as Piney Flats, it was Shell’s son, Reverend Andrew Shell, who is credited with the community’s earliest growth. Andrew Shell was born on the banks of the Holston River north of Bluff City, Tennessee in 1797. He married Winifred Boy and the couple moved to Indiana and had two children, one of which died. Several years later, they returned to Tennessee and settled in Piney Flats.

By the mid-1800s, Methodist Reverend Shell had become a circuit-riding preacher and a major landowner. According to the 1850 census for Sullivan County, Andrew Shell owned three thousand acres of land. In 1873 he donated an acre of land on a pine knoll to the east of Wolfe Brothers Furniture Factory on which a Union church was built (not extant). Construction of Shell’s Chapel, as this church came to be known, was accomplished by men of four different Christian denominations: Baptist, Presbyterian, Methodist Episcopal, and Methodist Episcopal Church South. All four groups participated in use of the white frame weatherboard structure with a traditional belfry that they constructed. By this point, Reverend Shell had retired from riding the circuit. However, he would occasionally preach a short sermon at the church that bore his name.

When construction of the East Tennessee and Virginia Railroad was taking place in Piney Flats, Shell applied for a post office with the idea of accommodating the laborers. His request was granted, and as a result

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Shell became the first postmaster. Thus, in 1855 the name "Piney Flats" became official. The first post office was located in Shell's home (not extant). His receipts from 1855 through 1860 totaled \$20.01.

Reverend Shell died in April 1880. He was buried under an oak tree at the top of a hill on his farm. Legend has it that Shell tended and cared for that oak tree from the time when it was very young. He chose the shade of that tree as the place at which he would be laid to rest. As years went by, members of his family were buried there, as well as his friends. Eventually, others who never knew Shell were buried nearby. Today, this place is known as Shell's Cemetery (#24) located at the end of Methodist Church Street.

## *East Tennessee & Virginia Railroad*

The first railroad constructed in northeastern Tennessee was the East Tennessee & Virginia. It later became the East Tennessee, Virginia & Georgia and then the Southern Railway. Construction of this railroad through Piney Flats played a major role in the early development of this community.

As the year 1850 began there were no railroad tracks in service in Tennessee. There was, however, a plan for connecting the major cities of the state with one another and with the remainder of the country. As the 1850s progressed, rail construction took place which eventually connected Memphis with Nashville and Nashville with Chattanooga. Chattanooga had a rail connection to the east coast by way of the Western & Atlantic Railroad (W&A). Knoxville was to be brought into this network through construction of the East Tennessee & Georgia Railroad, which would link with the W&A in Dalton, Georgia. The final part of the Tennessee railroad network would be to connect Knoxville with railroads in Virginia.

While the Tennessee railroads were being built, tracks were being laid south from Lynchburg, Virginia to the Virginia/Tennessee state line. This Virginia & Tennessee (V&T) railroad would end at the state line because at that time most railroads were allowed to operate in only one state. Bristol, Tennessee owes its existence and location to the fact that founder Joseph R. Anderson purchased property and then planned and surveyed the town to be where the V&T Railroad would intersect the state line. With the V&T joining the East Tennessee & Virginia at Bristol, a chain of railroads would form a continuous link from Memphis to the major cities of Virginia and the major cities of the northeast.

The prospect of northeastern Tennessee being included in this enormous network of developing railroads meant a lot to the region's economic outlook. Since the introduction of steamboats on America's major waterways, upper east Tennessee had become isolated. Flatboats traveled downstream on the Holston River transporting raw materials to cities along the Mississippi River and ultimately to the international port of New Orleans. Yet, unlike steamboats, flatboats had no mechanical power plant and could not make the return trip to northeast Tennessee. Furthermore, the Holston River was not suitable for steamboats. Thus, development was taking place along the rivers that could be navigated by steamboats and farming in upper East Tennessee was rendered non-competitive. A railroad through the region would completely change the situation.

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A group of delegates met in Greeneville, Tennessee on July 15, 1847, to discuss the possibility of making improvements to the Holston River that would make it navigable for steamboats. During the course of this meeting, there was some discussion of the need for provision of funding for a railroad to go through northeast Tennessee. Although very few of the discussed navigation improvements were ever made, the meeting provided the impetus for construction of a railroad. The Tennessee legislature passed an act which incorporated the East Tennessee & Virginia on January 21, 1849, and the company was officially organized on November 21 of that same year.

One of the first decisions to be made was to determine the route. Three proposed routes were surveyed and construction costs were estimated for each one. Of these routes, the southernmost was determined to be two miles longer than the other two, but would cost less by about a quarter million dollars. The southern route was better in terms of grades and curves. The most persuasive factor in deciding among the proposals was the fact that the southern route would go through an area that, at that time, had more businesses that would be more likely to use the railroad. With this decision came the transportation asset that would be important to the establishment of Piney Flats. The route chosen for the railroad would pass through the place where the early settlers had met to organize wolf hunts.

Construction contracts were executed in 1852 and work began at both ends of the route. At the eastern end, construction on the first twenty miles of track, from the Virginia border to the Watauga River, began in October. Masonry work on the bridge spanning the Holston River was nearly complete by May 1853. Upon completion of this bridge, the same construction crew was to immediately begin building the Watauga River Bridge. There is no record as to when construction at the Watauga River was commenced. Evidence indicates that much of the grading was accomplished in 1853 and 1854.

East Tennessee & Virginia Railroad construction was halted in 1855 for a number of reasons. The price of rail-related goods soared because by this time railroads were being constructed all over the world and demand had risen. Also, the United States experienced a depression a few years before the panic of 1857 and the state's bonds, which provided funding, could not be sold. It was also noted that construction on the V&T to the north of the Tennessee-Virginia state line had not progressed as much as planned. These factors combined to bring about a delay in railroad construction progress.

Further delays were caused by the fact that work was always suspended during the winter months. The ground became difficult to work during periods of rain and snow, so construction was not efficient. No railroad construction took place from the first snow until the arrival of spring.

By the end of 1856, the V&T had completed its track to Bristol and ten miles of track had been laid at the east end of the ET&V. The V&T was used to transport rails needed by the ET&V, and the state allowed bonds to be issued and sold at a five percent discount. To further deal with the cash flow problem

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experienced by the railroad, it was determined that depots for the final construction phase would be made of wood instead of brick. Throughout the spring and summer of 1857, railroad construction progressed steadily.

The last rail was laid by the president of the railroad on May 14, 1858, and the first through-train service began on May 17. From that date, Piney Flats had a place on the network of rails that stretched from the east coast to the Mississippi River. The railroad is still in use today, and is part of the Norfolk Southern Railroad.

Piney Flats' first train depot was constructed circa 1858. Railroad maps from the period label the place as "Shell's Station." The old depot was replaced in 1900 by a more permanent structure which was built across the track from the original location. This building was demolished in 1958.

### *Commerce/Wolfe Brothers and Co.*

Early businesses in Piney Flats included a blacksmith, a livery stable, machine shops, a canning factory, a feather-packing operation, and a hoop factory, which manufactured barrels of wood and hoops from tree bark. There were also a number of general stores. Of these businesses only one general store exists today.

The building originally known as the Mitchell Carr Store (#25) was constructed in 1939. This store made most of its money selling farm supplies, but it also sold a wide range of grocery items to the people of Piney Flats. Local residents recall that the store kept vinegar in a wood barrel and stored kerosene in a 250 gallon tank. A hand-operated pump at the top of the tank was used to get the kerosene, which was sold by the gallon. Carr General Store also served as a meeting place for local farmers who would share news and enjoy one another's company. Furnishings inside the store included a long glass counter near the front, and a pot-bellied stove near the center. The stove was surrounded by a number of empty nail kegs, an RC Cola bench, and some wood stools built by Wolfe Brothers and Co., all of which served as seating for the casual assembly of farmers during the winter months. During the summer, these gatherings would normally take place on the front porch. The building was operated as a store briefly in the early 1980s, and still displays the name "General Store" across the false front over its front porch. It is currently used for storage.

Wolfe Brothers Machine Shop still stands at 314 Mountain View Drive (#26). Constructed in 1900, it served as the planer mill for the Wolfe Brothers furniture factory. As more of the milling operations were concentrated adjacent to the original factory, this building became the personal machine shop of John Bunyan Wolfe. It was in this shop that Wolfe would undertake mechanical projects that would, if successful, be incorporated into operations at the factory.

Completion of the ET&V Railroad in 1858 provided the advantage needed for economic development. The opportunity to access rail transportation attracted the attention of furniture maker John Bunyan Wolfe. In 1886, Wolfe purchased property adjacent to the railroad that belonged to his grandfather,

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Andrew Shell. He moved his business from his farm to help establish Wolfe Brothers and Co. in Piney Flats. (#35)

Design and manufacture of household furniture were the initial specialties of the factory. It also sold coffins. Eventually, however, this factory began to build custom church furniture, and it was this specialty for which Wolfe Brothers became known. Piney Flats United Methodist Church (#23) still uses pews and woodwork from this factory. Although nearly destroyed by fire in 1917 and in 1956, Wolfe Brothers and Company remained actively engaged in the manufacture of church furniture until it closed in 2000.

The factory was, by far, the largest private employer in Piney Flats for decades. This flourishing factory was the reason why people moved to and built houses to live in this village. Many of the historic homes in Piney Flats are tied in some way to the existence of Wolfe Brothers & Co. Although not in use, the building that housed Wolfe Brothers remains standing.

### *Electricity and Telephone Service*

In its early days, John Bunyan Wolfe's furniture factory was powered by a steam generator. Wolfe had electric power lines extended to his house and then to the homes of the factory's stockholders. Interest in electric power grew, and Wolfe was asked to have lines extended to the homes of friends and neighbors. He had the lines run along Main Street. The earliest customers were charged one dollar a month for the service with the condition that they would leave a front porch light turned on to provide lighting for the street.

In 1912, John Wolfe's son Samuel married Bess Wexler, whose father owned the old Hyder Mill about two miles to the southwest of Piney Flats. The mill was given to the newlyweds as a wedding gift and it became the primary source of power. It was decided at this point that by using the hydroelectric energy produced by the mill, electricity would be provided to everyone in Piney Flats. One non-metered outlet was provided for each front porch for the purpose of providing light for the streets and the residents would connect as many lights as possible to their free outlet. It was extremely rare for a rural community to have electric service available to its residents in the 1910s, but Piney Flats had that distinction. The Piney Flats Electric Light Company was sold to the Johnson City Power Board in 1941. With the sale, customers in Piney Flats lost their non-metered outlet. The Hyder Mill where power was produced no longer exists. The business was run from the house which originally stood at 250 Main Street. It was destroyed in a fire in November 1931.

John Bunyan Wolfe and his brother William Wolfe built the first telephone system in Piney Flats in 1900. When the system first went into operation, it had eight lines and the switchboard was located in John Bunyan Wolfe's home. His wife, Lenora, served as the system's operator. Piney Flats' telephone service later joined with the Bluff City Phone Company to form the Holston Telephone Company. However, all shares in the new company were purchased by the Wolfe brothers and they remained the sole owners until 1926. At that time, the Postal Telegraph and Telephone Company of Bristol purchased the system with the stipulation

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that long distance rates would never be paid for calls to Bristol from Piney Flats customers. The home in which the switchboard was located still stands today at 317 Main Street (#16).

## *Mary Hughes School (#1)*

One of the cornerstones of Piney Flats is Mary Hughes School. The community's first schools were located initially in a former slave cabin and then at Shell's Chapel (1873 to 1897). A resident of Piney Flats, Samuel DeVault Hughes, donated one and one-half acres of land in 1894 for a new, brick school building that was to be 60 feet long and 40 feet wide. Construction of the school was undertaken by the local citizens, who completed the structure in 1897. These citizens named the school "Mary Hughes Institute" to honor the wife of the man who had donated the property.

Administered by a local school board, and charging tuitions that ranged from one dollar per month for pupils in the first and second grade up to two dollars per month for high school subjects of an advanced nature, Mary Hughes Institute had some characteristics of a private school. Mary Hughes became a three-year high school in 1920. It became an accredited four-year high school in 1923 and this designation necessitated additional space. Four additional classrooms and an auditorium were constructed in 1924. Through donations of labor, materials, and money, and only moderate assistance from the county, one of the first gymnasiums in rural East Tennessee was constructed at Mary Hughes.

The original building and the 1924 addition were destroyed by fire on April 11, 1941. The school had been donated to the county, which immediately began construction of a new building at the same site. It is this building which stands today. Mary Hughes School was able to reopen at the start of the 1942 – 1943 school year. A new gym and a cafeteria were added in 1949. Although an addition that included a library and classrooms was constructed in 1953, it burned in 1956. Rebuilt and reoccupied in 1957, the addition was enlarged in 1960 and again in 1962. (#1)

Sullivan County's high schools were consolidated in 1968 and as a result there would no longer be a Mary Hughes High School. However, the school was designated for use as an elementary and middle school. Currently, it is the only school in Sullivan County to house kindergarten through eighth grade.

## *Piney Flats United Methodist Church (#23)*

As mentioned previously, Shell's Chapel was the first church to be established in Piney Flats. It was constructed in 1873 and housed the local school for 24 years. By 1913, Piney Flats had experienced growth as evidenced by the presence of a post office, a furniture factory, a railroad depot, a school, several general stores, and a number of houses. It was determined that a larger and expanding community needed a new and larger church which would provide for the needs of a larger population and its anticipated growth.

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The lot next to Shell Cemetery was the most logical spot for the new church. This land had been inherited from William R. Shell, son of Andrew Shell by Cordelia Naff Shell and her two sons, Robert S. Shell and James I. Shell. On December 1, 1913, they sold the 2/3 acre lot for two hundred dollars with the provision that it must, like Shell's Chapel, be used for a Union church. In 1914, the Piney Flats Union Church was constructed adjacent to Shell Cemetery.

In accordance with the provisions of the deed, the new building continued to serve as a Union church in which Baptists, Presbyterians, and both branches of the Methodist Church would hold services. Unlike Shell's Chapel, the new church was larger and constructed of brick. It had stained glass windows, three of which were placed as memorials honoring former members, including Andrew Shell. Curved, solid oak pews were placed on a sloped floor. This arrangement meant that every single pew had to be built for the exact location at which it was to be positioned. Wolfe Brothers Furniture Company constructed and donated these pews. Special care was taken by the workers because most of them were members of the church.

The sanctuary's high, vaulted ceilings kept it cool in the summer, but difficult to heat during cold weather. Two large coal-burning stoves originally provided heat. One of these stoves was positioned near the choir, while the other sat in the southwest corner. A furnace with a hand-fired coal burner was installed in the building's basement in the 1920s, but there was only one register located in front of the alter rail. The coal furnace was eventually replaced with an automatic furnace.

New churches were constructed by the Presbyterians and the Baptists in the 1950s and the name Piney Flats Union Church was dropped in favor of Piney Flats Methodist Church. The name of the church was changed again in 1968 following a merger with the Evangelical United Brethren. From that point on, the church was called Piney Flats United Methodist Church. Since 1914, the building has undergone a number of improvements and additions. However, the original woodwork and all of the original stained glass are still in place.

## *U.S. Highway 11E*

In the 1920s, America's preferred mode of overland transportation began to change from the train to the automobile. By the end of that decade, highways were being constructed all over the United States and the road now known as U.S. Highway 11E was constructed from Strawberry Plains, Jefferson County, Tennessee to Bristol, Virginia. The route of this highway went through the Piney Flats Historic District along roads currently named Austin Springs Road and Piney Flats Road. In 1932, the highway was rerouted so that it passed about three-quarters of a mile to the northwest of Piney Flats. The fact that the new route of the highway bypassed the area being nominated meant that there was no longer any attraction for new commercial development. The new route of Highway 11E is now a four-lane, divided highway. In recent years substantial modern retail development has taken place along both sides of the highway, but not in the original Piney Flats community.

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## *1930s*

The property on which Mary Hughes School is located was donated to the Sullivan County Board of Education by the 1930s. When the school became public property, the Board was able to construct much-needed additions. The school library consisted of a single bookcase containing several reference books, a set of encyclopedias, and some works of fiction when the Tennessee State Board of Education determined in 1936 that every accredited high school in the state would be required to have adequate library facilities. A combination library/study hall was constructed in the late 1930s, and the PTA raised \$500 for provision of books, which were purchased early in 1941.

In 1932, the Sullivan County Fair moved from nearby Locust Grove to Mary Hughes School, where it continued to be held annually for several years. One year, over 6,000 people attended this fair. Unfortunately, the fair eventually became so large that it could no longer be accommodated in Piney Flats, and it was moved to Blountville in the late 1930s.

As noted above it was in 1932 that the federal highway now designated as 11E was relocated so that it would no longer pass through Piney Flats at the intersection of Austin Springs Road and Piney Flats Road. During construction of the new highway, room and board was provided to many of the highway workers by several homeowners in Piney Flats.

The girls' basketball team of Mary Hughes School had an outstanding season in 1936. There are those who claim that the 1936 team won the state championship at a tournament in Knoxville. Others say that there was no statewide girls' basketball tournament in 1936 and it was a regional championship that these girls won in 1936. In any case, when the team returned from Knoxville, there was a large crowd to cheer and greet them when their train pulled in at the Piney Flats depot.

Piney Flats was a very tight-knit community in the 1930s. For example, if a house caught fire, the men would form a bucket brigade to either extinguish the fire or prevent it from burning other buildings. Afterward, the women of the community would gather to make quilts for the family that had suffered loss from the fire. When there was a death, men would go to the cemetery to dig a grave using tools that were kept in a nearby unlocked shed.

## *1940s*

The books for which the PTA had raised money in the late 1930s and in 1940 were burned in a fire at Mary Hughes School on April 11, 1941. The fire destroyed everything except for the gymnasium. Immediately, Alley Construction of Bristol was hired to build a new building, the cost of which totaled \$108,128. High school classes met in the gymnasium during the 1941-1942 school year. At that time, elementary classes were held in a Wolfe Brothers Manufacturing storage building. The new school building,

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consisting of 14 large classrooms, three small classrooms, shop facilities, an auditorium, and an office, was completed in time for the 1942-1943 school year.

The population of Piney Flats and the surrounding area continued to grow during the 1940s. A new gym, cafeteria, and Masonic Hall were added to the facilities of Mary Hughes School in 1949 to accommodate expanding enrollment.

Modern times and the increasing needs of a growing population caught up with the Piney Flats Electric Light Company in 1941. The local electricity provider found that it could no longer keep up with the demands of its customers and sold its assets to the Johnson City Power Board.

## *1950s*

By 1953, Mary Hughes School found that it again needed more space. An addition was constructed that included six classrooms and a new library with office space. Three years later, a fire destroyed everything that had been added in 1953. Fortunately, wind direction and luck favored the local residents who came to fight the fire, and the remainder of the school was saved. For the rest of the 1956-1957 school year, classes which had been meeting in the structures that burned were held at Piney Flats Union Church. The buildings were immediately replaced, and were ready in time for the 1957-1958 school year.

Piney Flats Union Church building was purchased by the Methodist Church in 1958. The Presbyterians had constructed a new building by the spring of 1959, and the Methodists found themselves in sole possession of the building that had been constructed adjacent to Shell Cemetery 45 years earlier. The Piney Flats Union Church, which had been in existence since 1873, ceased to exist.

Fire destroyed a building to the west of the main manufacturing facility of Wolfe Brothers in 1956. Later that same year, the burned building, which housed the milling equipment, was replaced with a building made of cinder blocks and corrugated metal. That replacement building still stands.

It was also in 1958 that Piney Flats lost a building that identified the community with an important part of the growth of Tennessee and the nation. The railroad depot was demolished. Freight trains continued to rumble through Piney Flats, but the loss of the depot symbolized the end of Piney Flats' participation in America's rail transportation system that had begun with completion of the East Tennessee and Virginia Railroad 100 years earlier.

One of the adventures for the children of Piney Flats during this decade was to go see a movie. Children could ride a bus to Johnson City, which is about ten miles to the west, for ten cents.

The game of croquet became a popular sport for men in Piney Flats during the 1950s. Games were played for fun and entertainment in back yards, but the serious players built an authentic croquet course

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behind the depot. This game gained so much popularity in Piney Flats that the players did not want to be limited to playing only during the daytime. Lights were added so that play could continue after sunset. The men of Piney Flats played croquet through the 1950s, the 1960s and even into the 1970s.

## *Architecture*

Historically and currently, the church and school in Piney Flats have been focal points for the community. Although they are not the structures that were constructed in the mid-to-late 1800s, the buildings in place today are direct descendants of those original structures and they date from 1914 and 1942. Mary Hughes School (#1) was built in 1942. This two-story Colonial Revival building is constructed with red brick using common bond brickwork. The shingled, cross-gable roof is decorated with a wood copula. Each level has a long row of windows across the facade, of which there are 23 on the top floor and 16 on the bottom. There is a small portico at the main entrance with a white pediment over an entablature with dentil molding supported by two white columns. The original portion of the First United Methodist Church (#23) was built in 1914 and has classical influences. It is constructed of red brick with common bond brickwork. The original building was rectangular in shape but additions have made its shape irregular. It has stained glass windows and a belfry. It has a cross-gable roof covered with asphalt shingles.

The architecture of Piney Flats commercial structures is represented in three buildings. These buildings are characterized by their basic forms and lack of ornamentation. The General Store (#25), constructed in 1939, is a one story wood frame building with white-painted weatherboard. It has a gable roof covered with metal, and a wood false front across the top of the facade. The Wolfe Brothers Furniture Company building (#35) is a large, two-story wood frame furniture manufacturing facility constructed in 1888. It is covered with red-painted weatherboard and has 6/6 double-hung windows and a front porch. Its gable roof has a monitor roof in the center, under which was housed the lift equipment. Wolfe Brothers Machine Shop was built in 1900 and had board and batten siding, a metal gable roof, and 6/6 double-hung windows.

Today, Piney Flats is a mostly residential community and a variety of architectural styles are reflected in its houses. Seven of the houses constructed between 1880 and 1910 are Queen Anne style or have Queen Anne influences seen in the turned and sawn woodwork (#s 3, 4, 9, 13, 15, 16, 19). One of these was begun around 1880 and features a porch balustrade, gable trim, a large wood front door with multi-paned transom and sidelights, and a front shed roof porch with turned wood balusters (#4). There are six bungalows which were constructed between 1920 and 1933. The bungalows are typically one and one-half or two stories, frame construction, and have side gable roofs (#s 7, 8, 18, 20, 28, 36). Piney Flats also has one I-House (#32) constructed in 1900, one English Cottage Revival (#30) constructed in 1937, one Dutch Colonial Revival (#17) constructed in 1938, and one Ranch style (#10) home constructed in 1958.

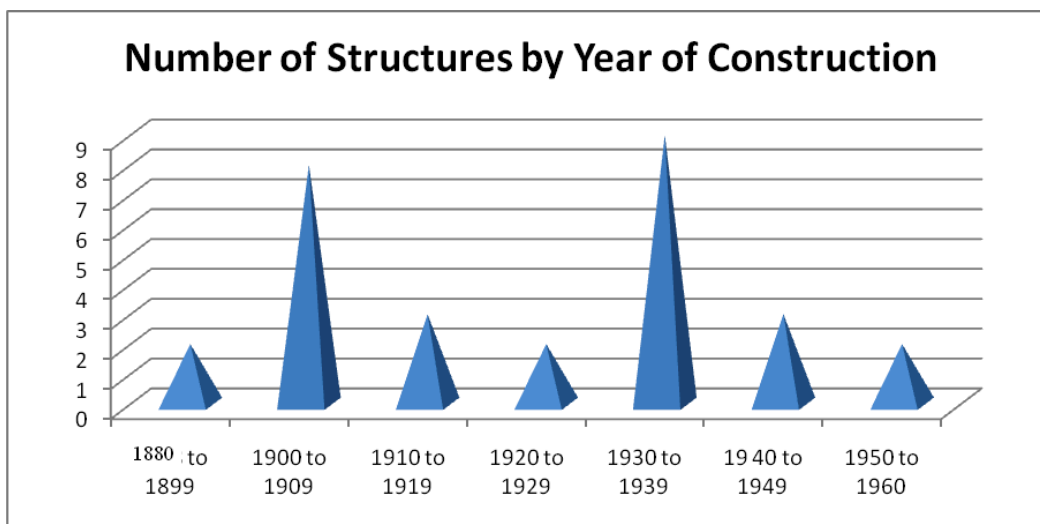
The development of Piney Flats and the elements that were essential to the community's early viability are reflected in its architecture. Contained in the district are contributing buildings from the 1880s through 1960.

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The rural setting, away from the modern retail developments on U.S. Highway 11E, allows the community to retain its historical and architectural integrity.



If approved, this district will join three other National Register sites that are within a three mile radius. Rocky Mount (NR 2/26/70), located at 200 Hyder Hill Road, Piney Flats, is comprised of facilities that center on a two-story log house. It is currently operated as a history museum by the Tennessee Historical Commission and the Rocky Mount Historical Association. The Finlay Alison House (NR 4/11/73), located at 1450 Pickens Bridge Road, Piney Flats, is a one and a half story house constructed in 1811 which served as the home of the youngest son of Irish immigrant John Alison, Sr. The DeVault- Massengill House (NR 3/28/85), located at 6868 Bristol Highway, Piney Flats is a Greek Revival house constructed by Isaac DeVault in about 1842.

Residents living in the Piney Flats Historic District have raised concerns about land use pressures. The Tri-County Industrial Park has been very successful in attracting manufacturing operations. Although there has been no open talk of the park expanding along the railroad toward, into, or beyond Piney Flats, that scenario is a possibility that must be considered. Of a more immediate threat, however, is the pressure of residential development. In recent decades an abundance of new housing construction and residential developments have expanded into nearby rural areas.

Realizing that if this type of residential development were to take place in Piney Flats, the historic integrity of the community would not survive, residents took action. A local historic district was designated by Sullivan County and design guidelines were adopted in 2009. Design and control of new construction in the local district is regulated by the Sullivan County Regional Historic Zoning Commission. The boundaries of the local district are not exactly the same as those proposed for the National Register district.

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## Major Bibliographical References

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Osborne, J. H. "Sullivan County creates Piney Flats Village Historic District." *Kingsport Times-News* 26 May 2009: 2A.

Sullivan County. *Piney Flats Village Historic District Design Guidelines*. Blountville, TN: Historic PFV Design Guidelines Committee, 2009.

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## Verbal Boundary Description

The nomination is for a part of Piney Flats Village (unincorporated).

It includes all of both sides of Main Street, McKamey Street, Methodist Church Street, and Wolfe Brothers Road. It also includes both sides of Tank Hill Road between its intersection with Mountain View Drive and its intersection with Curtis Hollow Road, both sides of Piney Flats Road from its intersection with Huffman Street to its intersection with Main Street, the north side of Austin Springs Road from its intersection with Piney Flats Road to the westernmost boundary of the Mary Hughes School property, and the south side of Austin Springs Road only to include the Park at Mary Hughes School.

The area is encompassed by a boundary described as follows:

Situated in the 9<sup>th</sup> Civil District of Sullivan County, Tennessee, BEGINNING at a point in Sullivan County, Tennessee in the center of the intersection of Austin Springs Road and Piney Flats Road (latitude 36.41923, longitude -82.30483); proceed S 46° 21' 11" W along the center of Austin Springs Road 47.5 feet to the POINT OF BEGINNING. From said point of beginning, proceed S 48° 42' 43" W along the center of Austin Springs Road 124.9 feet; thence S 27° 30' 48" E 35.6 feet; thence S 51° 14' 54" W 33.5 feet; thence N 37° 35' 02" W 34.0 feet to the center of Austin Springs Road; thence S 50° 07' 23" W along the center of Austin Springs Road 36.3 feet; thence N 35° 55' 56" W 224.3 feet; thence N 50° 58' 21" E 148.0 feet; thence S 45° 45' 17" E 180.8 feet; thence 54° 45' 50" E 122.0 feet; thence N 30° 54' 17" W 35.4 feet; thence N 27° 02' 28" E 305.1 feet; thence N 23° 56' 23" E 156.9 feet; thence N 57° 52' 16" E 91.1 feet; thence S 34° 07' 51" E 206.7 feet; thence N 60° 12' 06" E 52.6 feet; thence S 34° 34' 54" E 73.6 feet; thence S 49° 26' 22" E 86.7 feet to the track of the Norfolk and Southern Railroad; thence S 38° 07' 44" W along the track of the Norfolk and Southern Railroad 88.7 feet; thence S 41° 06' 42" E 64.2 feet; thence S 28° 40' 50" W 321.8 feet; thence N 40° 45' 32" W 227.2 feet; thence S 46° 26' 51" W 166.2 feet; thence S 34° 54' 59" E 129.3 feet; thence S 50° 27' 53" W 91.4 feet; thence N 40° 17' 43" W 245.5 feet; thence N 40° 17' 43" W 245.5 to the POINT OF BEGINNING, being 66 acres.

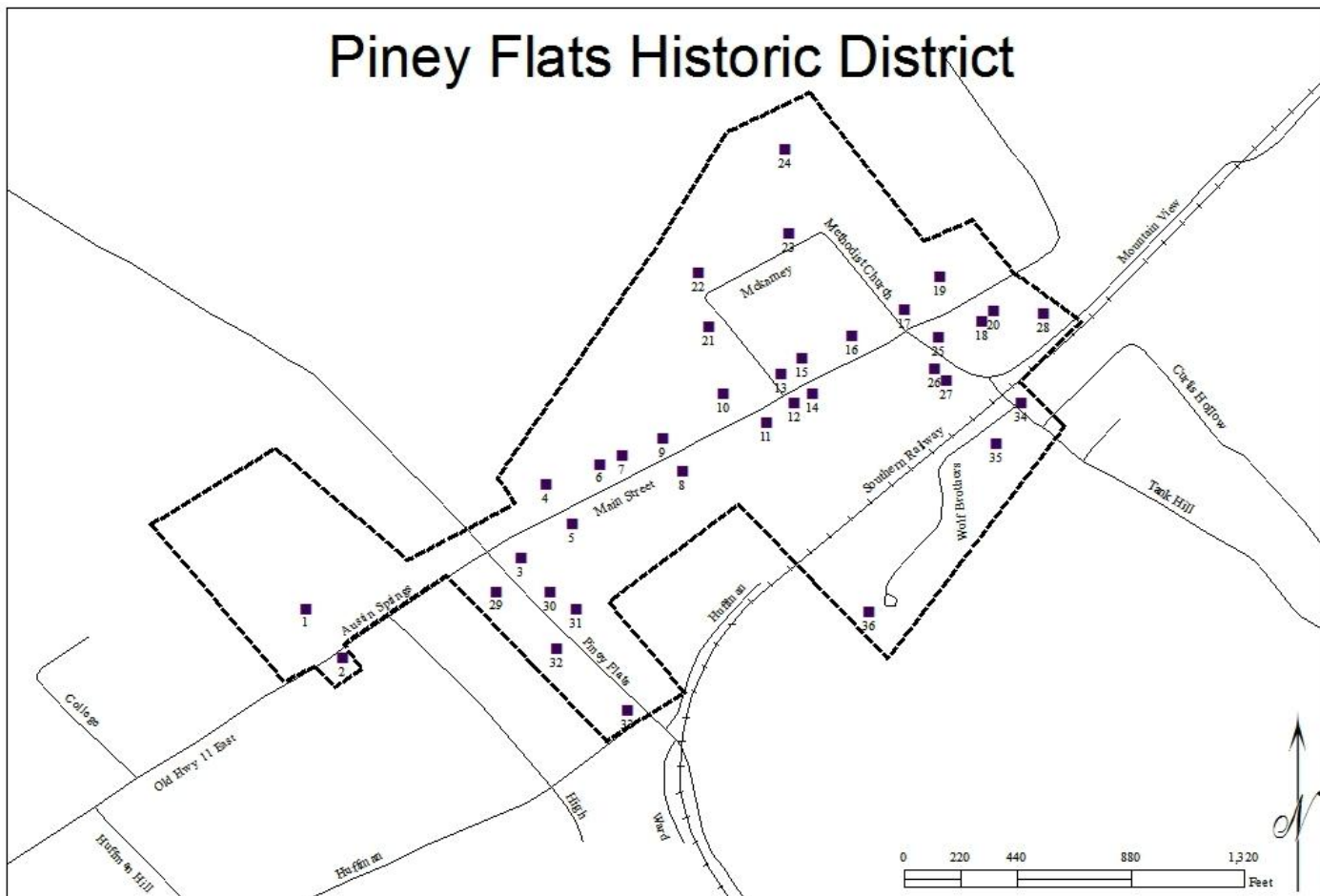
## Boundary Justification

Boundaries were drawn to include contributing residential resources along Main Street, McKamey Street, Mountain View Drive, Tank Hill Road, Wolfe Brothers Road, and Piney Flats Road. They were also drawn to include Mary Hughes School and the adjacent park on Austin Springs Road, the First United Methodist Church and Shell's Cemetery on Methodist Church Street, and Wolfe Brothers manufacturing facility on Wolfe Brothers Road. Curtis Hollow Road, which runs parallel to and south of the railroad track was considered for inclusion but was found to have no contributing structures. The boundary was drawn to include the largest number of contributing resources possible. It is surrounded by buildings that are either historic and altered or modern. The district represents the historic core of Piney Flats that retains its historic and architectural integrity.

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## Photographs

Name of Property: Piney Flats Historic District  
City or Vicinity: Piney Flats (Bluff City)  
County: Sullivan  
State: TN  
Name of Photographer: Gray Stothart  
Date of Photographs: November 19, 2010 and May 26, 2011  
Location of Original Digital Files: TN Historical Commission

Photo 1 of 30

Looking northwest on Piney Flats Road

Photo 2 of 30

Looking northwest on Piney Flats Road

Photo 3 of 30

Looking north, Piney Flats Road at Main Street

Photo 4 of 30

Looking north on Austin Springs Road

Photo 5 of 30

Looking northeast along Austin Springs Road at Piney Flats Road

Photo 6 of 30

Looking northeast along Main Street

Photo 7 of 30

Looking southwest along Main Street

Photo 8 of 30

Looking southwest along Main Street

Photo 9 of 30

Looking northeast along Main Street

Photo 10 of 30

Looking northeast along Main Street

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Photo 11 of 30  
Looking northeast along Main Street at McKamey Street

Photo 12 of 30  
Looking southwest along Main Street

Photo 13 of 30  
Looking northeast along Main Street

Photo 14 of 30  
Looking southeast near Main Street at Mountain View Drive

Photo 15 of 30  
Looking northeast near Main Street at Methodist Church Street

Photo 16 of 30  
Looking northeast along Main Street at Methodist Church street

Photo 17 of 30  
Looking northwest near Main Street at Mountain View Drive

Photo 18 of 30  
Looking northwest near Main Street at Mountain View Drive

Photo 19 of 30  
Looking southwest near Main Street at Mountain View Drive

Photo 20 of 30  
Looking near McKamey Street at Main Street

Photo 21 of 30  
Looking north along Methodist Church Street

Photo 22 of 30  
Looking south along Methodist Church Street

Photo 23 of 30  
Looking southwest from Methodist Church Street at Main Street

Photo 24 of 30

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Looking northwest along Mountain View Drive

Photo 25 of 30

Looking northwest across Mountain View Drive

Photo 26 of 30

Looking south across Tank Hill Road

Photo 27 of 30

Looking northwest along Mountain View Drive

Photo 28 of 30

Looking north from Wolfe Brothers Road at Tank Hill Road

Photo 29 of 30

Looking north from Railroad crossing at Tank Hill Road

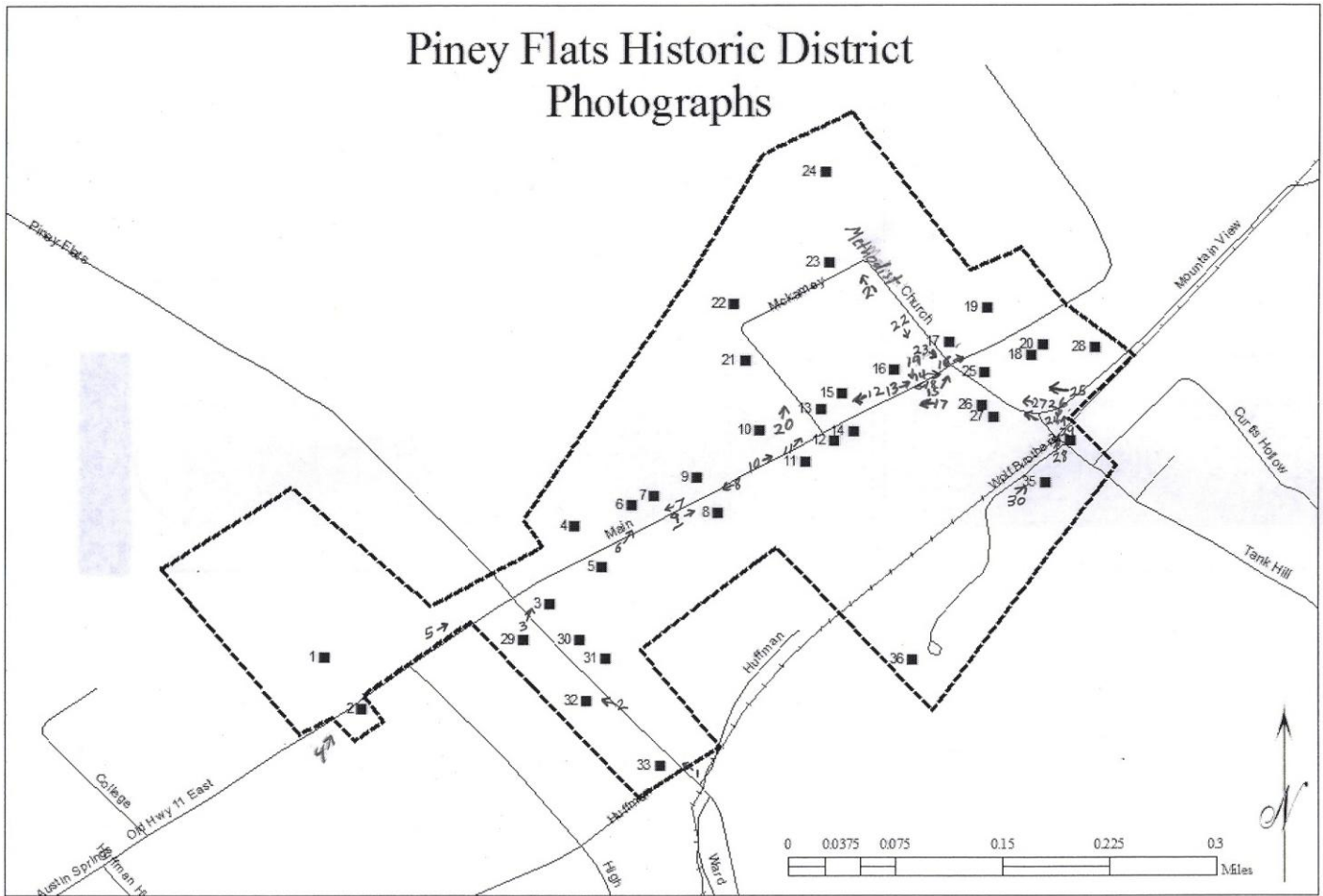
Photo 30 of 30

Looking northeast along Wolfe Brothers Road

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# National Register of Historic Places Continuation Sheet

Section number owners Page 30 Piney Flats Historic District  
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Map Key	Physical Address*		Owner(s)	Owner Address
	Num	Street		
1	240	Austin Springs Road	Sullivan County Board of Education	P. O. Box 306, Blountville, TN 37617
2	241	Austin Springs Road	Sullivan County Board of Education	P. O. Box 306, Blountville, TN 37617
3	208	Main	Gary W. Hunnigan	P. O. Box 4298, Johnson City, TN 37601
4	217	Main	James C. and Mary Ann Hager	Same as Physical Address
5	220	Main	Tara Faye Bare and David M. Surcey	Same as Physical Address
6	235	Main	John and Winifred Quaintance	214 Roy Phillips Rd., Jonesborough, TN 37659
7	245	Main	Patrick J. and Angela L. Gilmer	Same as Physical Address
8	250	Main	John Nelson and Patsy H. Starnes	P. O. Box 56, Piney Flats, TN 37686
9	253	Main	Louise A. Trivett Trustee	Same as Physical Address
10	273	Main	Leslie M. Landreth	Same as Physical Address
11	276	Main	Wallace D. Scott	Same as Physical Address
12	288	Main	Evelyn Feathers	Same as Physical Address
13	289	Main	Dan T. Harold	Same as Physical Address
14	292	Main	David Feathers et. al.	c/o Wilma Vines, 2518 Plymouth Rd #1, Johnson City, TN 37601
15	295	Main	Jim Andrew and Stefanie Varner Pyron	c/o Wilma Vines, 2518 Plymouth Rd #1, Johnson City, TN 37601
16	317	Main	Connie Wolfe Landreth and John Thomas	Same as Physical Address
17	327	Main	Tamara D. Pries	Same as Physical Address
18	336	Main	Martin J. Nagy	2704 Wakefield Dr., Clarksville, TN 37043
19	339	Main	Randal and Lori Ann Hamilton	Same as Physical Address
20	344	Main	Vicki R. Fender	Same as Physical Address
21	325	McKamey	Fred R. and Shirley C. Massengill	Same as Physical Address
22	349	McKamey	Vernon C. and Anne S. Wilson	c/o Wolfe Brothers, P. O. Box 66, Piney Flats, TN 37686
23	225	Methodist Church St.	Piney Flats United Methodist Church	Same as Physical Address
24	228	Methodist Church St.	Shell Cemetery Association	c/o Keith Price, 336 Kings Road, Piney Flats, TN 37686
25	305	Mountain View Drive	Kathryn and Lowell Wayne Snodgrass	131 Allison Timbers Rd., Piney Flats, TN 37686
26	314	Mountain View Drive	John Thomas and Connie Wolfe Landreth	317 Main St., Piney Flats, TN 37686
27	316	Mountain View Drive	Mr. Rooter Expert Sewer Drain	P. O. Box 917, Piney Flats, TN 37686

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28	349	Mountain View Drive	Donald L. and Brenda J. Dye	Same as Physical Address
29	448	Piney Flats Road	Kenneth Hambrick	Same as Physical Address
30	457	Piney Flats Road	John T. Landreth	Same as Physical Address
31	465	Piney Flats Road	John T. Landreth	457 Piney Flats Road, Piney Flats, TN 37686
32	472	Piney Flats Road	Margaret M. Bennett	c/o James B. Harrison, 226 Rock Drive, Bristol, TN 37620
33	492	Piney Flats Road	Raymond Hicks	Same as Physical Address
34	405	Tank Hill Road	Dan Lomax	7138 Hwy 412 West, Linden, TN 37096
35	562	Wolfe Brothers Road	Wolfe Brothers & Company	P. O. Box 66, Piney Flats, TN 37686
36	564	Wolfe Brothers Road	Hazel Thomas	Same as Physical Address

\* All physical addresses are located in Piney Flats, TN 37686.