

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name Haynes Haven Stock Farm
Other names/site number Woodlawn; Gibson Farm; Martin, J. Brice, Farm; Tolley Farm
Name of related multiple property listing N/A
(Remove "N/A" if property is part of a multiple property listing and add name)

2. Location

Street & Number: U.S. Highway 31/Nashville Highway between Northfield and Denning Lanes
City or town: Spring Hill State: TN County: Maury
Not For Publication: N/A Vicinity: N/A Zip: 38401

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 forth 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 at the following level(s) of significance:
 national statewide local

Applicable National Register Criteria: A B C D

Signature of certifying official/Title: **Date**
Deputy State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of Commenting Official: **Date**

Title: **State of Federal agency/bureau or Tribal Government**
Government

Haynes Haven Stock Farm
 Name of Property

Maury County, Tennessee
 County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- 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 the count)

Contributing	Noncontributing	
7	0	buildings
1	0	sites
9	1	structures
0	0	objects
17	1	Total

Number of contributing resources previously listed in the National Register 0

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC / single dwelling
- AGRICULTURE / animal facility
- AGRICULTURE / agricultural outbuilding
- DOMESTIC / secondary structure
- LANDSCAPE / garden
- AGRICULTURE / irrigation facility
- FUNERARY / cemetery
- RECREATION / sports facility

Current Functions

(Enter categories from instructions)

- VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

- Classical Revival
- Craftsman
- Late Victorian
- No Style

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

Concrete; Brick; Asphalt; Wood/Weatherboard; Stone;
Metal/Iron; Vinyl

Narrative Description

Haynes Haven Stock Farm is an approximately twenty-three-acre historic district located on the northwest side of U.S. Highway 31 (Nashville Highway) between Spring Hill and Columbia in Maury County. The Haynes Haven Stock Farm property comprises seventeen contributing resources and one non-contributing resource. While most of the contributing resources were constructed during the 1930s under the direction of John L. Haynes, some resources, such as the latticed barn, the stone walls and bridges, and the artificial pond, were constructed earlier, possibly as early as the 1880s under Thomas and Lucy Gibson’s ownership, when the property was known as Woodlawn.

Setting

The immediate setting is mostly rural as it was historically, though residential, commercial, and industrial development has been quickly replacing agricultural land in the larger Spring Hill area. Rippavilla (NR Listed 7/19/1996) sits to the northeast. The University of Tennessee’s Middle Tennessee Agricultural Research and Education Center is located immediately opposite Haynes Haven on the southeast side of U.S.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Highway 31. A General Motors vehicle assembly plant was constructed in 1987 to the north of the property, a development which took over much of the larger cultivated fields, pastures, and horse tracks once associated with Haynes Haven Stock Farm. An Ultium battery plant is currently being constructed immediately southwest of the Haynes Haven property.

Site Description

The Haynes Haven Stock Farm sits on a very gently rolling property but is relatively level compared to neighboring properties. Mature trees throughout the property provide shade, particularly along Highway 31 and the carriage paths that traverse the estate. The most noticeable property features from the road are the stone wall and iron gate, which line the edge of the property along Highway 31. Most of the buildings on the property are situated a significant distance from Highway 31. The Haynes House sits approximately 350 feet northwest from the highway at the southwest end of the property and, due to its size and unimpeded visibility, is the most prominent. The terraced gardens and swimming pool are located to the immediate southwest of the house, while the brick shed and root cellar are situated to the rear (northwest) of the house and are not visible from Highway 31. The garage and apartment building sits directly north of the Haynes House but is not easily visible from Highway 31 due to foliage and distance. A paved circa drive is located at the front of the Haynes House.

The domestic structures of the Haynes House and its outbuildings are separated from the farm buildings by a carriage drive and large stone bridge that borders a man-made pond. On the east side of the carriage drive sits that stone stable barn, approximately 610 feet northwest of the highway. A paved carriage drive leaves directly to the stone stable barn from the main carriage drive. A wood, five-rail, crossbuck fence connects the northeast end of the stone stable barn to the southwest side of the latticed barn and a horse cemetery surrounded by a wrought iron fence. The area in front of (on the southeast side of) the latticed barn was once also fenced in with a similar crossbuck fence, but it is no longer extant. The northeast boundary of the property from the east corner of the latticed barn is lined with stone blocks, concrete blocks, a possible concrete water trough, and a remnant of crossbuck fence. The circa-1955 garage and tenant house are located to the southeast of the latticed barn. Other landscape features on the property include two large gravel parking lots to the immediate northwest of the latticed barn and stone stable barn (outside of the NR Boundary), and a chain-link fence at the rear of the Haynes House.

1. John L. Haynes House (1938) – Contributing Building

The John L. Haynes House is a two-and-a-half-story, five-bay-wide, ell-shaped Classical Revival dwelling constructed in 1938 on the site of an earlier residence. The dwelling rests on a cut stone foundation, is clad in running bond brick veneer, and is capped with a side gable roof covered with asphalt shingles. The roof features dentilated eaves and cornice returns in the gable ends. The roof is pierced on the façade (southeast elevation) by three gabled dormers, on the southwest gable end by a pair of partially interior brick end chimneys on either side of the ridgeline, and on the northeast gable end by a single partially interior brick end chimney just southeast of the ridgeline. The façade also features a prominent two-story, full-width portico sheltered by a flat roof with a dentilated Corinthian entablature. The portico roof features a decorative balustrade along its edge and is supported by six fluted Corinthian “Tower of the Winds” columns. Similar Corinthian “Tower of the Winds” pilasters are also located at the northeast and southwest ends of the portico. The portico shelters a central double-leaf front doorway. The wooden double doors, which date to circa 1870 and are likely cherry, feature elongated glazed panels with bolection molding on the top and elaborate carved wood panels with a floral motif on the bottom. The double doors are protected by circa 1940 metal storm doors with wrought-iron grates and scrollwork; are flanked by beveled leaded glass

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

sidelights with curvilinear patterns, and are topped with a semi-elliptical leaded glass fanlight on the first story. A central, one-bay-wide balcony with a rectangular transom and pedimented double doors is situated above the main entrance on the second story. The balcony double doors each feature an elongated glazed panel of six-lights on the top with a raised wood panel on the bottom. The rectangular transom features five lights in a “reverse ogee” shape, creating a stylized arcade design. The balcony is supported by scrolled brackets and is surrounded by a wrought-iron baluster with ornate detailing. The portico floor features varying sizes of rectangular marble tiles arranged in a herringbone type pattern, while the portico ceiling is divided into three sections, each with rectangular panels and strips of trim. Fenestration on the façade of the main block consists of eight-over-twelve, double-hung, wood-sash windows with crossheads and triangular dentilated pediments on the first story, and eight-over-eight, double-hung, wood-sash windows with square entablatures on the second story. Each of these windows are flanked by functional wooden shutters.

The northwest elevation features a small, one-story wing and roof-top terrace (described below), an interior brick chimney within the southeast slope of the gable (described above), and uncovered steps at the southeast end providing access to the uncovered porch and portico. Fenestration on the northwest elevation consists of single and paired six-over-six, double-hung, wood-sash windows of various sizes, each with simple brick sills. The exception is a single eight-over-eight, double-hung, wood-sash window within the gable, capped with a brick arch. The majority of the windows on the northwest elevation of the main block are missing shutters, though the hardware associated with shutters is extant. The few shutters that are present on the ell portion of the northwest elevation appear to be technically functional, but in the case of the paired windows, are undersized and inadequate to provide functional protection.

The rear (northwest elevation) features a two-story ell appended to the north end of the main block’s rear elevation, as well as a one-story, wrap-around porch on the northwest and southwest elevations of the ell. Like the main block, the two-story ell rests on a cut stone foundation, is clad in running bond brick veneer, and is capped by a gable roof. The ell features a wide entablature along the eaves and cornice returns in the rear (northwest) gable end; unlike the rest of the main block, the entablature of the ell and the rear elevation of the main block is not dentilated. A single, partially interior brick end chimney pierces the roof at the ridgeline in the northwest gable of the ell. The wrap-around porch is capped by a low-pitched hipped roof supported by square Doric posts and is surrounded by a standard balustrade along the bottom and decorative woodwork along the top. The decorative woodwork is geometrical and is similar to the balustrades on the main block portico and side additions. Single-leaf, two-panel screen doors are located on the southwest and northeast elevations of the porch. Both are painted wood doors with an elongated opening on the top and a square opening on the bottom; the screens are missing. Extant framing on the porch likewise suggests that the majority of the porch was originally screened, but the screens are missing. The porch is accessed from the northwest elevation of the main block of the house by a single-leaf, painted wood, sash-and-panel door with nine lights on the top and two rectangular inset panels on the bottom. An identical single-leaf, sash-and-panel door also provides access to the porch from the northwest elevation of the ell, and also features a four-panel screen door. A circa 1970 sliding glass door in an aluminum frame provides access to the porch from the southwest elevation of the ell. Fenestration on the northwest elevation of the main block and the ell consists of single eight-over-eight, double-hung, wood-sash windows with simple brick sills on the first story of the main block, and six-over-six, double-hung, wood-sash windows with simple brick sills on the second story of both the main block and the ell. A decorative half-round window over a one-over-one, double-hung, wood-sash window with leaded glass decoration is also located on the second story of the main block at the ell. None of the windows on the rear elevation feature shutters or remnants of shutter hardware, and as such, it is unlikely that the windows on the rear elevation ever had them. A multi-light ribbon window is also

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

located below grade and within an open well on the basement foundation level of the northwest elevation. The ribbon window comprises eight wood-frame casement window panels, with six lights in each panel. A metal pipe railing covered with wire netting surrounds the open well.

The southwest elevation features a small, one-story wing and roof-top terrace (described below) and two partially interior brick chimneys within the slopes of the gable (described above). Fenestration on the main block of the southwest elevation consists of single six-over-six, double-hung, wood-sash windows with simple brick sills. One exception is an eight-over-eight, double-hung, wood-sash window within the gable, capped with a brick arch. Two of the windows feature functional and adequately sized louvered wood shutters. Extant shutter hardware is also visible on the remaining windows.

One-story, one-bay-wide wings are appended to the northeast and southwest elevations. Both wings rest on cut stone foundations, are clad in running bond brick veneer, and feature paired Doric pilasters on each elevation. Both wings are capped by flat roofs with dentilated entablatures surrounded by decorative balustrades similar to that on the portico, and both also feature a rooftop terrace accessible via a single-leaf, painted wood, sash-and-panel door with nine lights on the top and two rectangular panels on the bottom. Each door is sheltered by a cantilevered dentilated entablature. The northeast wing features a set of French double doors flanked by tall, painted, wood shutters on the façade. Each of the painted wood doors features 15 rectangular lights. The French double doors are protected by wooden and screen-panel double doors with decorative metal grates within the bottom half of the screen panels, as well as functional wooden shutter doors. The doors open to an uncovered porch with a marble tile floor similar to that of the larger portico on the main block. Fenestration on the northeast and northwest elevations of the northeast wing consists of single and paired six-over-six, double-hung, wood-sash windows with simple brick sills and flanked by wooden louvered shutters. While the shutters appear to be technically functional, they are undersized for the paired windows. The northwest elevation of the northeast wing also features an inset, single-leaf, sash-and-panel door is located on the northwest elevation of the wing. The painted wood door features nine lights on the top and two rectangular inset panels on the bottom. The door is protected by a painted wood screened door with an elongated screened panel on the top and a square screen and metal grate panel on the bottom. The southwest wing features a paired six-over-nine, double-hung, wood-sash window flanked by wooden louvered shutters on the façade. While the shutters appear to be technically functional, they are undersized for the paired windows. The southwest elevation of the southwest wing features a central, single-leaf, painted wood door with six glazed panels and topped by a four-light rectangular transom. The door is protected by a painted wood screened door with an elongated screened panel on the top and a square screen and metal grate panel on the bottom. The door, which is accessed via concrete steps and leads out to the terraced gardens, is flanked by single six-over-six, double-hung, wood-sash windows with function wooden louvered shutters. The northwest elevation of the wing features a paired, six-over-six, double-hung, wood-sash window similar to the one on the façade, but without shutters.

Interior

The interior of the Haynes House is comprised within the main block of four rooms on each of the two levels, divided by a central hall, with the two one-story additions on the northeast and southwest elevations adding a bedroom suite and sunroom, respectively, and the two-story ell addition adding a kitchen on the first floor and another bedroom suite on the second floor. Doors throughout the interior, unless otherwise noted, are eight-foot-tall, single-leaf, painted wood, six-paneled doors, each with two square inset panels on

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

the top, two elongated rectangular inset panels in the center, and two smaller rectangular inset panels on the bottom. Plaster walls and hardwood floors are throughout, unless otherwise noted.

The central hall features wide wood baseboards and crown molding. An open staircase located at the rear (northwest) half of the hall leads to the second floor. The staircase features a curved banister with simple turned spindles and a wide over-the-post handrail terminating in a volute. The side of the staircase is clad in simple wood paneling and an ornate decorative scroll along the stringer beneath each tread. Three 12-foot-tall, single-leaf, four-paneled doors in the central hall open to the southwest double parlor/drawing room and to the northeast library, while a hallway behind the staircase leads to an identical single-leaf door into the dining room. The stained wood doors, possibly cherry, feature two elongated panels on the top and two smaller square panels on the bottom, each with bolection molding. A single-leaf, nine-light, sash-and-panel painted wood door at the rear (northwest end) of the central hall provides access to the rear porch, and a door behind the staircase provides access to the basement.

The northeast library features decorative trim and wainscoting, and wide window and door surrounds. A fireplace and mantle, as well as a built-in bookcase and cabinet, are located on the northeast wall. The fireplace includes decorative reeding, with paired pilasters flanking the hearth. In 1961, Harry and Polly Pressnell lowered the fireplace mantle and added the white marble hearth and facing (Hieronymus 1961, 5G). On the north end of the northeast wall, a 12-foot-tall, single-leaf four-paneled door identical to those previously described in the central hall provides access to a bedroom suite. A similar 12-foot-tall double-leaf door on the northwest wall of the library leads into the dining room. Like the central hall doors, each of the dining room doors feature four panels with bolection molding, with two elongated panels on the top and two square panels on the bottom.

Bedroom Suite 1 is located within the northeast one-story addition on the first story of the Haynes House and comprises a bedroom (Bedroom 1), a small linen closet with built-in cabinets, a full bathroom (Bathroom 1), and a small storage closet. The bedroom features floral wallpaper, a wide baseboard painted white, and narrow trim at the ceiling. A set of French doors on the southeast wall leads to an uncovered porch on the façade (southeast elevation). A narrow hallway on the northwest wall features built-in wooden louvered cabinets and drawers. A door on the right (northeast) leads to a full bathroom (Bathroom 1). The bathroom features floral wallpaper, as well as a bathtub shower with glass sliding doors and a built-in vanity on the southeast wall. A door on the northeast wall of Bathroom 1 opens to a small storage closet.

A double-leaf, four-paneled door on the northwest wall of the northeast library (described above) leads to the dining room, which features the same decorative trim and wainscoting, and window and door surrounds as the library. A single-leaf, four-paneled door at the west corner of the room (described above) leads back into the central hall, and an identical 12-foot-tall, single-leaf, four-paneled door on the northwest wall leads into the kitchen.

The kitchen is located on the first floor of the northwest ell addition. The walls are covered with floral wallpaper, and the floors are covered in linoleum with a speckled design. In the original Haynes Haven design, the first floor of the ell comprised a kitchen, breakfast room, and butler's pantry. The 1961 Pressnell renovation remodeled the space to create a multipurpose "sitting room-kitchen" with a serving area, food preparation area, and sitting area (Hieronymus 1961, 5G). Faux wood boxed beams have been applied to the ceiling, and the brick fireplace on the northwest wall has been painted white. The serving area is located along the northeast wall and includes a long countertop with storage space and a small sink. A single-leaf, nine-light, sash-and-panel painted wood door on the northwest wall and a double-leaf sliding glass door with

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

an aluminum frame on the southwest wall both lead out onto the rear porch. The food preparation area in the southwest corner of the kitchen features enameled avocado green cupboards and cabinets, wood-block countertops, square tile backsplash, and a five-sided island with a sink and Formica countertop. A 1971 avocado green Kenmore trash compactor sits at the end of the island counter. Louvered accordion-style floor-to-ceiling wood panels set onto a track are located between the food preparation area and the sitting area. A partially enclosed secondary, or servant's, staircase is located immediately southwest of the doorway between the kitchen and the dining room. The stairs are covered with green deep pile, or "shag," carpeting, and the handrail is a similar, if simplified, version of the central hall handrail, with an over-the-post configuration terminating in a volute. A simple wall-mounted handrail has been installed along the enclosed portion of the staircase. A 1963 NuTone built-in "Meter-Dial FM+AM Intercom-Radio Music System" panel is located on the wall next to the staircase.

On the southwest side of the central hall is the double drawing room, sometimes referred to as "the reception rooms." It is essentially a single, large parlor that is transected by an accordion-style set of stained wood doors that slide along a track within the central beam on the ceiling, dividing the room into two separate rooms as needed. Each of the tracked doors is similar to the doors between the drawing room and the central hall and has two elongated panels on top and two square panels on the bottom with bolection molding. The double drawing room features ornate, nearly floor-to-ceiling, gilded pier mirrors on the southeast and northwest walls, and equally ornate gilded mirrors over each of the marble fireplaces on the north and south ends of the southwest wall. The white marble fireplace at the south end of the room features heavy corner brackets, a heavy carved rope, and a central scallop motif, with scalloped edges around the firebox. The fireplace at the north end of the room is likewise white marble and features scalloped edges around the firebox as well as the edges of the fireplace surround. A central carved head of a woman sits above the fireplace and is flanked by scallops within medallions.

Two twelve-foot-tall, single-leaf, stained wood doors on the southwest wall of the drawing rooms, divided by the central beam, lead to the sunroom. The two-paneled doors each feature a pair of elongated, vertical panels on each side. The sunroom is housed within the one-story southwest addition. Similar to the other rooms, the sunroom features decorative trim and wide door and window surrounds. The floor of the sunroom features the same marble tile arranged in a herringbone pattern. A single-leaf, nine-light, sash-and-panel door located in the center of the southwest wall leads outside to the terraced gardens and swimming pool.

Returning to the central hall, the main staircase leads to a mid-level landing with a tall, arched, frosted and leaded glass window. The window features a simple surround with a keystone. The staircase turns and continues to an upper, second-floor hall. At the southeast end of the upper hall, a segmental archway leads to a small alcove with built-in storage cabinets and closets on the northeast and southwest walls, and double doors leading out onto the second-story balcony on the façade (southeast elevation). Each door features an elongated glazed panel of six-lights on the top, with a raised wood panel on the bottom. On the southwest wall of the upper hall are two single-leaf six-paneled doors leading to Bedroom Suite 2; the door to the south leads directly into Bedroom 2, while the door to the north leads into a sitting/dressing room. The northeast wall features a door on the south end leading to Bedroom Suite 3, and an open entryway on the north end leading to a small hallway with a closet door on the right (southeast) and a door to Bedroom Suite 4 on the left (northwest).

Bedroom 2 is located in the south corner of the second floor and connects to a bathroom (Bathroom 2) and sitting/dressing room through a door on the northwest wall. The hardwood floor is covered with a floral carpet. A fireplace is located in the center of the southwest wall. The fireplace features a carved wood and

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

marble surround, with a breakfront shelf with bead and barrel moldings above a frieze with a central rosette and acanthus leaf motif. Decorative blockings with urns on either end sit atop a narrow panel of reeded and semi-circular molding and pilasters with decorative carvings. The firebox surround and flush hearth are white marble and were likely added by the Pressnells during their renovation of the house in 1961. To the right (northwest) of the fireplace, a single-leaf, nine-light, sash-and-panel door provides access to a rooftop terrace atop the southwest one-story addition. A door on the northwest wall leads to a full bathroom (Bathroom 2).

Bathroom 2 is located between Bedroom 2 and a sitting/dressing room. It is the largest bathroom in the house. The bathroom features a blush pink porcelain toilet and sink, as well as a blush pink bathtub/shower. The sink is flanked by two circa-1960 vanities with several drawers and laminate countertops with aluminum edging. The lower half of the bathroom walls are tiled with square blush pink field tiles with black P cap trim and base coves. The floor is tiled in a black and pink isometric cube pattern with a wide trim of small black square tiles. A linen closet with a typical six-paneled, painted wood door is located to the right (southeast) of the shower on the northeast wall. A door on the northwest wall leads into a small sitting/dressing room.

The Bedroom Suite 2 sitting room is a small, L-shaped room located in the west corner of the second floor. According to the placement of the chimneys on the southwest elevation of the house, there should be a fireplace located on the southwest wall of the sitting room. The southwest wall does feature a “bump out” in the location of the partially interior chimney, but there is no fireplace. It is unclear whether it was originally designed without a fireplace, or if the fireplace has been removed. A door leads out to the upper hall.

Bedroom 3 is located in the east corner of the second floor and features a fireplace on the northeast wall. The fireplace comprises a painted wood mantle and marble surround with decorative reeding, medallions, floral, and other motifs. A single-leaf, nine-light, sash-and-panel door on the northeast wall, just north of the fireplace, provides access to a rooftop terrace atop the northeast one-story addition. A full bathroom (Bathroom 3) is accessed via a door on the northwest wall.

Bathroom 3 features a black porcelain toilet and sink, as well as black bathtub and tiled shower. The lower half of the bathroom walls are tiled with square cream field tiles with black trim, and the floor is tiled in purple and white square field tiles.

The entryway and hallway on the north end of the upper hall leads into Bedroom Suite 4, which is mostly located within the second floor of the ell addition and was likely originally the servant’s quarters. The suite comprises a sitting room, bathroom (Bathroom 4), and a large bedroom (Bedroom 4). The bedroom floor is carpeted, and the walls are covered in grasscloth wallpaper. A fireplace is located on the northwest wall. A door at the southwest end of the southeast wall provides access to the secondary staircase leading down to the kitchen.

The basement is accessible via a door behind the staircase in the central hall and comprises three rooms: a recreation room, a utility room, and a small bathroom. The 30x45-foot recreation room is located at the bottom of the stairs in the southwest portion of the basement and is surrounded by a random coursed dressed stone wall. Two stone fireplaces with wood mantles are located on the southwest wall of the basement. The floor of the recreation room is covered in the same marble tile found on the portico and the sunroom, and the ceiling is finished with beadboard and boxed beams. A segmental arch behind the basement stairs leads into a hallway with a simple, single-leaf, wood plank door with iron brackets leading to a small bathroom on the right (southeast). The bathroom comprises a toilet, sink, and shower. A single-leaf, painted wood door with

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

five rectangular inset panels on the northeast end of the small hallway leads into a utility room that houses the furnace, air conditioning, and other mechanical equipment. The hallway, bathroom, and utility room are constructed of structural glazed tile.

2. Brick Shed/Root Cellar (circa 1938) – Contributing Building

The brick shed/root cellar is a small, one-story, brick outbuilding located at the rear (northwest) of the Haynes House. The shed rests on a rock-faced, ashlar stone foundation, is clad in common bond brick with weatherboard in the gables and capped with a front gable roof with exposed rafter tails. A single-leaf painted wood sash-and-panel door with nine lights and two rectangular raised panels is located on the façade (northeast elevation). Fenestration consists of six-over-six, single-hung, wood-sash windows on the southeast and northwest elevations, and louvered vent in the northeast gable. The shed provides access to an underground root cellar, which extends southwest from the shed.

The interior of the shed consists of a single room with a narrow concrete block and stone stairway in the center leading underground to the root cellar. Tubular metal railings are located on both sides of the stairway. A wood shelving unit is constructed along the entirety of the southwest wall, and the ceiling is unfinished, with roofing members exposed. The floor of the shed is covered with marble tile similar to that found in the basement, sunroom, and portico of the Haynes House. Unlike the marble tile in the house, most of the tile in the shed is irregular or broken, and randomly coursed. This suggests that Haynes used the imperfect or damaged marble tile pieces reclaimed from the Nashville bank that were unsuitable for the main house to tile the shed floor. The floor also features decorative terracotta tile pieces interspersed with the cream-colored marble tile. The root cellar is a single, barrel-vaulted roof constructed mostly of poured concrete and stone block. The center of the room features a sunken pit surrounded by a ledge that likely once supported shelving.

3. Garage and Apartment (1938) – Contributing Building

The garage/apartment building is a two-story, five-bay-wide, wood-frame outbuilding likely constructed in 1938, though may date as early as 1919. The building rests on a rock-faced, stone block foundation, is clad in vinyl siding, and is capped by a side gable roof covered with asphalt shingles. The roof is pierced by an off-centered, interior, stone chimney in the southeast slope. The façade (southeast elevation) features a central, two-story, one-bay-wide porch with a balcony on the second story. The first level of the porch is supported by large, pyramidal tapered stone piers and shelters a single-leaf, painted wood, sash-and-panel door with nine lights on top and two rectangular panels on the bottom. The pedimented front gable roof of the second story balcony is supported by squared columns and shelters an identical single-leaf, sash-and-panel door. Both doors are protected by metal, two-paneled storm doors. A simple, wrought-iron banister surrounds the balcony. The porch is flanked on the first story by a pair of individual garage bays with paneled and multilight overhead doors. A secondary first story entrance via a single-leaf, sash-and-panel door is located on the southwest elevation. Fenestration consists of single, paired, and grouped six-over-six, single-hung, wood-sash windows. Paired and grouped windows are located on the second story of the façade (southeast elevation). An earlier survey identified this building as a tenant house, and it likely originally served as servant or laborer housing. The interior was not accessible at the time of survey.

While likely constructed in 1938 at the same time as the Haynes House and the stone barn, the garage and apartment building may have been constructed prior to Haynes ownership. The foundation looks older, and the stone blocks differ slightly from those found in the foundations of the Haynes House, stone barn, or brick shed, and Craftsman details, such as the pyramidal stone piers supporting the porch, seem to have been added to an existing building, rather than part of a newly designed structure. Further, a 1919 article in *The*

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Herald and Mail describes the property as having “concrete walks throughout the yard and gardens, and to the driveways and garage,” confirming that the property did have at least one garage at that time. No other description of any garage on the Haynes Haven property, before or after 1938, has been uncovered.

4. Terraced Gardens (1938) – Contributing Structure

Two terraced gardens are located on the southwest side of the Haynes House between the house and the swimming pool. A fieldstone walkway connects each terrace, with the first terrace accessed via a set of semi-circular fieldstone steps, and the second terrace likewise accessed via a set of standard fieldstone steps. The fieldstone path forms a circle in the center of the lower terrace to accommodate a central fountain, then continues onward to the edge of the terrace. The fountain pipes also continue on beneath the path, leading to a smaller fountain featuring the head of a collie. The terraces terminate at the swimming pool on the lowest level. Each terrace is supported by a random coursed ashlar stone retaining wall. While the plantings are no longer extant, a 1938 *Nashville Banner* article describes the lower terrace with the fountain as a rose garden (*Nashville Banner*, 20 July 1938:14).

5. Swimming Pool (1938) – Contributing Structure

The private swimming pool at Haynes Haven was constructed in 1938 and was reported to be the first private in-ground swimming pool constructed in Maury County. The swimming pool is a sunken concrete pool approximately fifty feet long by twenty-two feet wide and is surrounded by a four-foot-wide concrete walkway. A square, concrete bump-out at the southeast end suggests that the swimming pool once featured a slide, diving board, or other similar feature. A subterranean concrete block space on the southwest side of the swimming pool houses a filtration system that is accessible via concrete steps. While no labels or other identification was visible on the filtration equipment, it is similar to filtration equipment manufactured and sold by the Roberts Filter Manufacturing Company of Darby, Pennsylvania, in 1938.

6. Stone Stable Barn (1938) – Contributing Building

The stone stable barn, also known as the stock barn or horse barn, is a two-story, twenty-bay-wide, rectangular, Craftsman-style stable barn constructed in 1938. The barn rests on a dressed stone block foundation, is clad in fieldstone veneer on the façade (southeast elevation) and wood Dutch lap siding on the remaining elevations and is capped with a cross-monitor roof extending the full lengths of the ridgelines. The roof is covered with asphalt shingles and features exposed rafter tails along the eaves. The façade (southeast elevation) features a projecting entrance with a prominent archway and partially exterior stone chimney. While originally an arched doorway, it was altered circa 1990 into a rectangular double-leaf wood paneled and multilight entrance with an arched transom window and sidelights in the same configuration as the door. The southwest and northeast elevations also feature similar entrances with arched transoms. A similar arched entrance was also once located on the rear (northwest) elevation but has since been enclosed. Fenestration includes eight-light, vinyl sash awning windows and six-over-six, double-hung, vinyl-sash replacement windows on the first story, and rectangular four-light clerestory windows within the monitor. The façade also features a tripartite window unit featuring a six-over-six, double-hung sash flanked by four-over-four, double-hung sash windows.

The interior of the stable barn comprises several small rooms situated along a cross-plan corridor, with the main corridor running parallel to the façade (southeast elevation). The interior walls along the main corridor, are covered with vertical wood tongue-and-groove paneling, with the top of the stalls enclosed with open wood gridwall panels. Interior doors consist of a single-leaf, three-paneled, faux Dutch metal door with two rectangular panels enclosed with metal wire grid screen on the top and a single large square wood panel with diagonal bead board paneling. When the stable barn was originally constructed as a horse stable, and later

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

when it was a stock barn, it featured 18 box stalls with electrical lighting and running water. After the property was purchased by General Motors, the building was renovated for use as office space and as an event rental facility. As a result of the renovation, the box stalls were converted into offices, meeting rooms, restrooms, or other utility rooms, with a few stalls being combined into larger spaces. Also during this renovation, the rear (northwest) hallway was partially enclosed with a half wall and the large arched doorway was removed to create a security office. Two former stalls at the northeast end of the building have been converted into restrooms.

7. Latticed Barn (circa 1890) - Contributing Building

The latticed barn, also known as the cattle barn, is a circa 1890, two-and-a-half-story, three-bay-wide, transverse-frame barn with a latticed façade and bargeboard trim. The general form and design of the latticed barn is that of a feeder barn, also known as a Midwest three-portal barn. The barn rests on a stone foundation, is clad in weatherboard and various geometric designs created from thin strips of lattice and is capped by a standing-seam metal front gable roof. The central portions of the façade (southeast elevation) and rear (northwest) elevation feature weatherboard cladding and a central single-leaf plank doorway with iron bracket hinges on the first story, with larger double-leaf bay doors with rounded corners within each of the side wings. Fenestration consists of several boarded openings, as well as tall, latticed, segmental arch openings on the façade (southeast elevation) and rear (northwest) elevation. A circa 1940 silo and one-story addition are appended to the rear (northwest) elevation.

The interior of the latticed barn comprises a central aisle flanked by drive-through side bays. The central portion is constructed of heavy timber with mortise and tenon joinery, while the side aisles are constructed of a mix of heavy and light timber with mortise and tenon joinery, suggesting that the side bays were added at a later date. An interior silo/corn crib is located at each end of the central aisle. A large hayloft area is located above the main floor, but was inaccessible, as the hayloft floor appears to be deteriorating or has been partially deconstructed. The floor of the latticed barn is mostly dirt, with sections of poured concrete within the side bays. The concrete floor has been marred with rough, crisscrossed grooves, likely to prevent slippage.

8. Horse Cemetery (circa 1925; 1944) – Contributing Site

A small horse cemetery is located near the southwest corner of the lattice barn and potentially contains as many as three burials. The cemetery anecdotally dates to at least 1920 with the unmarked burial of Walter Direct. Napoleon Direct, sired by Walter Direct, was also buried in the cemetery in 1934, though other sources claim he is buried “under the second stall on the east front” of the stone barn (*The Tennessean*, 3 December 1939:44). The cemetery is surrounded by a three-rail, Victorian-era picket wrought-iron fence with a small gate on the northwest side, and contains a single grave marker for Haynes Peacock, the only confirmed burial, who died and was buried in the cemetery in 1944. The grave marker is inscribed “Haynes Peacock/Worlds Champion Walking Horse/1940 – 1941.” The dates represent the years Haynes Peacock was active in the Tennessee Walking Horse circuit.

9. Tenant House (circa 1930) – Contributing Building

The tenant house, or laborer’s house, was constructed circa 1930 near the northeast corner of the property, southeast of the latticed barn. The tenant house is a one-and-a-half-story, four-bay-wide, wood-frame, bungalow duplex resting on a concrete block foundation, clad in aluminum siding, and capped with a side gable roof covered with asphalt shingles. The roof is pierced on the southeast slope by a shed roof dormer and at the ridgeline by a central, interior, brick chimney. The façade (southeast elevation) features a full-width integral porch supported by square wood posts and sheltering two separate entrances into the duplex.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

The southwest apartment is accessed via a flush, single-leaf, painted wood door with three small rectangular lights on the top, arranged in a descending diagonal. The northeast apartment is accessed via a single-leaf, painted wood, four-paneled door, with two elongated glazed panels on the top and two smaller rectangular panels on the bottom. A one-story, shed roof addition is appended to the rear (northwest) elevation. Fenestration consists of four-over-four, double-hung, wood-sash windows on the façade; one-over-one, six-over-six, and eight-over-eight, double-hung, wood-sash windows on the northeast and southwest elevations; two-over-two, aluminum or wood-sash windows on the rear elevation; and four-light, wood-sash casement windows in the dormer. The interior was inaccessible at the time of survey.

10. Two-Bay Garage (circa 1955) – Contributing Building

A small, one-story, two-bay, concrete block garage was constructed circa 1955 southeast of the latticed barn and northwest of the tenant house and is oriented to the southwest. The garage rests upon a concrete foundation and is capped by a shed roof covered with asphalt shingles. The façade (southwest elevation) features two separate metal overhead bay doors. A single-leaf three-panel and two-light wood door is also located on the southeast elevation.

11. Stone Fence (circa 1901) – Contributing Structure

A dry-stacked stone fence runs along the southeast border of the Haynes Haven property along U.S. Highway 31. It is approximately three feet high with semi-circular stones placed at regular intervals along the top. In general, the fence follows the landscape, occasionally curving around trees. The fence is broken in two places: first, roughly in front of the Haynes House by a small wrought-iron gate supported by ashlar stone piers; second, further northeast by a much larger and more elaborate stone and wrought-iron main gate entrance.

The fence was likely constructed during the ownership of J. Brice Martin, who performed extensive renovations to the property between 1901 and 1919. This includes the construction of a modern water supply system, with ponds, ditches, and reservoirs, and likely the large and small stone bridges that traverse the pond and ditch on the property. The stone fence and the small stone bridge are visible in a photograph of the property taken circa 1906 for the March 1906 issue of *Trotwood's Monthly* (Moore 1906). The stone fence shares the same type of style of construction as the stone bridges and was likely built at the same time.

12. Entrance Gate (circa 1870, 1938) – Contributing Structure

The Haynes Haven Stock Farm entrance gate features an ornate walk and drive gates with stone piers and a gateway arch, comprising a central, four-rail, scalloped picket wrought-iron main drive gate flanked by smaller concave, three-rail, scalloped picket wrought-iron walk gates. The central gate features a wrought-iron arch with decorative scrolled details, and the words "HAYNES HAVEN" above, and in smaller front, "STOCK FARM" below. The gates are supported by ashlar stone piers with concrete ledges. The inner stone piers are topped with lantern-style, pier-mounted electric lamps, and the outer stone piers are capped with inverted cast stone pineapple finials. The main carriage path passes through the central gate, providing access to U.S. Highway 31. While the wrought-iron gate and archway were likely installed by Colonel John Haynes in 1938, the stone piers and carriage path may predate Haynes ownership as early as circa 1870.

13. Carriage Paths (circa 1870; circa 1901; 1938) – Contributing Structure

Paved carriage paths connect nearly all the extant buildings on the Haynes Haven property. The main path travels through the main gate, curves southwestward, travels over an irrigation ditch, and loops in front of the Haynes House, while other minor carriage paths split from the main path to provide access to the garage/apartment building, the stone barn, the tenant house, and the tenant house garage. The carriage path

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

then continues past the south side of the stone barn and over a bridge past the irrigation pond to portions of the farm that are no longer extant. Some of the carriage paths were added circa 1870, though most were likely added circa 1901 when J. Brice Martin constructed the bridges and water supply system. Portions of the carriage paths were likely added or altered in 1938 when Colonel John Haynes constructed the Haynes House, Stone Stable Barn, and other buildings. The paths have been paved and have been regularly maintained.

14. and 15. Small and Large Stone Bridges (circa 1901)- Contributing Structures

Two stone bridges carry the carriage path over water features on the property. The first is a smaller bridge (Resource #14) that traverses an irrigation ditch at the center of the property. The second is a much larger bridge (Resource #15) that traverses along the edge of an irrigation pond and ditch, essentially acting as a dam. Like the stone wall along the southeast edge of the property, the walls of the bridges are topped with semi-circular stones at regular intervals. Unlike the wall, however, which is dry stacked, the bridges are constructed of ashlar stone with mortar. The bridges were likely constructed circa 1901 by J. Brice Martin when he constructed the water supply system through the property.

16. Water Supply System (circa 1901) – Contributing Structure

The extant and intact portion of a water supply system constructed circa 1901 by J. Brice Martin is present on the property and comprises an approximately 0.75-acre man-made pond, a man-made ditch, and five culverts. The pond is located to the northwest of the stone stable barn and is bordered on its eastern side by the large stone bridge. The bridge features a metal pipe culvert that provides an outlet for a man-made ditch that runs from the large stone bridge, along the rear of the stone stable barn and around its northeast end, and then continues southeast across the Haynes Haven property and beneath the small stone bridge via a metal pipe culvert to a storm sewer at U.S. Highway 31. Excluding the metal pipe culverts within the large and small stone bridges (described above), two additional extant culverts convey the water through the ditch. One, a metal pipe culvert, is located immediately east of the large stone bridge and conveys water beneath the drive that formerly led to the rear (northwest) entrance of the stone stable barn. Both ends of the culvert feature rough-cut stone headwalls that differ in style and type from the construction of the large and small stone bridges. As such, they were likely added or altered circa 1938 when the stone stable barn was constructed. Another metal pipe culvert is located near the northeast end of the stone stable barn, though the metal pipe is only visible on the southeast end. Poured concrete headwalls are located at each end of the culvert and were likely reconstructed circa 1985.

Two additional elements of Martin’s water supply system are extant but are located outside of the National Register boundary due to their separation from the Haynes Haven property by industrial development. These include a large round concrete reservoir located to the northwest of the property on the north side of Donald F. Ephlin Parkway (Figure 1), and a spring house located within a heavily wooded area to the west of the Donald F. Ephlin Parkway (Figure 2). Both of these areas were historically associated with property during J. Brice Martin’s ownership but were likely out of use as early as Haynes’ purchase of the property in 1937.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State



Figure 1. A large concrete water reservoir constructed as part of J. Brice Martin's water supply system circa 1901.
Photographed March 15, 2021.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State



Figure 2. An abandoned spring house likely constructed as part of J. Brice Martin's water supply system circa 1901. Photographed January 14, 2021.

17. Contributing Fences (circa 1938) – Contributing Structure

Various types of fencing can be found on the Haynes Haven property.¹ The most prominent contributing fence is a simple, three-rail, milled point wrought-iron fence that is located on the north side of the Haynes House between the house and the garage/apartment building. Remnants of the wrought-iron fence are also found at the southwest side of the residence near the terraced gardens. The fence features square gate and corner posts with a floral detail, as well as small and large curved gates. Five-rail crossbuck wood fencing is also extant between the stone stable barn and the latticed barn. Both the wrought-iron fences and five-rail

¹ With the exception of the individually inventoried and prominent stone fence (Resource #11), the fences are collectively inventoried by status for ease of use. While National Register guidelines do not recommend inventorying fences unless they are of a particular size and scale, this nomination does so due to the importance of fencing in historic agricultural landscape patterns. Inventorying the fences also maximizes clarity regarding the status of these structures and provides the greatest amount of information for planning purposes.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

cross-buck fencing are visible on historic-era photographs of the property from the 1940s. These photos show that the wrought-iron fence once continued around to the front of the residence to the terraced gardens.

18. Non-Contributing Fences and Gates (circa 1970; circa 2018) – Non-Contributing Structure

Two fences and gates were installed on the property after the Period of Significance and therefore do not contribute to the significance of Haynes Haven. A chain-link fence was installed circa 1970 to the rear of the Haynes House and shed, continuing southwest to the property boundary. A double-leaf, swing-arm, barrier gate was installed at the north end of the large stone bridge circa 2018.

Integrity

The Haynes Haven Stock Farm has an overall high level of integrity and continues to convey its historic and architectural significance. The property retains its integrity of location, design, materials, and workmanship with the majority of resources unaltered since the Period of Significance. Only minor alterations have occurred to the stone stable barn. Repairs and replacements have occurred with in-kind materials. The setting of the Haynes Haven Stock Farm has lost some of its integrity, as the construction of the former Saturn Corporation assembly plant in 1987 removed associated farmland, as well as tenant houses, barns, and other outbuildings associated with the farm. Visual intrusions to the extant Haynes Haven property from the former Saturn Corporation plant were minimized, however, by the construction of an earthen berm. The construction of the Ultium battery plant in 2022 resulted in the further reduction of surrounding agricultural property and the introduction of visual intrusions due to the proximity of the factory. However, within the property boundary of the Haynes Haven Stock Farm, the twenty-three-acre farm retains its integrity of association with its architectural design and its history as a horse breeding and training facility. The combination of acreage, intact domestic buildings, agricultural facilities, transportation structures, and landscapes features gives the property integrity of feeling as a property associated with rural Maury County and Tennessee horse country history.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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

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

Property is:

N/A

- 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 significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

ARCHITECTURE

Period of Significance

ca. 1870 - 1959

Significant Dates

ca. 1890

ca. 1901

1938

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Waller, George D.

Bell and Bell

Haynes Haven Stock Farm

Maury County, Tennessee

Name of Property

County and State

Statement of Significance Summary Paragraph

Haynes Haven Stock Farm is significant under Criterion C in the area of Architecture for its representative local examples of Late Classical Revival architecture for the 1938 Haynes House, Craftsman architecture for the 1938 stone stable barn, and for unique Queen Anne-influenced architecture for the circa 1890 latticed barn. The property is also significant under Criterion A at the local and statewide level in the area of Agriculture from circa 1870 to 1959 for its association with the breeding, training, and showing of pacing and trotting horses, specifically the Tennessee Walking Horse. The property was once part of Woodlawn, a stock farm established in 1824 by Dr. Spivey McKissack, and improved by Lucy McKissack Gibson and her husband, Captain Thomas Gibson. As early as 1860, Woodlawn was known for its fine show and pacing horses, a reputation which continued under the ownership of W.M. Tolley from 1919 to 1936. The property was purchased and expanded by Colonel John L. Haynes in 1936, after which it was renamed Haynes Haven. Haynes's primary goal was the breeding, training, and overall promotion of the Tennessee Walking Horse. Under Haynes's ownership, the farm gained national acclaim as the home of World Grand Champion Haynes Peacock, and soon developed a reputation not only as one of the most outstanding breeding establishments in the country, but also for regularly dominating show rings throughout the South. While most of the buildings on the property were constructed in 1938 by Haynes, there are several extant structures and features that pre-date Haynes ownership and are associated with earlier horse training and breeding activities, including the circa 1890 lattice barn, the circa 1901 stone walls and bridges, and the circa 1901 water supply system. The Period of Significance begins circa 1870 with the construction of the oldest extant resources when the property began to be known for its agricultural significance and ends in 1959 when the Haynes family sold the property.

Narrative Statement of Significance

Property History

McKissack Ownership

The earliest known owner of the Haynes Haven property was Dr. Spivey McKissack, who purchased the land south of the City of Spring Hill in 1824 (Gupton 2013, 4-5). McKissack was born in Caswell County, North Carolina, on September 18, 1790. His wife, Susannah Peters McKissack, was twice a widow; her two previous husbands, Colonel Paul Jeffries and Dr. James Thomson, had been among the wealthiest in North Carolina. According to Spivey McKissack's will, he and Susannah had at least one child together, a son named John W. McKissack, born circa 1820. Susannah also had children from her previous marriages, and a daughter, Jeannett Colge Buxton Thomson, went on to marry Spivey's older brother, William, in 1820 (Gupton 2013, 3).

In 1823, Dr. McKissack and his family left North Carolina to join Susannah's parents near Spring Hill, Maury County, Tennessee. William McKissack followed soon after. While Dr. McKissack had earned a medical degree from the College of William and Mary in Virginia, it is unclear if he ever practiced as a physician in Tennessee, as he and William are generally noted as the first and leading merchants in the city of Spring Hill soon after their arrival (Gupton 2013, 5). The City of Spring Hill was officially incorporated in 1824, and Spivey McKissack was elected its first mayor. That same year, Dr. McKissack purchased 500 acres of land approximately two miles south of Spring Hill and constructed a modest-sized home on the property, intending to build a grander residence later (Warden 20 August 1985, 6C). It is unclear what types

Haynes Haven Stock Farm

Name of Property

Maury County, Tennessee

County and State

of produce or stock were raised on the property during Dr. McKissack's ownership, but it certainly utilized enslaved labor (Gupton 2013, 4). Dr. McKissack was instrumental in constructing the Columbia and Franklin Turnpike alongside his property in the 1830s. He likely also negotiated the right-of-way of the Nashville and Decatur Railroad to be constructed along the western side of his property in 1861 (*Republican Banner* 30 March 1838, 4). He was a staunch supporter of the Confederacy during the Civil War, gaining some notoriety in 1861 for purchasing the first Confederate Government bonds in Tennessee for \$3,000 "for the purpose of aiding the South, and, if necessary, will give the last cent for the good cause" (Gupton 2013, 4; *Nashville Union and American* 28 April 1861, 3).



Figure 3. The Columbia and Franklin Pike (later the Nashville and Columbia Pike) in front of Rippavilla near Woodlawn, circa 1906. *Trotwood's Monthly*, March 1906.

Dr. McKissick's first wife, Susannah, died in 1840. Two years later, on October 31, 1842, McKissack married Eliza Smizer. Eliza, the daughter of John and Eva Smizer, was born in Mississippi in 1809 but moved to Maury County, Tennessee as a child. Dr. McKissack and Eliza had at least three children together: an unnamed son who was born and died on August 18, 1843; a daughter, possibly named Mary, who was born January 7, 1845, and died June 25, 1853; and another daughter, Lucy Ann, who was born on November 8, 1846. Dr. McKissack died around August 1864, leaving the property to his wife, Eliza, and daughter, Lucy. A few months later in November 1864, Union troops marched across the McKissack property on their way to defeat Confederate forces in the Battle of Franklin (Battle of Franklin sites were NHL Listed 12/19/1960 & NR Listed 10/15/1966).

Haynes Haven Stock Farm

Name of Property

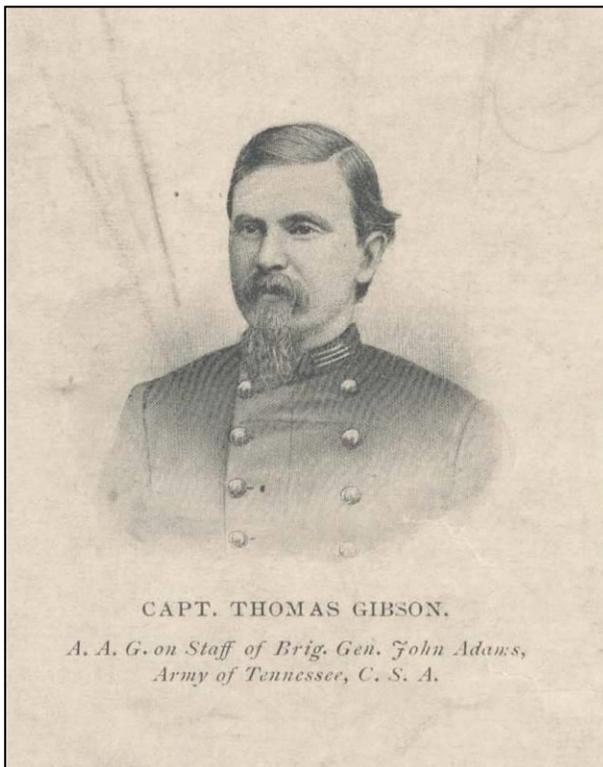
Maury County, Tennessee

County and State

Following Dr. Spivey McKissack's death, Eliza McKissack and their daughter Lucy remained on the property. On December 1, 1868, Lucy Ann McKissack married Captain Thomas H. Gibson "at the residence of the bride's mother" near Spring Hill (*Nashville Union and American* 3 December 1868, 4).

Gibson Ownership

Captain Thomas H. Gibson was born on September 20, 1836, in Tennessee. He was a partner in the wholesale clothing firm "A.G. Adams & Co." of Nashville as early as 1859 (*Republican Banner* 18 March 1859, 3). In May 1861, one month after the attack on Fort Sumter, Gibson and his business partners liquidated their company and enlisted in the Confederate Army (*Republican Banner* 29 May 1861, 2). Gibson joined the 1st Tennessee Infantry as a private, rising to the rank of 1st Lieutenant of the 10th Tennessee Infantry by February 1862 (Historical Data Systems, Inc. 2009). Gibson was taken prisoner by Union forces on February 16, 1862, at the Battle of Fort Donelson (Battlefield NR Listed 10/15/1966), and was confined at Johnson's Island, Ohio, until his release in August 1862. Gibson was then promoted to Captain in December 1862, and later served as an officer in the Confederate States Aide-de-Camp Infantry Regiment. He was severely wounded at the Second Battle of Franklin on November 30, 1864. Following the war, Gibson and his business partners revived "A.G. Adams & Co." selling boots, shoes, hats, and clothing in Nashville (*Republican Banner* 21 November 1865, 4).



Figures 4 and 5. Captain Thomas Gibson in uniform, circa 1865 (left). Tennessee State Library and Archives. Lucy McKissack Gibson as a young girl, circa 1860 (right). Courtesy of Rippavilla Plantation.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Thomas and Lucy McKissack Gibson remained on the McKissack estate, managing the farm and other business dealing after the war. Eliza McKissack likely transferred ownership to Thomas Gibson around 1870, after which newspaper articles began referring to the property as “Thomas Gibson’s Farm” (*Republican Banner* 29 June 1870, 4). Eliza remained there until her death on August 22, 1872 (*Nashville Union and American* 29 August 1872, 4). The couple named the estate “Woodlawn” and began developing the property into a premier stock farm. By March 1871, Gibson had “retired from the wholesale dry goods business in Nashville” and began “devoting his attention to stocking his beautiful farm, Woodlawn, with the choicest breeds of sheep, cattle, and horses” (*The Herald* 4 March 1871, 3). Thomas and Lucy Gibson had three children while living on the property. The first two, Jane Adams Gibson and James Patton Gibson, were stillborn or died in early infancy; Eliza “Daisy” Gibson was born April 12, 1872, and lived to adulthood.

Thomas and Lucy Gibson also set out to complete the grand residence at Woodlawn that had been intended by Dr. Spivey McKissack. In June 1871, *The Herald and Mail* reported that “Captain Thomas Gibson is building a very handsome residence on his ‘Woodlawn’ farm. Cabler & Lancaster of Columbia are the contractors” (*The Herald* 2 June 1871, 3). When completed, the house was described as “a three-story building with about 12 rooms finished in hardwood, and modern in every particular,” and as “one of the prettiest and most complete homes in the South” (*Columbia Herald* 11 April 1919, 1). According to Linda Gupton’s *Seasons in the South*, Woodlawn “was known for its hospitality and extravagant furnishings that were imported from England. The interior had stone vestibule with colored marble flooring to the French fireplaces. In some of the formal rooms were elaborate medallions with garlands and cherubs” (Gupton 2013, 5). While previous documentation has identified the house as “Italianate,” a photograph of the residence before it was destroyed by fire shows that its design is better classified as Second Empire architectural style.

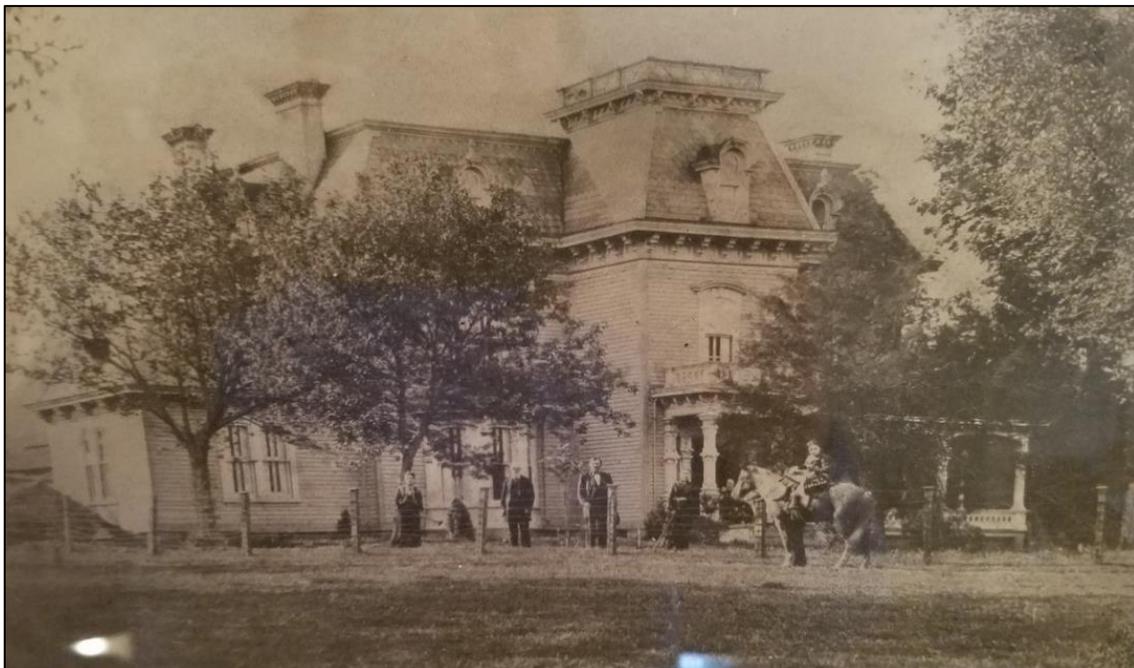


Figure 6. Thomas and Lucy Gibson House, Woodlawn, circa 1880. Courtesy of Rippavilla Plantation.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Improvements continued throughout the 1870s as the farm was converted from cotton farm to stock farm. During McKissack's ownership, most of the farm had been devoted to cotton with "only the reserved tracts of woodland being used for pasture" (*Columbia Herald* 16 May 1873, 3). After acquiring the property, Gibson began "gradually lessening the acreage of cotton, and increasing his pasturage" (*Columbia Herald* 16 May 1873, 3). The central portion of the property is described as "a beautiful park of sixteen acres in front and on both sides of the dwelling, and serves as a 'show-window' for exhibiting choice specimens of fine stock, almost every variety is represented at Woodlawn" (*Columbia Herald* 16 May 1873, 3). A flower-garden, carriage drive, and artificial lakes were in the process of construction in 1873, suggesting that some of the extant carriage drive, ponds, and stone walls and bridges likely date from the Gibson ownership era.

By 1875, Thomas Gibson had established Woodlawn as one of the finest stock farms in the area, expanding its size to more than 1,000 acres and earning a reputation for raising "superior shorthorns, blooded horses" and Cotswold and Southdown sheep, as well as plentiful blue grass, orchard grass, and wheat (*Nashville Union and American* 8 April 1875, 3). The 1878 *Map of Maury County, Tennessee* shows Woodlawn as 1,173 acres between the Maury Central Pike (U.S. Highway 31) and the former Nashville and Decatur Railroad, then known as the Decatur Branch of the Louisville, Nashville & Great Southern Railroad. The map shows a road or path leading to Woodlawn's main residence, as well as two smaller structures that were likely tenant houses. The path forms a semi-circular drive in front of the main residence, providing two access points to the property from the Maury Central Pike. The map also depicts a small pond east of the residence, immediately south of the small stone bridge, and a secondary dwelling, possibly the original McKissack house, on the southwestern side of the property. The map shows the carriage path extending from the Maury Central Pike through the Woodlawn property to the former Kleburne Road at Woodlawn Mills (now the site of the General Motors assembly plant), where Gibson and A.W. Potter operated a flour mill.

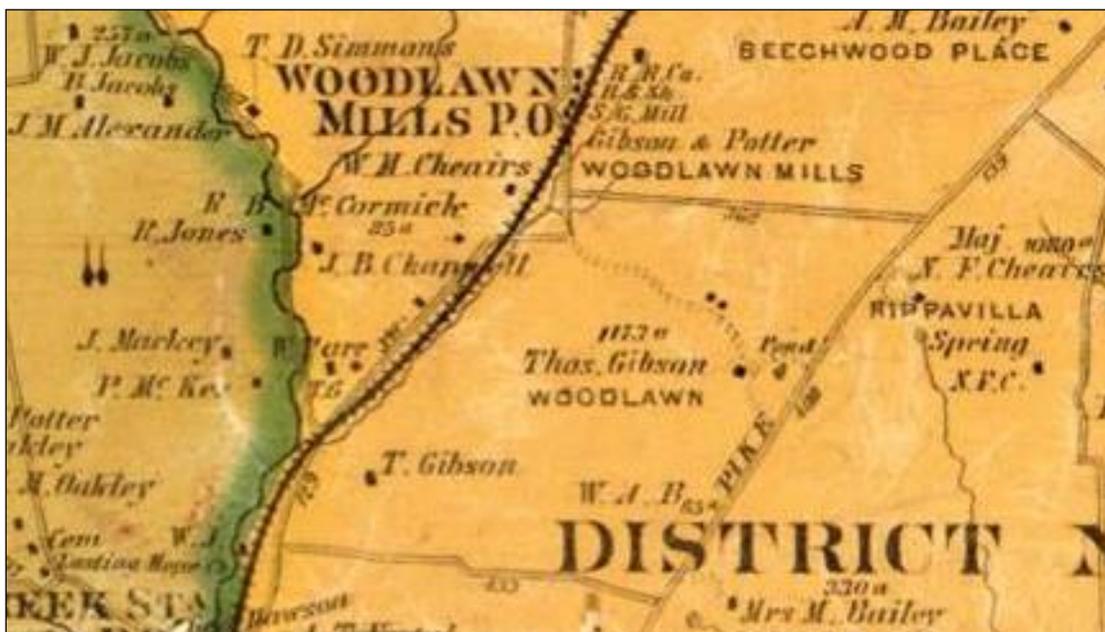


Figure 7. Woodlawn, 1878 Beers and Company Map of Maury County, Tennessee.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Soon after acquiring Woodlawn from Eliza McKissack, Thomas Gibson purchased “at a cost of \$2,500, the celebrated trotting horse, ‘Rattler,’” offering his services at reduced rates (*The Herald* 4 March 1871, 3). This purchase marks the earliest documented instance of the property being used for the breeding of pacing or trotting horses, and Gibson continued the trend, even founding the Maury Trotting Association with a group of other area horse men in 1874 (*Herald and Mail* 4 December 1874, 3). Gibson acquired several other horses, including Trouble, John Dillard, Enterprise, Blood Chief, Jr., and most famously, Tom Hal Jr., or “Gibson’s Tom Hal,” which became the founder of the Hal Family of pacing horses in Tennessee (*Columbia Herald* 18 April 1873, 3; *Warden* 9 October 1949, 30-33). Gibson’s Tom Hal is credited with siring some of the fastest pacers ever sired by one horse, including Little Brown Jug, Brown Hal, and Hal Pointer (*Warden* 9 October 1949, 31).

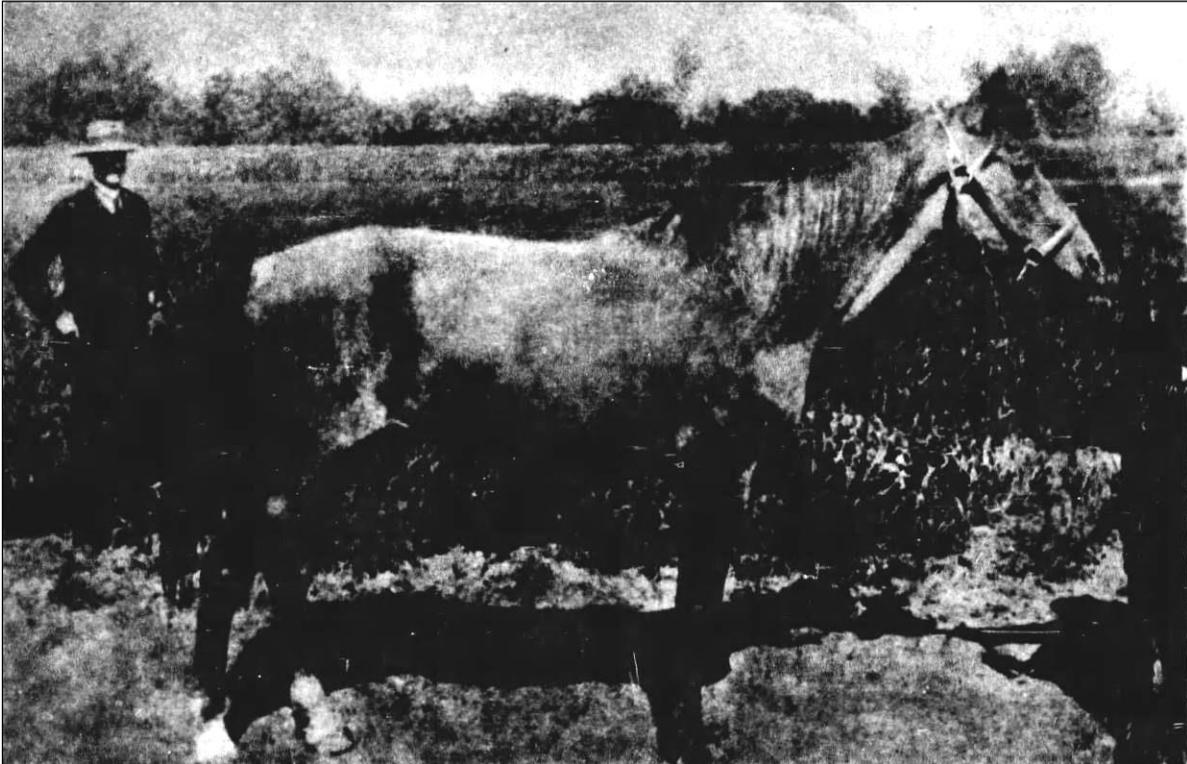


Figure 8. Gibson’s Tom Hal, circa 1885. *The Nashville Tennessean*, 9 October 1949.

In the 1880s, Thomas and Lucy Gibson experienced some financial difficulty when investments in the Woodlawn Mills flour mill and on a shipment of mules both fell through. In 1883, Gibson began selling off the tracts of land that he had added to the original McKissack estate and rented out other portions of the property for potato farming (*Daily American* 2 September 1883, 5; *Warden* 9 Oct. 1949, 31). In that same year, Gibson moved his family to Nashville, with the expressed intention that the move was temporary (*Daily American* 17 November 1883, 5). In September 1887, the Gibsons sold Woodlawn to Thomas Leneave for \$27,000 and returned to the dry goods business in Nashville (*Daily American* 21 August 1887, 8; 9 September 1887, 6). Leneave was a mule dealer who restored most of the pastureland on the farm and

Haynes Haven Stock Farm

Maury County, Tennessee

Name of Property

County and State

participated in several stock sales. In 1893, Leneave sold the property to brothers Joseph and Charles Smith of Birmingham, Alabama, who “returned the place to its traditional task of nurturing horseflesh” (Warden 9 October 1949, 31).

Smith Brothers Ownership

Joseph and Charles Smith were born in 1856 and 1861, respectively, to prominent Birmingham physician and merchant Dr. Joseph Riley Smith. The brothers had a variety of business ventures together, including operating Tennessee and Alabama phosphate and coal mines; a furniture business in Birmingham, and the ownership and management of the Jefferson Theater and O’Brien Opera House, also in Birmingham (*Montgomery Advertiser* 19 August 1899, 3; *Birmingham News*, 8 March 1900, 10). Likewise, Joseph and Charles Smith chose the former Woodlawn estate as a prime location to keep, train, and breed horses. They were likely familiar with Spring Hill, as their father had attended Union Seminary there as a child (Dubose 1904, 56). The brothers hired horse trainers and property managers, including Alexander McKay and Collin Campbell, to run the farm in their absence (*Columbia Herald* 27 November 1896, 8). The property underwent “extensive improvements to use it for breeding and training fancy harness horses,” such as special paddocks, barns, and a one-mile track on the back side of the farm (*Columbia Herald* 11 April 1919, 1). Horses Fred S. Wilkes and Blue Hal were in the stud at the farm during Smith ownership, and Walter S. was bred there (*Nashville American* 16 September 1901, 6). Joseph and Charles Smith and their families also used Woodlawn as a summer home, staying in Spring Hill from June until the middle of September each year (*Columbia Herald* 1 September 1899, 3). Joseph Smith eventually bought out his brother’s interest in the property and, in turn, sold it to Henry Pointer on January 13, 1900 (*Nashville American* 13 January 1900, 8).

Pointer Ownership

Henry Strange Pointer, Jr., purchased Woodlawn from the Smith Brothers in 1900. Pointer’s father, Captain Henry P. Pointer, was an accomplished horse breeder, and was well known for breeding famous pacing horses Star Pointer and “the most famous horse Tennessee has ever produced,” Hal Pointer (*Columbia Herald* 27 November 1903, 7). Henry Strange Pointer also had an interest in breeding and training pacing horses and inherited several of his father’s stock after his death in 1892, including broodmare Old Sweepstakes and several offspring of Star Pointer (*Columbia Herald* 9 October 1896, 8; 9 March 1900, 5). It is unclear whether Pointer ever brought his pacing horses to Woodlawn, as his ownership was brief. He sold “Woodlawn Farm” nearly two years later in 1901 to Mrs. Pauline Martin of New York, the wife of James B. Martin, for \$50,000. The *Herald and Mail* of Columbia described the sale of Woodlawn as comprising 459 acres, though the sale also included “an adjoining tract consisting of 85 acres, and all the livestock, farming implements and other personal property on the farm” (*Columbia Herald* 23 August 1901, 3).

Martin Ownership

James Brice Martin was born on July 11, 1858, in Williamson County, Tennessee to Captain Jacob Thomas and Susan Drake Martin of Thompson’s Station. His father was a farmer and later a merchant, though J. Brice Martin was often described in newspaper articles as growing up poor (*Nashville American* 18 August 1901, 8). J. Brice Martin was a successful land surveyor in Tennessee before going to New York in the 1880s, where he “made a fortune that [gave] him an income of \$40,000 a year” (*Hopkinsville Kentuckian* 12 April 1889, 3). In 1889, Martin married Pauline Elliott, after which the couple returned to New York where

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Martin had several business dealings, including an interest in The Prospect Land and Improvement Company in Buffalo, and later, the management of the Brooklyn Wharf and Warehouse System in Brooklyn (*Buffalo Courier* 6 July 1889, 1; *Brooklyn Citizen* 20 July 1899, 9; *Brooklyn Daily Eagle* 8 May 1900, 20).

A 1919 article in the *Columbia Herald* described Martin as significantly transforming and updating Woodlawn, which was already considered “one of the best and finest improved farms in Maury County” (*Columbia Herald* 11 April 1919, 1; *Nashville American* 18 August 1901, 8). While the previous owners had used Woodlawn for breeding and training pacing horses, Martin was better known for raising “high grade and pure-bred livestock, producing every year several hundred head of hogs and the best bunch of about 100 head of feeding steers” (*Columbia Herald* 11 April 1919, 1). Under Martin’s ownership, Woodlawn was “said to be the prettiest and most highly developed farm in Maury County,” and was known as one of the richest and most fertile pieces of land in the state, with “no cost [being] spared in this respect” (*Columbia Herald* 11 April 1919, 1).



Figure 9. “The Martin Place, near Spring Hill, Tennessee, one of the finest farms in the State, formerly the Gibson Farm,” circa 1906. *Trotwood’s Monthly*, March 1906.

One of the largest developments on the property during Martin’s ownership was the construction of a comprehensive water/irrigation system. As described by the *Columbia Herald* in 1919:

“Mr. Martin did not depend entirely upon the water supply in the way of numerous running springs on the place, but at every spring constructed a large concrete vat that holds 15,000 to 20,000 gallons, and at one spring a big gasoline engine was installed, which pumps the water to a large concrete

Haynes Haven Stock Farm

Maury County, Tennessee

Name of Property

County and State

reservoir with a capacity of 110,000 gallons. This reservoir supplies all the barns and tenant houses as well as the main residence and the hydrants about the vegetable and flower gardens, lots, lawns, etc.” (*Columbia Herald* 11 April 1919, 1).

While most of this water supply system is no longer extant, retaining ponds and ditches are extant within the Haynes Haven property. The large concrete reservoir remains to the north of the Haynes Haven property, and a spring house and smaller cistern are located to the west of the property, within a heavily wooded area. Both are outside of the NRHP boundary due to their physical separation via industrial development.

Tolley Ownership

J. Brice Martin and his wife, Pauline, owned Woodlawn from 1901 until April 1919, when they sold the 545-acre farm to William Mark Tolley in what was considered “the largest farmland deal in Maury County in many years” (*Columbia Herald* 11 April 1919, 1). W.M. Tolley was already a prominent farmer in Maury County, operating a 420-acre farm (known as the Tolley Farm) on the Hampshire Pike, and had a reputation as one of the best-known racehorse breeders in the South. His purchase of the former Woodlawn stirred excitement in the Tennessee horse breeding community as newspapers exclaimed “Hal Horses Return to Ancestral Home under W.M. Tolley, To Graze in Pastures where Old Tom Hal Jr. Roamed 40 Years Ago” (*Columbia Herald* 18 April 1919, 6; *Nashville Tennessean* 14 April 1919, 10). Tolley moved his entire breeding operation from the Hampshire Pike property to Woodlawn, including Hal stallions John A. and Direct’s Star, and several broodmares descended from Brown Hal, Argot Hal, and Walter Direct (*Columbia Herald* 18 April 1919, 6). The *Columbia Herald* predicted that, “the purchase by Mr. Tolley of that place should mark the advent of a race-horse breeding revival in Tennessee (18 April 1919, 6).

W.M. Tolley initially planned on operating both of his farms at once, with “one of his sons, either Captain Lee Tolley or Sergeant Joe Tolley, [taking] charge of one of the places when they return from the army” (*Columbia Herald* 11 April 1919, 1). Aside from breeding racehorses, Tolley also raised Aberdeen-Angus cattle at his Hampshire Pike farm, the operation of which, according to the *Columbia Herald*, would eventually be managed by Joe Tolley, who was recovering at Fort Oglethorpe after being injured fighting on the Argonne front (*Columbia Herald* 18 April 1919, 6). By June, however, Tolley had abandoned his two-farm plan and sold his 420-acre Tolley Farm. He moved all of his operations, along with his wife, May, and their two youngest children to Woodlawn (*Columbia Herald* 20 June 1919, 6). Sergeant Joe Tolley joined the family at Woodlawn by 1930, working as a farm hand and likely managing the cattle.

W.M. Tolley continued breeding and training pacer racehorses at Woodlawn. He owned a family of about thirty Hal mares, some of which had descended from Thomas Gibson’s Tom Hal stallion. In the fall of 1919, Tolley purchased the famous pacer and sire Walter Direct to stud, but the stallion died less than a year later and was buried at Woodlawn in 1920 (*Columbia Herald* 14 November 1919, 10; 7 May 1920, 3). In 1922, Tolley purchased Walter Direct’s son, Napoleon Direct, a champion pacer horse that was the first to break the two-minute mile in 1916 (*Nashville Tennessean* 11 April 1922, 9). Napoleon Direct turned out to be a prolific sire, with approximately 200 offspring, of which “75 qualified for the 2:10 and 15 had records of 2:05 or better” (*Nashville Banner* 25 January 1934, 13). One of his offspring, Billy Direct, went on to run a world record 1:55 mile in 1938, a record which stood until 1960. After fifteen years at Woodlawn, the twenty-five-year-old Napoleon Direct died on January 22, 1934, while being exercised on the training track

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

(*Nashville Banner* 25 January 1934, 13). He was buried by Joseph Tolley in a small horse cemetery adjoining the latticed barn.

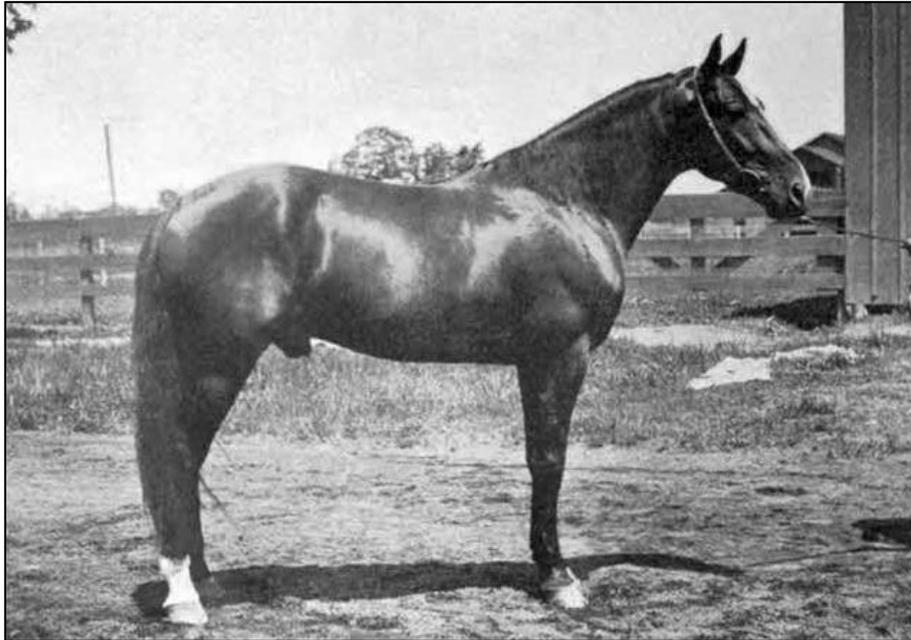


Figure 10. Walter Direct, 2:05 $\frac{3}{4}$, circa 1905. *Trotwood's Monthly*, October 1905.

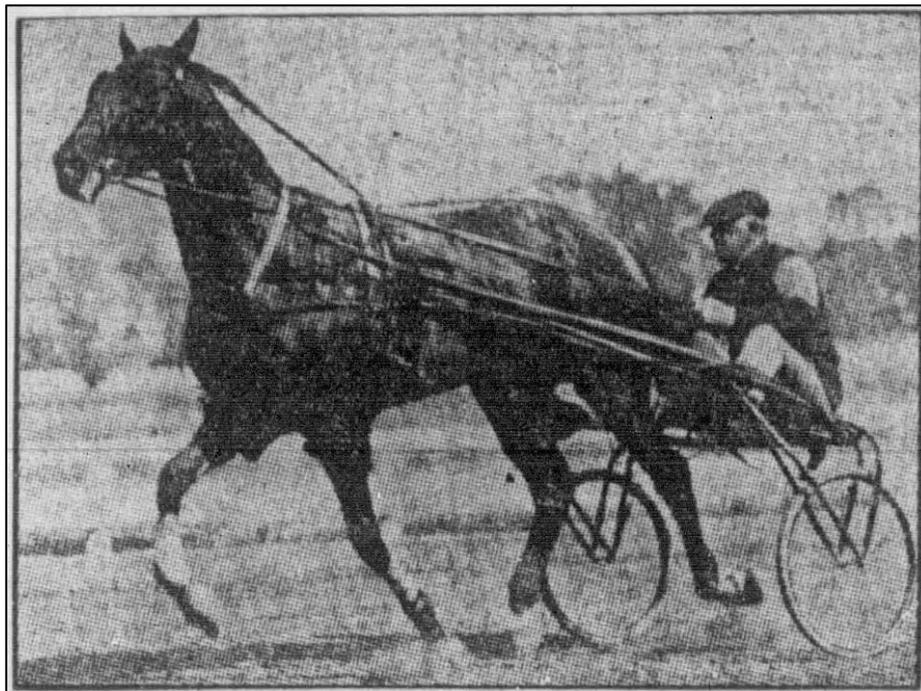


Figure 11. Napoleon Direct, 2:05 $\frac{1}{2}$, circa 1914. *Nashville Banner*, 15 September 1914.

Haynes Haven Stock Farm

Maury County, Tennessee

Name of Property

County and State

After an extended period of ill health, both W.M. Tolley and his wife, May Elizabeth Tolley, died in February 1929, leaving the farm to their son, Joe (*Nashville Tennessean* 13 February 1929, 14). Joseph William Tolley was born August 12, 1894, and graduated from both the Columbia Military Academy, as well as the agricultural course of the University of Tennessee between 1912 and 1914 (*Nashville Tennessean* 23 April 1936, 8). In August 1917, Joseph Tolley enlisted in the Battery F 114th field artillery of the 1st Tennessee, where he was promoted to Sergeant and was severely wounded in the Allied Meuse-Argonne offensive in World War I. After returning home from the war, Tolley married Charlotte Hughes in 1921, with whom he had two daughters, Charlotte and Emma Claire. Joseph resided on the former Woodlawn estate with his family, helping his father manage operations. After his parents' deaths, Joseph Tolley continued his father's work, eventually being "named a director of the American Trotting Horse Association in recognition of his work as a breeder of pacers" (*Nashville Tennessean* 23 April 1936, 8). Tolley also managed the Columbia tobacco warehouse. On April 22, 1936, Joseph W. Tolley died at the age of forty-one from pneumonia as a result of complications from influenza.

Haynes Ownership

Following the death of Joseph Tolley, Woodlawn was purchased by oil magnate John Lawrence Haynes, known informally as Jack. Jack Haynes was born on June 3, 1876, in Murfreesboro, Tennessee, and married America Virginia Smith circa 1914. The couple had two daughters, Virginia A. Haynes, born circa 1915; and Martha Love Haynes, born circa 1922; as well as a son, J.L. Hayes, Jr., who was stillborn in 1919. Haynes started out as a traveling salesman for the Acme Kitchen Furniture Company in Nashville around 1915 but later settled in Shreveport, Louisiana, where he and his brother, Archie, engaged in the oil business and earned their wealth. In the 1930s, Haynes sold most of his oil interests and purchased the 545-acre Woodlawn/Tolley Farm in 1936. He subsequently bought an additional 500 acres of adjoining land and renamed the estate "Haynes Haven" (*Nashville Banner* 5 December 1937, 36).

John Haynes planned several major improvements to the farm, starting with the renovation of the 1871 Gibson residence on the property. During restoration work, however, the house caught fire, likely due to the use of blowtorches being used to burn paint from the exterior of the house (*Nashville Tennessean* 22 May 1937, 14). While the house's two walnut front doors were saved, the rest of the residence burned to the ground. Haynes subsequently hired noted Nashville architect George D. Waller to design a fourteen-room, Classical Revival style residence in its place, with Bell and Bell of Murfreesboro contracted to construct the mansion in December 1937 (*Nashville Tennessean* 22 May 1937, 14; 20 December 1969, 21). The residence was completed in the spring of 1938. Alongside the house, Haynes constructed terraced gardens and a concrete swimming pool, reportedly the first private swimming pool in Maury County. Haynes Haven quickly became a destination for house parties, luncheons, and wedding receptions, often hosted by Martha L. Haynes, who attended Ward-Belmont College in Nashville (*Nashville Banner* 20 July 1938, 14). Martha Haynes married Sidney Alison Adger, a lieutenant in the U.S. Air Corps, on January 18, 1942, and had their reception at Haynes Haven, where "the double drawing room was a picture of hospitality, itself, where firelight and yellow roses, with numerous burning candles, combined to give a warm and heartening glow" (*Nashville Tennessean* 18 January 1942, 28).

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State



Figure 12. Wedding reception of Sidney Adger and Martha Haynes on January 17, 1942, in the Haynes House double drawing room. *Nashville Banner*, 22 January 1942. Photograph by Ed Westcott, Shumacher Studio.

According to a 1937 *Nashville Banner* article, Haynes owned a total of seven farms in Tennessee including in Giles, Rutherford, Bedford, and Robertson Counties, but expected Haynes Haven to “be the headquarters of fine horses which he expects to breed and train on a large scale” (*Nashville Tennessean*, 22 May 1937, 14; 17 Nov. 1945, 1-2). After the completion of the house, Haynes constructed a “palatial” stone-faced main stable with eighteen box stalls for sires and horses in training, as well as a timber stable with thirty stalls for weanlings and yearlings (Warden 3 December 1939, 44; 9 October 1949, 33). By the end of 1939, Haynes had around seventy Tennessee Walkers, American Saddlers, and Standardbreds on the farm.

In 1938, John Haynes happened to be at a small Smyrna horse show where a twelve-year-old utility horse named Old Dan won first prize, which was a sack of flour (*Nashville Tennessean* 2 September 1940, 8). For the first eleven years of his life, Old Dan had worked on the farm of Jack Monette, “carrying his master to the store and after the cows and had, on occasion, pulled a wagon and a plow (Warden 9 October 1949, 30). Only a month prior to the Smyrna show, he had been purchased by T.P. Shelton for \$450. Haynes was so impressed with Old Dan, a chestnut Tennessee walking gelding, that he purchased him from Shelton on the spot. Six months later, Old Dan, renamed Haynes’ Peacock, won a blue ribbon at Madison Square Garden in New York City. Haynes’s Peacock went on to be crowned “grand champion walking horse of the world” at the National Walking Horse Celebration at Shelbyville, Tennessee, in both 1940 and 1941, becoming the first repeat champion and retiring undefeated (Orr 23 March 1944, 18; Warden 9 October 1949, 30). Haynes’

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Peacock died in March 1944 and was buried in a horse cemetery near the latticed barn on the Haynes Haven property. At the time of his death, Haynes' Peacock was considered "perhaps the most noted Tennessee Walking Horse in history" (*Rutherford Courier* 20 November 1945, 1).



Figure 13. John L. Haynes and Haynes' Peacock in front of the Haynes House, Haynes Haven Stock Farm, 1940. Tennessee State Library and Archives, Department of Conservation Photograph Collection, 1937-1976.

Under Haynes' ownership and management, Haynes Haven gained a reputation as an excellent show window, not just for Haynes' Peacock, but for several of its horses, which regularly dominated the Tennessee show rings at the fairgrounds (*Rutherford Courier* 8 July 1941, 1). Haynes was personally involved with his horses, often riding them himself in the show ring. One article about Haynes referred to him as "the royalty of horseflesh [who] reigned at Haynes Haven Farm," while another stated that "Haynes' greatest contribution to the Tennessee Walking Horse game was not the ownership and the double Celebration win with Haynes' Peacock, but it was his riding in the area, actively participating in the shows [...] at the age of 69" (*Nashville Banner* 17 November 1945, 4; 30 November 1945, 33). He also was at one time the director of the Tennessee Walking Horse Breeders National Association, president of the American Saddle Horse Breeders

Haynes Haven Stock Farm

Name of Property

Maury County, Tennessee

County and State

Futurity Association, and president of the Maury County Horsemen's Association (*Nashville Tennessean* 17 November 1945, 1). Outside of the horse world, John L. Haynes was a prominent breeder of white-faced Hereford cattle, as well as sheep and hogs, and was one of the largest producers of meat in the area during World War II. He also was issued the honorary commission of Tennessee Colonel Aide-de-Camp from Tennessee Governors Prentice Cooper and Jim McCord, which afforded him the honorary rank and title of colonel (*Nashville Tennessean* 17 November 1945, 1).

Lancaster Management

John L. Haynes died of a heart attack at Haynes Haven on November 16, 1945. After Haynes' death, the Haynes Haven property passed into the joint ownership of Mrs. America Haynes and her two daughters, Virginia Lancaster and Martha Adler. Virginia Lancaster and her husband, Robert, subsequently moved to Haynes Haven to help the widowed America Haynes manage the property, with Robert Lancaster taking special interest in the stock. Lancaster had more of an interest in American Saddlers and Thoroughbreds at the farm, and by 1946, many of the Tennessee Walkers held by Haynes at his death, including Surprise Allen and Merry Tennessean, were sold off (Warden 20 January 1946; 9 October 1949, 33). In their place, Lancaster began purchasing, breeding, and training Thoroughbreds, and was subsequently the director of the Thoroughbred Club of Tennessee and was the manager of the Tennessee State Fair horse show in 1948 (Warden 30 November 1947; 9 October 1949, 33). By the end of 1948, Lancaster had fifty-two horses at Haynes Haven, most of which were American Saddlers, and only four were walking horses: King of Haven, Princess Ione by Roan Allen, and Greater Glory and her yearling by Midnight Sun (Warden 26 December 1947). Lancaster continued to breed American Saddlers and Thoroughbreds at Haynes Haven through most of the 1950s, with his most well-known horse being Colonel O'F. Colonel O'F was a Thoroughbred who won both the Hyde Park Stakes and Lafayette Stakes in 1946. He had been the third choice of oddsmakers to win the 1947 Kentucky Derby but was injured prior to competing. Robert Lancaster purchased Colonel O'F to stud in 1950.

In 1956, the Lancasters moved out of Haynes Haven to a 100-acre estate in Franklin known as Splendored, while America Haynes (known familiarly as 'Miss Mec') began to divide her time between Haynes Haven, Mayberry, and Sidney and Martha Adler's home in Houston, Texas (Warden 23 December 1956). Haynes Haven was maintained as working farm and stud, as well as the Haynes family headquarters until 1958, when the thoroughbreds were moved to Splendored and leased by Lancaster, Ralph Meyers, Norman Parks, and Joe Parks as a beef cattle farm and livestock auction place (Warden 5 April 1959). In January 1959, America Haynes and her daughters sold the 1,164-acre Haynes Haven property for \$350,000 to brothers Wayne and Harry Pressnell, president and vice-president, respectively, of the Columbia Rock Products Corporation (*Nashville Tennessean* 3 January 1959). The Period of Significance ends in 1959 with the sale of the property.

Pressnell Ownership

Harry Pressnell moved to the property with his wife and three children in April of 1959, raising hay, beef cattle, and Shetland ponies. In March 1961, the *Nashville Tennessean* featured a large two-page spread on the Pressnells' Haynes Haven for its "Better Living" section. The article describes the architectural details of the house, as well as the areas where renovations were made (Hieronymus 12 March 1961). Harry Pressnell also added a private airstrip and airplane hangar to the property circa 1965, southwest of the house. Wayne

Haynes Haven Stock Farm

Maury County, Tennessee

Name of Property

County and State

Pressnell died in 1966, and a year later in October 1967, the property was sold for \$600,000 to Jesse Ferguson Stallings (Dooley 18 October 1967).

Stallings Ownership

Jesse Stallings co-founded and was president of Capitol Airways, a charter airline that operated from 1946 until the mid-1980s. After purchasing the property, Stallings opted to continue to live in Nashville, but continued cattle and dairy operations under the same management that had been employed by Harry and Wayne Pressnell. Little was reported on Stallings' activities at Haynes Haven during his ownership, though he did host a luncheon for the president of Sudan Gen. Gaafar Mohammed Nimeri and forty other Sudanese officials at Haynes Haven during their visit to Tennessee in 1976 (Deckbar 14 June 1976). Nimeri and his delegation were in the area to visit the University of Tennessee's experimental agricultural station on the opposite side of U.S. Highway 31. Cattle-raising and dairying operations also likely continued. Following Jesse Stallings' death in 1979, the Haynes Haven property remained in the ownership of his widow, Anne Dale Stallings, who maintained the cattle and dairy farm and spent occasional weekends at the estate. After Anne Stallings' death in 1983, the property subsequently passed to their daughter Martha Stallings Lagerquist (Mulgrew 28 July 1985).

Saturn/General Motors Ownership

In September 1985, the Saturn Corporation purchased Haynes Haven and other adjacent properties for the construction of its automobile manufacturing plant. In lieu of a traditional groundbreaking ceremony, representatives from the Saturn Corporation and General Motors, including Saturn Corporation president Richard G. "Skip" LeFauve, United Auto Workers Vice President Donald F. Ephlin, and Tennessee Governor Lamar Alexander, participated in a dedication ceremony in front of the Haynes House in April 1986, revealing a factory design option that would keep much of the existing farm buildings and landscape in place (Lillard 9 April 1986). While farm buildings and landscape features to the northwest of the stone stables and latticed barn were removed after the Saturn purchase, the portion of Haynes Haven fronting U.S. Highway 31, including the residence, stone stables, and latticed barn, were retained and used as the Welcome Center for the Saturn facility at Spring Hill, with the stone stables converted into an event facility and meeting place.

Agricultural Significance (Criterion A)

Haynes Haven Stock Farm is significant in its association with the breeding, training, and showing of pacing and trotting horses, specifically the Tennessee Walking Horse. According to long-time "Horse Sense" columnist for the *Nashville Tennessean* Margaret Lindsley Warden, "no parcel of land in Tennessee has played a greater part in horse history than Haynes Haven, nor is more beautiful a farm" (Warden 5 April 1959, 31). During its previous iteration as Woodlawn, the property had stood as an important and influential pacing horse farm, being home to "giants of horsedom" such as Gibson's Tom Hal, Walter Direct, his son Napoleon Direct, and his son Billy Direct, all of which held pacing records (*Nashville Banner* 16 November 1945, 35). Under the ownership of John L. Haynes, Haynes Haven not only had a reputation as one of the most outstanding breeding establishments in the country, but also regularly dominated show rings at fairgrounds throughout the South (*Rutherford Courier* 8 July 1941, 1).

Haynes Haven Stock Farm

Maury County, Tennessee

Name of Property

County and State

The farm was famously home to Haynes Peacock, a Tennessee Walking gelding who was discovered and purchased by Jack Haynes at the age of twelve after years of working on a small farm. Haynes Peacock went on to win a blue ribbon at Madison Square Gardens only six months later, and more impressively, was named World Grand Champion at the Tennessee Walking Horse National Celebration in Smyrna in both 1940 and 1941, becoming the first repeat champion, and one of only six horses to have done so as of 2022 (twhnc.com 2022). Haynes Peacock won championships in ten states in the two years he was in active competition, and he and John Haynes are credited with helping “establish the Tennessee Walking Horse as the fastest growing show horse exhibited in America” (Walkers West n.d.).

Under Haynes’ ownership, Haynes Haven gained a reputation as an excellent show window, not just for Haynes Peacock, whose underdog story and subsequent success on the show circuit certainly catapulted the farm into the spotlight, but for several of its other horses, including Greater Glory, Crestview’s Peggy Peavine, and Surprise Allen, who were successful in the show ring between 1941 and 1945 (*Nashville Tennessean* 29 June 1941, 13; Orr 24 May 1945, 6). John Haynes himself was heavily involved, not only with the promotion of Haynes Haven, but with the promotion of the Tennessee Walking Horse overall. When Haynes arrived on the scene in Maury County in 1937, the Tennessee Walking Horse was just emerging as the quintessential show horse and symbol of Tennessee horse tradition and blood lines. Haynes hit the ground running in this arena. In the brief period (1937-1945) that he owned Haynes Haven, Haynes served as director of the Tennessee Walking Horse Breeders’ National Association, president of the Maury County Horsemen’s Association, and president of the American Saddle Horse Breeders’ Futurity Association of Tennessee. Haynes was also personally involved with his horses, often riding them himself in the show ring. One article about Haynes after his death stated that “Haynes’ greatest contribution to the Tennessee Walking Horse game was not the ownership and the double Celebration win with Haynes Peacock, but it was his riding in the arena, actively participating in the shows [...] at the age of 69” (*Nashville Banner* 30 November 1945, 33).

Architectural Significance (Criterion C)

Haynes House

The Haynes House at Haynes Haven stands as an excellent example of a Late Classical Revival or Neoclassical residence in Middle Tennessee. Classical Revival architecture was popular between 1895 and 1950 in the United States and had been inspired by the buildings at the 1893 World’s Columbian Exposition in Chicago. The exposition had promoted a renewed interest in the Classical forms, and architects designing the central buildings took inspiration not only from the temples of Greek and Roman antiquity but also from the previous Georgian, Adam, Early Classical Revival, and Greek Revival architectural traditions, “which originally spanned a century and a half of the nation’s history [and] became fused into the eclectic Neoclassical style” (McAlester 2004, 344-345).

Given its monumental scale and formal details, the application of the Late Classical Revival style was less popular in domestic architecture than its contemporary Colonial Revival style but was widely used in institutional buildings such as courthouses, banks, schools, and churches. Likewise, domestic architecture that used the Late Classical Revival style favored the larger scale, such as mansions and large estates. According to Virginia McAlester’s *A Field Guide to American Houses*, the Late Classical Revival residential

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

style had two waves of popularity: the first, between 1900 and 1920, “emphasized hipped roofs and elaborate, correct columns. The later phase, from about 1925 to the 1950s, emphasized side-gabled roofs and simple, slender columns” (McAlester 2004, 344). While the Haynes House features the elaborate and correct columns of the earlier period of popularity, it otherwise falls within the latter category. Its character-defining features include its overall form with two-and-one-half-story side-gabled central block with dormers, one-story flat-roofed wings, and two-story rear ell; monumental portico with such classical detailing as dentils, fluted pilasters, and fluted Corinthian “Tower of the Winds” columns; fenestration pattern including original wood windows and doors, many with pediments, prominent door surrounds, transoms, sidelights, or fanlights; and balustrades. Important interior historic features include trim, flooring, mantels, the staircase and its detailing, and original floor plan.

Late Classical Revival residences of similar size, scale, and ornamentation are uncommon in Tennessee, or at least have been underreported in the state’s historic resource survey, especially those constructed between 1925 and 1950. One notable example is Graceland in Shelby County, which was constructed in 1939 in the Classical Revival style, and features a two-story entry porch supported by fluted columns (NR Listed 11/07/1991; NHL 3/27/2006). Another similar house was constructed by George D. Waller in 1924 at 2527 West Ashwood Avenue in Nashville’s Hillsboro-West End Historic District (NR Listed 12/23/1993). Though a one-story dwelling at a much smaller scale, the Waller House is markedly similar to the Haynes House, as they both feature a full-width portico supported by fluted “Tower of the Winds” columns, a roof balustrade, and three dormers on the façade.



Figure 14. Graceland, December 31, 1990. National Register of Historic Places nomination file.

Haynes Haven Stock Farm

Name of Property

Maury County, Tennessee

County and State



Figure 15. Waller House, 2527 West Ashwood Drive, Nashville. DV-5259. THC Survey File Photograph.

Within Maury County, noted architecture is dominated by Greek Revival mansions including the Martin Cheairs House (NR Listed 12/12/1976), built circa 1850; the Mayes-Hutton House (NR Listed 7/8/1970), built 1854; Rattle and Snap (NR Listed 11/11/1971), built 1845; Rippavilla (NR Listed 7/19/1996), built 1851 just northeast of the Haynes Haven property; and Skipwith Hall (NR Listed 11/23/1977), built circa 1800. When John L. Haynes hired George Waller to design a new house for Haynes Haven, he likely had these existing Greek Revival estates in mind, hoping to tie in with the existing traditional, Classical architecture that had bred and trained pacing and trotting horses in Middle Tennessee for generations, while also presenting a modern and monumental showplace for his stock and promoting the growth of the Tennessee Walking Horse. Haynes may have even originally planned on renovating the original Woodlawn mansion, a Second Empire style dwelling, to appear more like the other Greek Revival estates in the area. In a *Nashville Banner* article about the fire that destroyed the Woodlawn mansion, the residence was described as having “been reconditioned by J.L. Haynes, Shreveport, LA., financier, and was almost ready for occupancy. Six large colonial pillars had been placed in front and air conditioning had been installed” (*Nashville Banner* 21 May 1937, 9).

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

The Haynes House resembles a traditional Greek Revival manor with the cornice lines, elaborate door surrounds, and a full-façade, collonnaded portico with “correct” Corinthian “Tower of the Winds” fluted columns; but also includes more eclectic features, such as the one-story side additions, elaborate roof balustrades, arched transom over the entrance, and paired and triple windows. (McAlester 2004, 344-345). The exterior has remained largely untouched since its construction in 1937, with repairs and replacements of windows, column capitals, or other components done in-kind. While the interior has undergone some alterations, most notably during the Pressnell ownership from 1959 to 1967, it primarily involved the renovation of the kitchen in 1961, with other work largely limited to repainting and redecorating.

Stone Stable

The Haynes Haven stone horse stable stands as an excellent example of a Craftsman style horse stable in Middle Tennessee. The distinctive stone barn features stone exterior, dominant arched entryway, monitor roof, exposed rafter tails, fenestration pattern, and stone chimney. The architect of the stone stable at Haynes Haven is unknown, though a similar, wood-frame horse stable at Harlinsdale Farm (NR Listed 5/3/2006) north of Franklin, constructed in 1935, may have served as a model. The circa-1935 stone horse barn at Comer Farm (former Wilson Farm) in Gallatin, Sumner County, is also nearly identical to the stone stable at Haynes Haven and likely shared an architect. It has been suggested that the Comer Horse Barn was designed by noted Nashville architect Donald W. Southgate, though no resources have been uncovered confirming this connection (Carver 1985). The Haynes Haven stone stable, like the stables at Harlinsdale Farm and the Comer Farm, features a long façade (southeast elevation) that is situated parallel to the road, and arrangement that “was an innovation in the modern revival of the Tennessee Walking Horse industry in the 1930s” (West & Lynch 2005). Haynes clearly intended the Haynes Haven stone stable to be the show place of his Tennessee Walking Horses, situating it as the frontis piece of the farm where his sires and horses in training could be shown, while the less-architecturally impressive wood-frame stable, though larger, was reserved for his weanlings and yearlings. The stone stable also served as gateway to the rest of the stock farm. From the entrance, the long stone stable building seemed to serve as the façade of the farm, and when both arched entrances on the southeast and northwest elevations were opened, it provided a view to myriad paddocks, stables, barns, tenant houses, pastures, and a mile-long track. This spatial arrangement followed that of Harlinsdale Farm where the horse stable is the most prominently displayed resource in the center of the farm, indicating that the horse and its associated building was of paramount importance in the property’s overall cultrual and historic landscape.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State



Figure 16. Harlinsdale Horse Stable, 2006. National Register of Historic Places Nomination File.



Figure 17. Stone stable barn at the Wilson Horse Farm (also known as the Comer Barn) near Gallatin, Sumner County, circa 1940. Tennessee State Library and Archives, Department of Conservation Photograph Collection, 1937-1973.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Latticed Barn

Despite the local newspapers frequently reporting on the property and its owners throughout its history, little documentary or contextual information could be found on the latticed barn. The latticed barn was likely constructed between 1880 and 1900, though there is evidence that the central portion may have been constructed as early as 1870 around the same time as the Woodlawn mansion, with the latticed shed-roofed side bays, bargeboards, and eave brackets added circa 1890. As it stands, the latticed barn is a large, rectangular livestock feeder/three-portal barn. While the rear (northwest) elevation features a large portal within each of its bays, the central bay of the façade (southeast elevation) instead has a service door. The most distinctive characteristic of the barn is its extensive latticework on the southeast and northwest gable ends, particularly in the side bays and within the enclosed segmental arch window openings on the façade. Ventilation slats are also present on the top of the side (northeast and southwest) elevations beneath the eaves. Typically, barns that feature latticework or spaced slats on the exterior are used for drying out hay, tobacco, or corn, or otherwise require regular ventilation. In these instances, however, latticework is usually limited to small areas, such as the top of gables or panels on doors or windows. The latticework within the second-story arched window openings aided in the ventilation of the hayloft, as keeping stored hay dry was critical. The purpose of the larger lattice panels in the side bays is less clear, though ventilation of the livestock area was likely the primary goal.

Aside from the latticework, the barn type appears to be suited to livestock, and bears striking similarities to the “Midwest three-portal barn,” also known as a feeder barn, Western barn, or Prairie barn. Midwest three-portal barns feature a central aisle flanked by enclosed side aisles, all covered by an encompassing roof, which was typically a transverse gable (Granger and Kelly 2005). The side aisles were often later additions, and many three-portal feeder barns have a broken roofline as a result. Three-portal feeder barns required more interior space for housing livestock and storing hay and feed grains, as well as providing sheltered workspace during the winter, and storage for expensive tack (Bays 2012). The Haynes Haven latticed barn featured was likely used to house cattle, mules, or sheep. In addition to horses, Thomas Gibson, who owned the property from circa 1870 until 1887, raised Longhorn and Shorthorn cattle; and Longwool, Southdown, Cotswold, and Merino sheep, with his cattle having a reputation for being “the finest cattle that [Major Tom Cheairs] knew of” (*Herald and Mail* 7 May 1875, 3), and his sheep being “the famous flock [...] on his splendid farm of over a thousand acres, than we have seen in either the Northern, Middle, Western or Southern States” (*Nashville Union and American* 8 April 1875, 3). Gibson also raised mules, though little is known about his stock. Likewise, Thomas Leneave, who owned the property from 1887 until 1893, was a well-known mule dealer and regularly purchased and sold car-loads of mules. When the Smith brothers purchased the property in 1893, they focused exclusively on horse-raising, and it is unclear how they used the latticed barn, if at all. Likewise, no information was uncovered as to how subsequent owners used the latticed barn, though it likely continued to be used as a feeder barn for livestock, as a small one-story addition and external silo was added in the 1930s.

The architect of the latticed barn is unknown, and there are no known comparable barns or other outbuildings in Maury County, the State of Tennessee, or the surrounding regions. Some characteristics of the latticed barn, however, can be seen in other local and regional barns. At nearby Rippavilla (NR Listed 7/19/1996), a three-bay stock barn features similar elongated latticed panels in the second story of the façade. While the central portion of the stock barn was constructed circa 1855, the shed-roofed drive-in bays were added circa

Haynes Haven Stock Farm

Name of Property

Maury County, Tennessee

County and State

1880 (Tuck Hinton 2021). Also in Maury County, a two-story feeder barn with shed-roofed side bays is located on the south side of Snow Creek Road, east of Williamsport Pike. While smaller, shorter, and much less ornate, the Snow Creek Road barn shares the same general shape of the latticed barn, and also features open ventilation slats in both the central and side bay doors. In Rutledge County, Tennessee, another similar three-portal feeder barn sits on the southeast side of Rutledge Pike at the intersection of Henry Clark Lane. The Rutledge Pike barn is not only similar in form to the Haynes Haven latticed barn, but also shares its lattice panels in the central and side bays, as well as the open ventilation slats at the top of the side elevation walls beneath the eaves. In each of these examples, the lattice is confined to small panels, similar to the latticework within the arched window openings in the central portion of the Haynes Haven latticed barn. Some examples of barns with larger areas of lattice can be found in Western North Carolina, specifically within Madison County, where circa-1870 “Appalachian Barns” feature front-facing gables and lattice siding (Barnhill 2016). These Appalachian barns were later retrofitted into tobacco barns. Barns with other similar characteristics were not encountered, though the search was not exhaustive and is an area for further research. Given the difficulty in finding comparable barns, not only in the county, but in the United States in general, the latticed barn at Haynes Haven appears to be an excellent and unique example of a three-portal feeder barn with decorative Queen Anne stylistic influence.



Figure 18. 1855 Stock Barn, Rippavilla (NR Listed 7/19/1996). June 8, 2021.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State



Figure 19. Feeder Barn, Snow Creek Road, Fikes Mill, Tennessee. Courtesy of Google Street View, May 2013.



Figure 20. Feeder Barn, Rutledge Pike, Grainger County, Tennessee. Courtesy of Google Street View, April 2018.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

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Name of Property

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County and State

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County and State

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Haynes Haven Stock Farm
 Name of Property

Maury County, Tennessee
 County and State

Previous documentation on file (NPS):		Primary location of additional data:	
preliminary determination of individual listing (36 CFR 67 has been requested)	X	State Historic Preservation Office	
previously listed in the National Register	X	Other State agency	
previously determined eligible by the National Register		Federal agency	
designated a National Historic Landmark		Local government	
recorded by Historic American Buildings Survey #		University	
recorded by Historic American Engineering Record #	X	Other	
recorded by Historic American Landscape Survey #		Name of repository: Tennessee State Library and Archives; Library of Congress	
Historic Resources Survey Number (if assigned): MU-3044, MU-3045, MU-3046, MU-3047, MU-3048			

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

10. Geographical Data

Acreage of Property 23 **USGS Quadrangle** Carters Creek 64-NW

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

The following eight Reference Points correspond to the approximate corners of a polygon overlaid a segment of the USGS Map.

- | | |
|------------------------|-----------------------|
| A. Latitude: 35.728363 | Longitude: -86.962967 |
| B. Latitude: 35.727444 | Longitude: -86.960817 |
| C. Latitude: 35.724794 | Longitude: -86.963419 |
| D. Latitude: 35.725481 | Longitude: -86.963714 |
| E. Latitude: 35.726631 | Longitude: -86.965161 |
| F. Latitude: 35.727758 | Longitude: -86.964206 |
| G. Latitude: 35.727772 | Longitude: -86.963903 |

Verbal Boundary Description

The formal boundary of the Haynes Haven Stock Farm is depicted on the enclosed Boundary Map. The corners of the boundary are approximately defined by latitude and longitude coordinates, listed above. This boundary was drawn to generally follow U.S. Highway 31 on the southeast side, a low stone and concrete wall and crossbuck fence remnant on the northeast side, the GM Visitor Center parking lot and former farm lane/carriage drive on the northwest side, and a tree line along the northeast edge of Ultium construction on the southwest side.

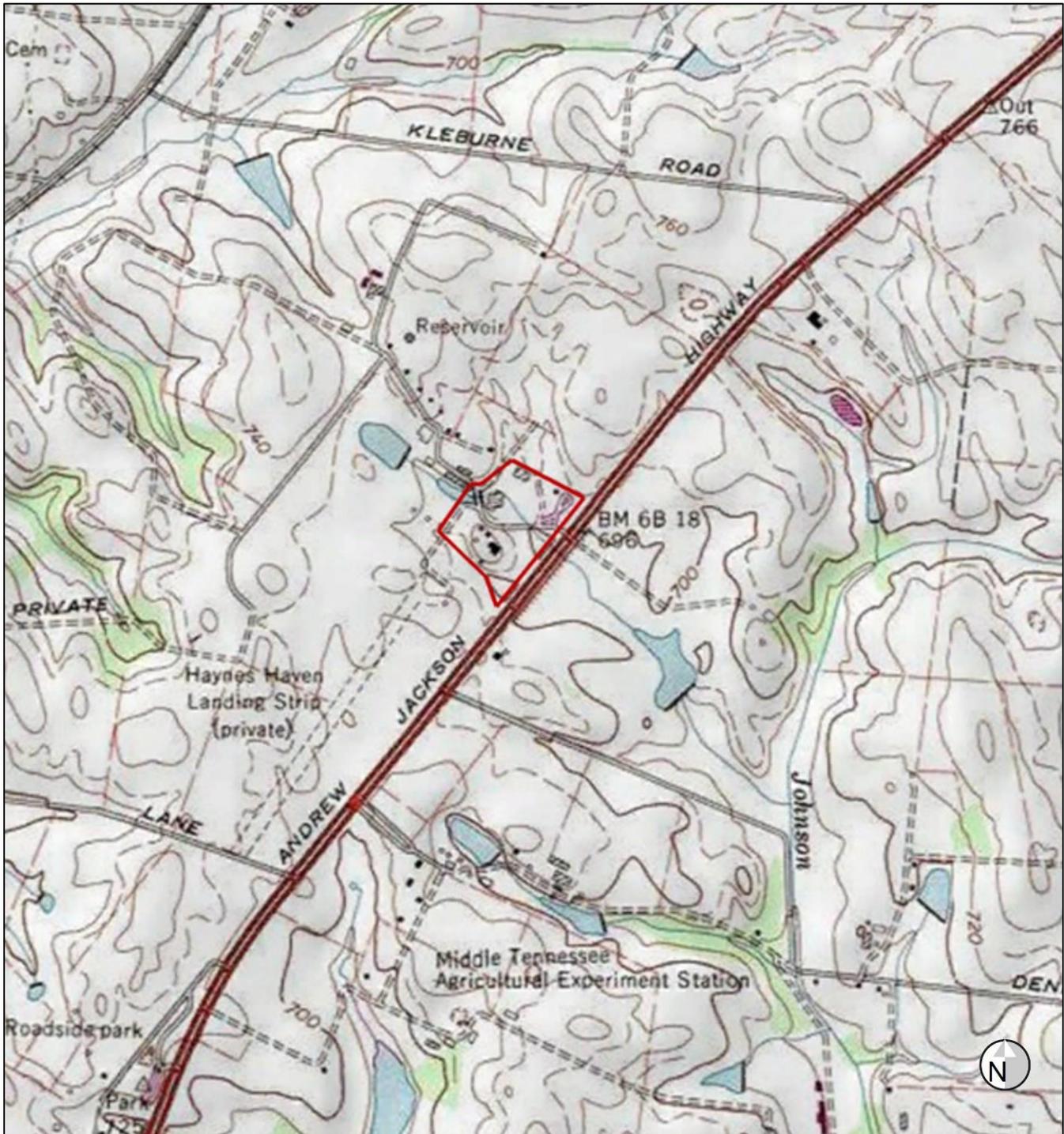
Boundary Justification

The boundary for the Haynes Haven Stock Farm follows extant fences, walls, and roads, where possible. The boundary was drawn to encompass extant buildings, structures, and landscape features historically associated with Haynes Haven that retain integrity. This boundary excludes land formerly associated with the farm that has been altered by industrial development.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

USGS Topographic Map

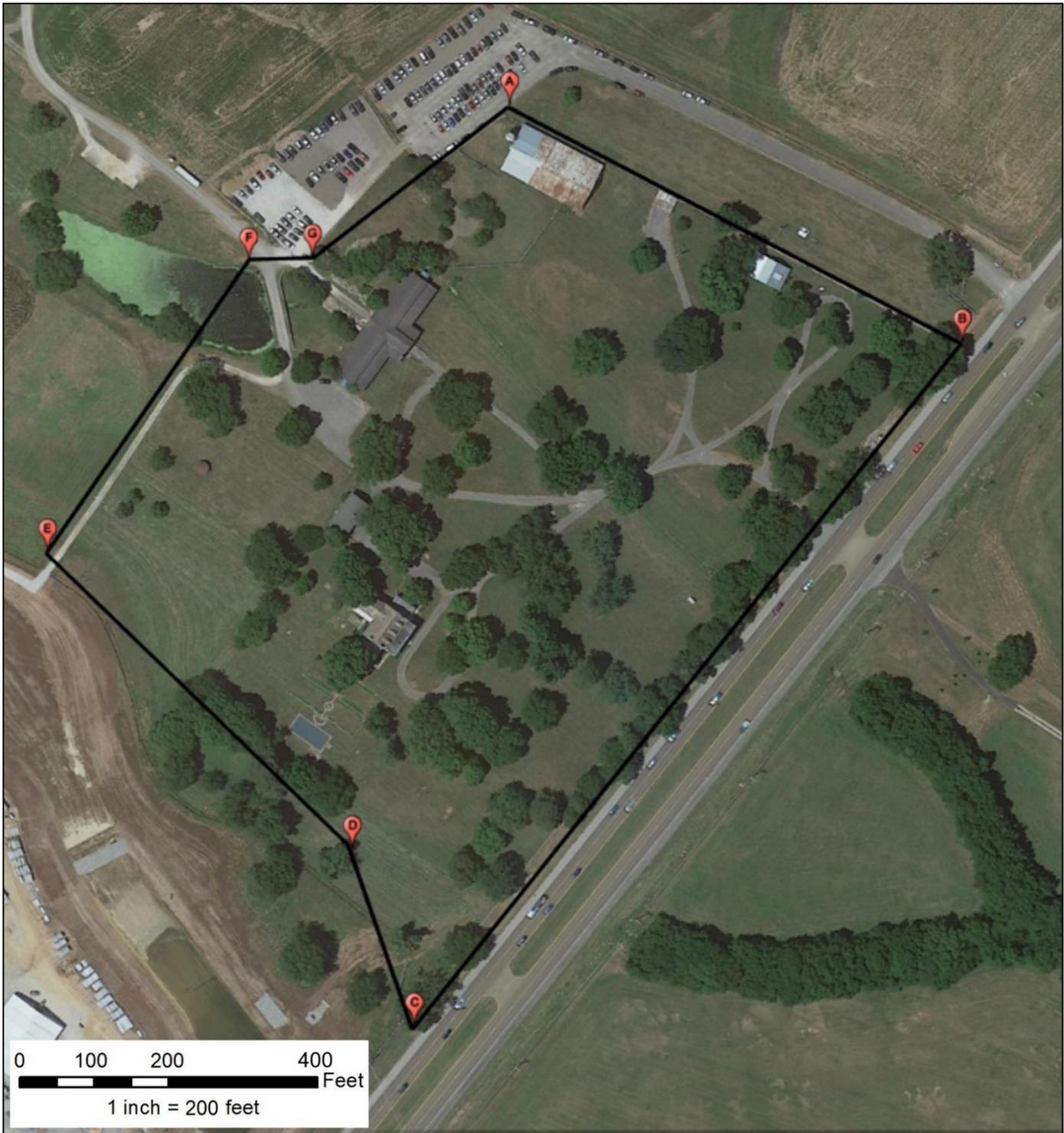


Location of the Haynes Haven Stock Farm is indicated by the red polygon.
Carters Creek (1982), Original Map Scale 1:24,000.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Boundary Map



Boundary map of Haynes Haven Stock Farm with Reference Polygon and Reference Points.
Aerial imagery provided by Google Earth.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

11. Form Prepared By

Name Tegan A. Baiocchi

Organization Arcadis, Inc.

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Additional Documentation

Submit the following items with the completed form:

- **Photographs** (Refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints. Photos should be submitted separately in a JPEG or TIFF format. Do not embed these photographs into the form.)
- **Additional items** (Additional supporting documentation including historic photographs, historic maps, etc. can be included on a Continuation Sheet following the photographic log and sketch maps. They can also be embedded in the Section 7 or 8 narratives.)

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 listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Photo Log

Name of Property: Haynes Haven Stock Farm
City or Vicinity: Spring Hill
County: Maury County State: Tennessee
Photographer: Tegan Baiocchi
Date Photographed: November 15, 2022 (unless otherwise noted)

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 124. Haynes House. Overview from Highway 31 (Nashville Highway), facing northwest.
- 2 of 124. Haynes House. Façade (southeast elevation), facing northwest.
- 3 of 124. Haynes House. Oblique view of façade (southeast elevation) and northeast elevation, facing west.
- 4 of 124. Haynes House. Oblique view of northeast and northwest elevations, facing south.
- 5 of 124. Haynes House. Oblique view of northwest and northeast elevations, facing southeast.
- 6 of 124. Haynes House. Oblique view of southwest and northwest elevations, facing east.
- 7 of 124. Haynes House. Southwest elevation, facing northeast.
- 8 of 124. Haynes House. Oblique view of southwest elevation and facade, facing north.
- 9 of 124. Haynes House. Detail of façade main entrance, facing northwest. Photographed 03/15/2021.
- 10 of 124. Haynes House. Detail of façade balcony and columns, facing northwest.
- 11 of 124. Haynes House. Detail of basement foundation windows on northwest elevation, facing east.
- 12 of 124. Haynes House. Interior. Central hall, facing northwest.
- 13 of 124. Haynes House. Interior. Central hall, facing southeast.
- 14 of 124. Haynes House. Interior. Hallway from central hall to dining room, facing northeast.
- 15 of 124. Haynes House. Interior. Library/Parlor 1, facing east.
- 16 of 124. Haynes House. Interior. Library/Parlor 1, facing south.
- 17 of 124. Haynes House. Interior. Library/Parlor 1 toward dining room, facing north.

Haynes Haven Stock Farm

Maury County, Tennessee

Name of Property

County and State

- 18 of 124. Haynes House. Interior. Bedroom 1, facing north.
- 19 of 124. Haynes House. Interior. Bedroom 1, facing east.
- 20 of 124. Haynes House. Interior. Bedroom 1 toward linen closet, facing northwest
- 21 of 124. Haynes House. Interior. Bathroom 1, facing south.
- 22 of 124. Haynes House. Interior. Bathroom 1 toward storage closet, facing northeast.
- 23 of 124. Haynes House. Interior. Dining room, facing southeast.
- 24 of 124. Haynes House. Interior. Dining room, facing northwest.
- 25 of 124. Haynes House. Interior. Kitchen, facing northwest.
- 26 of 124. Haynes House. Interior. Kitchen, facing south.
- 27 of 124. Haynes House. Interior. Kitchen eat-in area, facing southwest.
- 28 of 124. Haynes House. Interior. Parlor 2, facing south.
- 29 of 124. Haynes House. Interior. Parlor 2 with view into Parlor 3, facing north.
- 30 of 124. Haynes House. Interior. Parlor 3 fireplace detail, facing southwest.
- 31 of 124. Haynes House. Interior. Sunroom, facing south.
- 32 of 124. Haynes House. Interior. Sunroom, facing west.
- 33 of 124. Haynes House. Interior. Upper stairway landing, facing north.
- 34 of 124. Haynes House. Interior. Upper hall, facing southeast.
- 35 of 124. Haynes House. Interior. Upper hall, facing east.
- 36 of 124. Haynes House. Interior. Bedroom 2, facing east.
- 37 of 124. Haynes House. Interior. Bedroom 2 fireplace detail, facing southwest.
- 38 of 124. Haynes House. Interior. Bathroom 2, facing west.
- 39 of 124. Haynes House. Interior. Bathroom 2, facing northeast.

Haynes Haven Stock Farm

Maury County, Tennessee

Name of Property

County and State

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- 40 of 124. Haynes House. Interior. Sitting room 1, facing west.
- 41 of 124. Haynes House. Interior. Sitting room 1, facing east.
- 42 of 124. Haynes House. Interior. Bedroom 3, facing east.
- 43 of 124. Haynes House. Interior. Bedroom 3 toward bathroom 3, facing north.
- 44 of 124. Haynes House. Interior. Bathroom 3, facing north.
- 45 of 124. Haynes House. Interior. Bathroom 3, facing east.
- 46 of 124. Haynes House. Interior. Sitting room 2, facing north. Photographed 03/15/2021.
- 47 of 124. Haynes House. Interior. Bedroom 4, facing north. Photographed 03/15/2021.
- 48 of 124. Haynes House. Interior. Basement/recreation room, facing southwest.
- 49 of 124. Haynes House. Interior. Basement/recreation room, facing west.
- 50 of 124. Haynes House. Interior. Basement, walkway from recreation room to utility room, facing northeast.
- 51 of 124. Haynes House. Interior. Basement bathroom, facing southeast.
- 52 of 124. Haynes House. Interior. Basement/utility room toward recreation room, facing southwest.
- 53 of 124. Shed/Root Cellar. North oblique, facing south.
- 54 of 124. Shed/Root Cellar. West oblique, facing east.
- 55 of 124. Shed/Root Cellar. Interior, facing southwest.
- 56 of 124. Shed/Root Cellar. Interior, facing south.
- 57 of 124. Shed/Root Cellar. Interior. Tile detail.
- 58 of 124. Shed/Root Cellar. Interior. Root cellar, facing southwest.
- 59 of 124. Garage/Apartment. Overview, facing north.
- 60 of 124. Garage/Apartment. Façade (southeast elevation), facing northwest.
- 61 of 124. Garage/Apartment. North oblique, facing south.

Haynes Haven Stock Farm

Maury County, Tennessee

Name of Property

County and State

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- 62 of 124. Garage/Apartment. South oblique, facing north.
- 63 of 124. Terraced Gardens. Overview, facing east.
- 64 of 124. Terraced Gardens. View toward Haynes House, facing northeast.
- 65 of 124. Terraced Gardens. View toward fountain and swimming pool, facing southwest.
- 66 of 124. Swimming Pool. Overview, facing north.
- 67 of 124. Swimming Pool. Overview, facing southwest.
- 68 of 124. Swimming Pool. Filtration system pit, facing north.
- 69 of 124. Swimming Pool. Detail of filtration system, facing northeast.
- 70 of 124. Stone Barn. Overview, facing northwest.
- 71 of 124. Stone Barn. Oblique view of the façade (southeast elevation), facing west.
- 72 of 124. Stone Barn. East oblique, facing west.
- 73 of 124. Stone Barn. Northeast elevation, facing southwest.
- 74 of 124. Stone Barn. North oblique, facing south.
- 75 of 124. Stone Barn. Northwest elevation, facing southeast.
- 76 of 124. Stone Barn. Oblique view of southwest elevation, facing north.
- 77 of 124. Stone Barn. Southwest elevation, entrance detail, facing northeast.
- 78 of 124. Stone Barn. Oblique view of the façade (southeast elevation), facing north.
- 79 of 124. Stone Barn. North oblique. Detail of entrance, facing north.
- 80 of 124. Stone Barn. Interior, looking northeast. Photographed 03/15/2021.
- 81 of 124. Latticed Barn. Façade (southeast elevation), facing northwest.
- 82 of 124. Latticed Barn. East oblique, facing west.
- 83 of 124. Latticed Barn. Oblique view of northwest elevation, facing east.
- 84 of 124. Latticed Barn. Northwest elevation detail, facing southeast.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

-
- 85 of 124. Latticed Barn. Silo detail, facing northeast.
- 86 of 124. Latticed Barn. West oblique, facing east.
- 87 of 124. Latticed Barn. South oblique, facing north.
- 88 of 124. Latticed Barn. Interior. Northeast bay, facing northwest.
- 89 of 124. Latticed Barn. Interior. Southwest bay doors, facing southeast.
- 90 of 124. Latticed Barn. Interior, facing south.
- 91 of 124. Horse Cemetery, facing north.
- 92 of 124. Horse Cemetery. Gravestone of Haynes Peacock, facing west.
- 93 of 124. Tenant House. Oblique view of the façade (southeast elevation, facing west.
- 94 of 124. Tenant House. Northeast elevation, facing southwest.
- 95 of 124. Tenant House. West oblique, facing east.
- 96 of 124. Tenant House. South oblique, facing north.
- 97 of 124. Two-Bay Garage. South oblique, facing north.
- 98 of 124. Two-Bay Garage. West oblique, facing east.
- 99 of 124. Stone Fence, facing northeast. Photographed 03/15/2021.
- 100 of 124. Stone Fence, facing east.
- 101 of 124. Stone Fence and Gate, facing east. Photographed 03/15/2021.
- 102 of 124. Stone Fence, facing southwest.
- 103 of 124. Entrance Gate, facing northwest.
- 104 of 124. Entrance Gate detail, facing north. Photographed 03/15/2021.
- 105 of 124. Carriage Paths, facing east.
- 106 of 124. Carriage Path, facing south.

Haynes Haven Stock Farm

Maury County, Tennessee

Name of Property

County and State

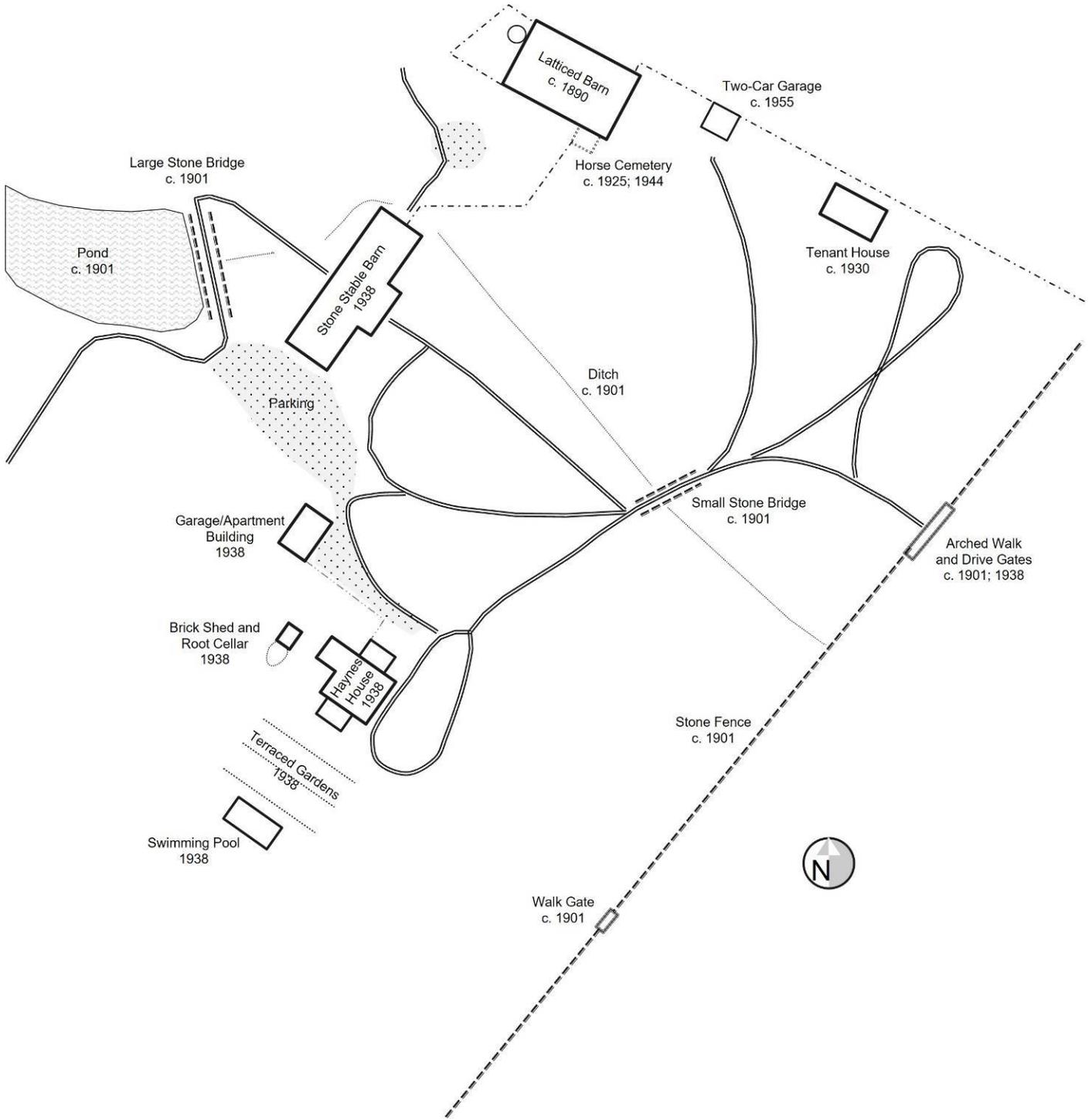
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- 107 of 124. Small Stone Bridge. Overview, facing southeast. Photographed 03/15/2021.
- 108 of 124. Small Stone Bridge, facing west.
- 109 of 124. Small Stone Bridge. South elevation, facing north. Photographed 03/15/2021.
- 110 of 124. Large Stone Bridge. East elevation, facing northwest. Photographed 03/15/2021.
- 111 of 124. Large Stone Bridge, facing north. Photographed 03/15/2021.
- 112 of 124. Large Stone Bridge. East elevation, facing south.
- 113 of 124. Large Stone Bridge and Pond. West elevation, facing southeast.
- 114 of 124. Large Stone Bridge and Pond. West elevation, facing north.
- 115 of 124. Large Stone Bridge and Water Supply System. Culvert and ditch from artificial pond, facing west.
- 116 of 124. Water Supply System. Ditch and culvert from large stone bridge, facing east.
- 117 of 124. Water Supply System. Ditch at rear of stone barn, facing southwest.
- 118 of 124. Water Supply System. Ditch and culvert northeast of stone barn, facing west.
- 119 of 124. Water Supply System. Ditch traversing Haynes Haven property, facing northwest.
- 120 of 124. Water Supply System. Ditch traversing Haynes Haven property, facing southeast.
- 121 of 124. Fencing. Wrought-iron fence and gate, facing southeast.
- 122 of 124. Fencing. Wrought-iron fence and gates, facing east.
- 123 of 124. Fencing. Wrought-iron fence post remnant near terraced gardens, facing north.
- 124 of 124. Fencing. Pasture fencing between stone barn and latticed barn, facing southwest.

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

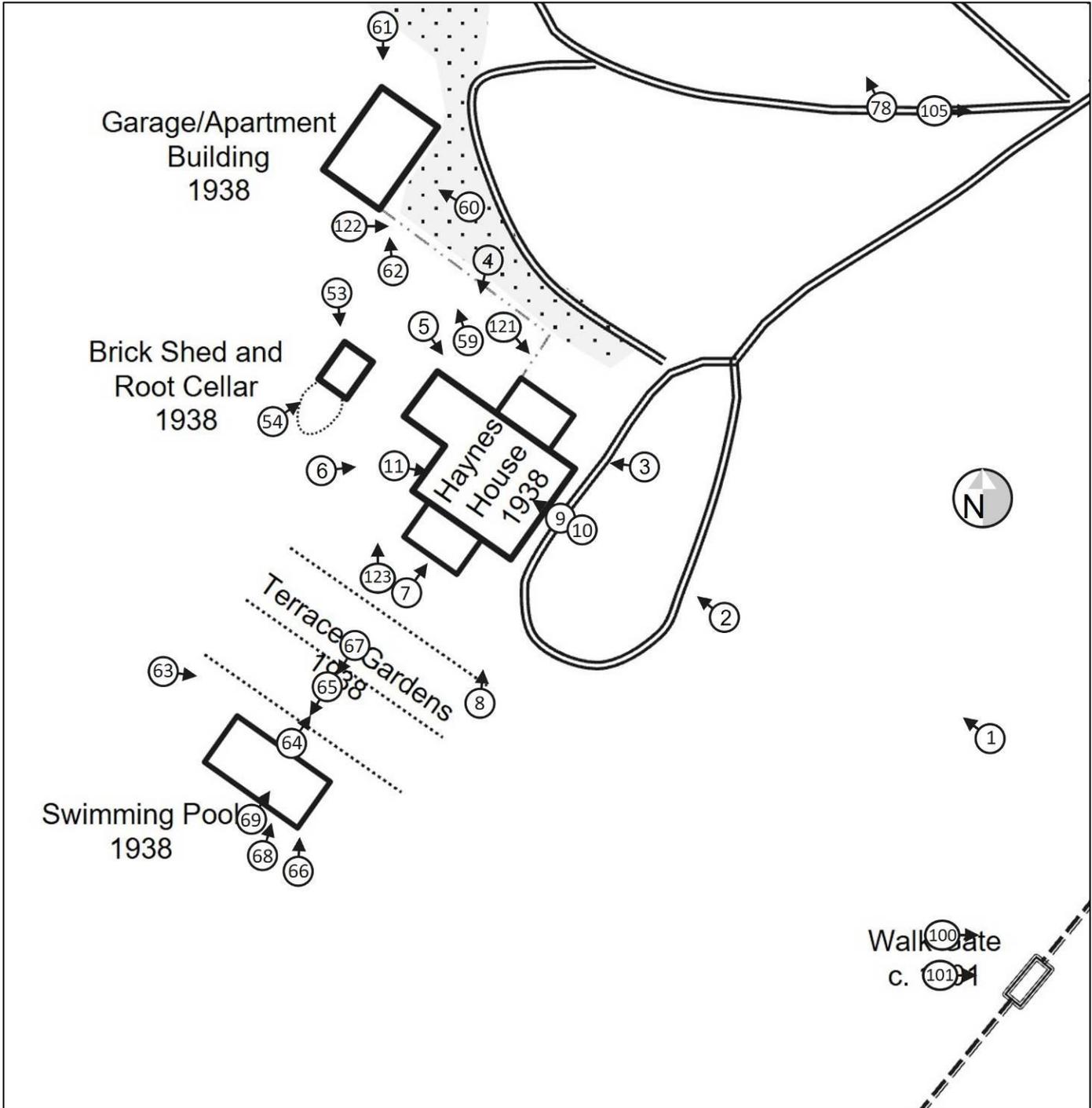
Site Plans

Not to Scale



Haynes Haven Stock Farm
Name of Property

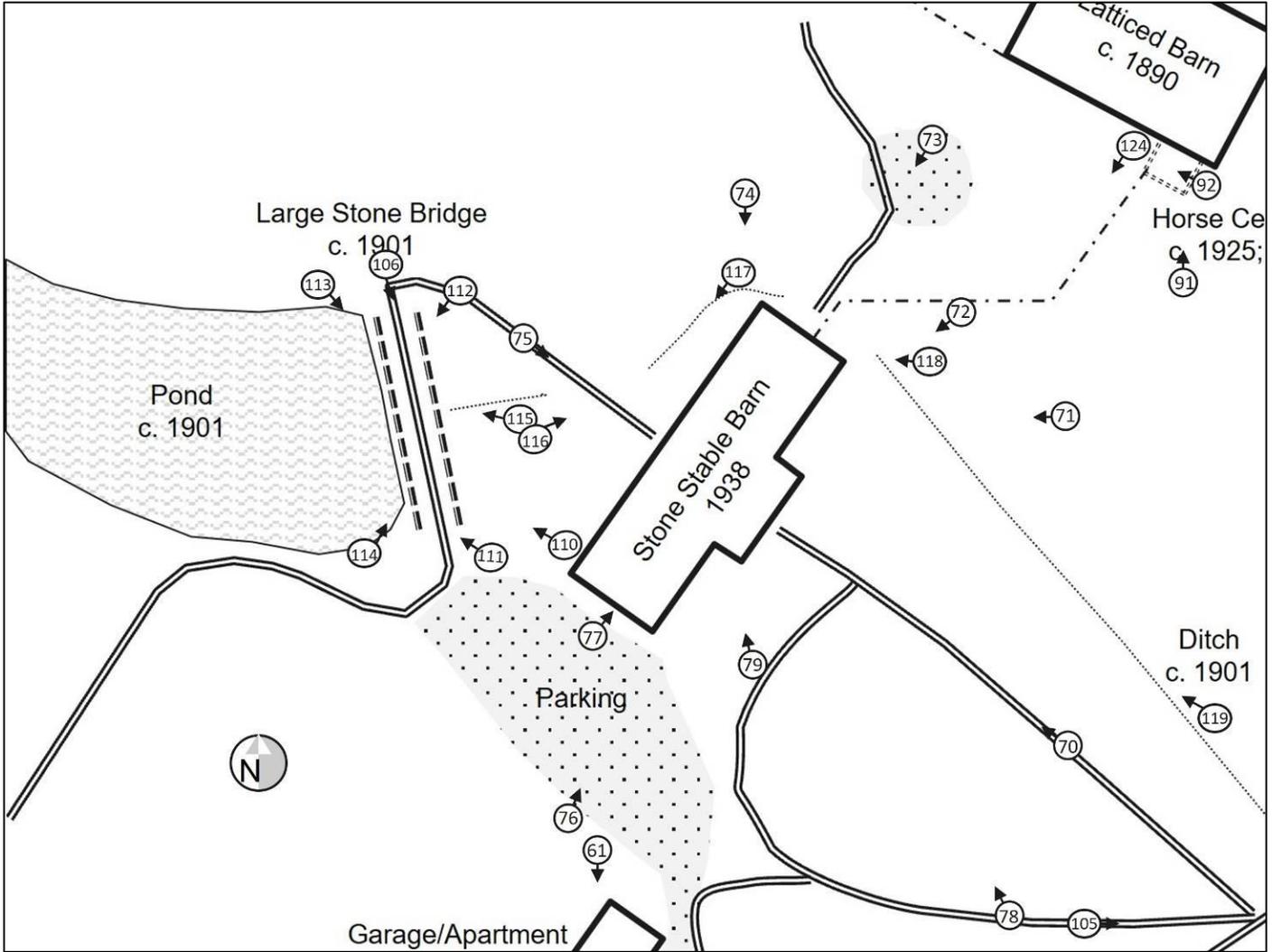
Maury County, Tennessee
County and State



Haynes Haven Stock Farm, Photo Key 1
Not to Scale

Haynes Haven Stock Farm
Name of Property

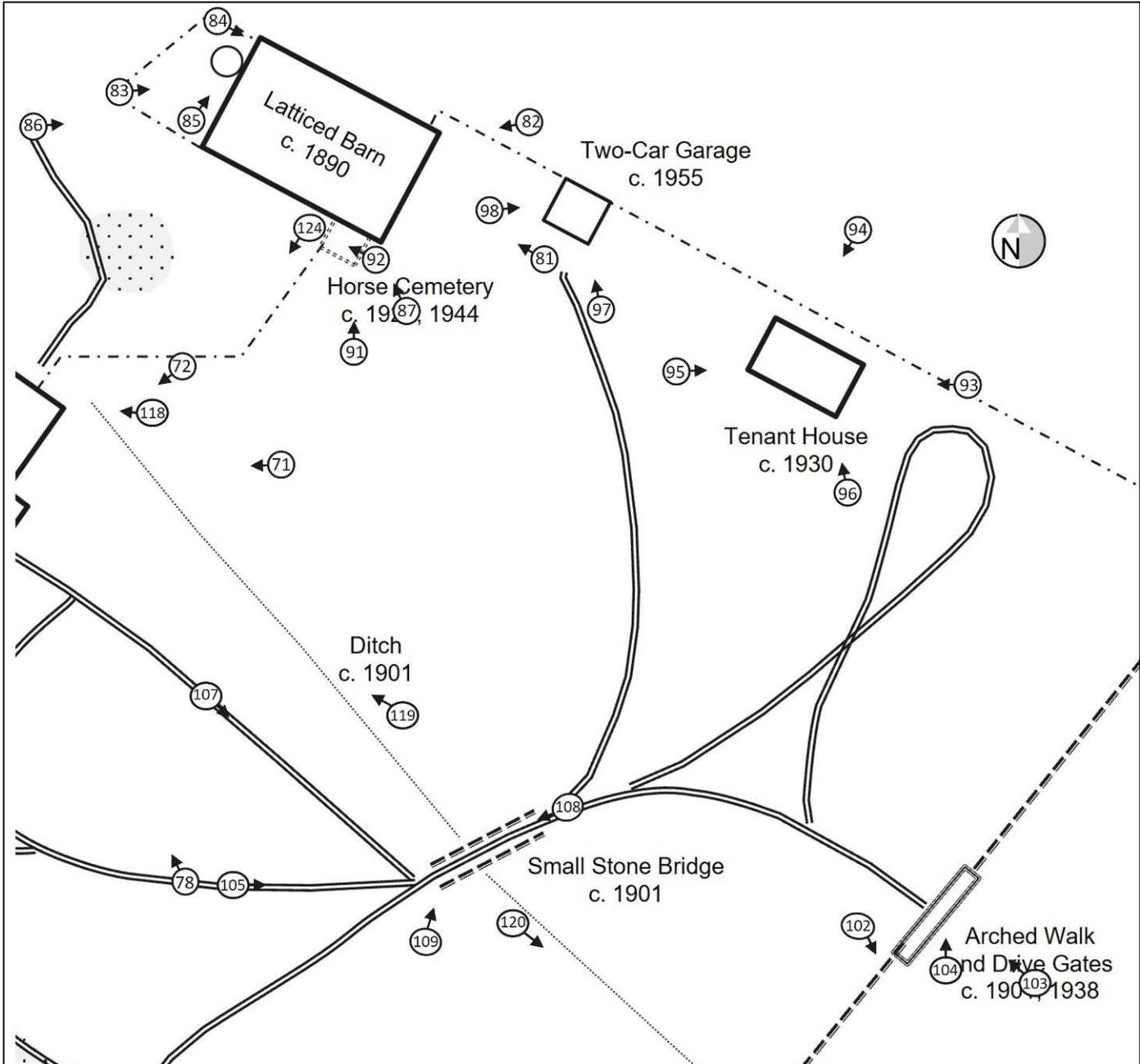
Maury County, Tennessee
County and State



Haynes Haven Stock Farm – Photo Key 2
Not to Scale

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State



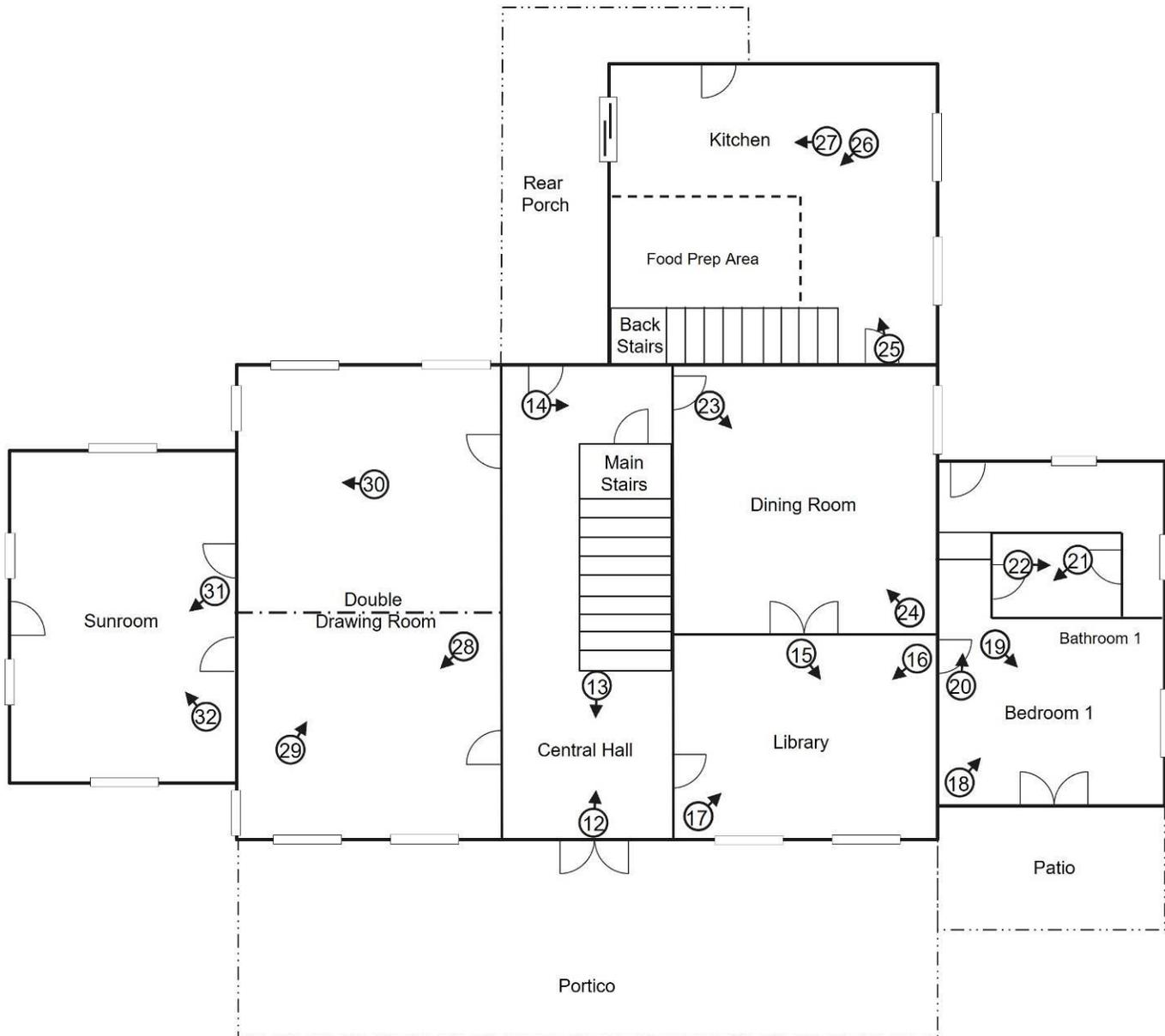
Haynes Haven Stock Farm – Photo Key 3
Not to Scale

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Floor Plans

Haynes House Floor Plan
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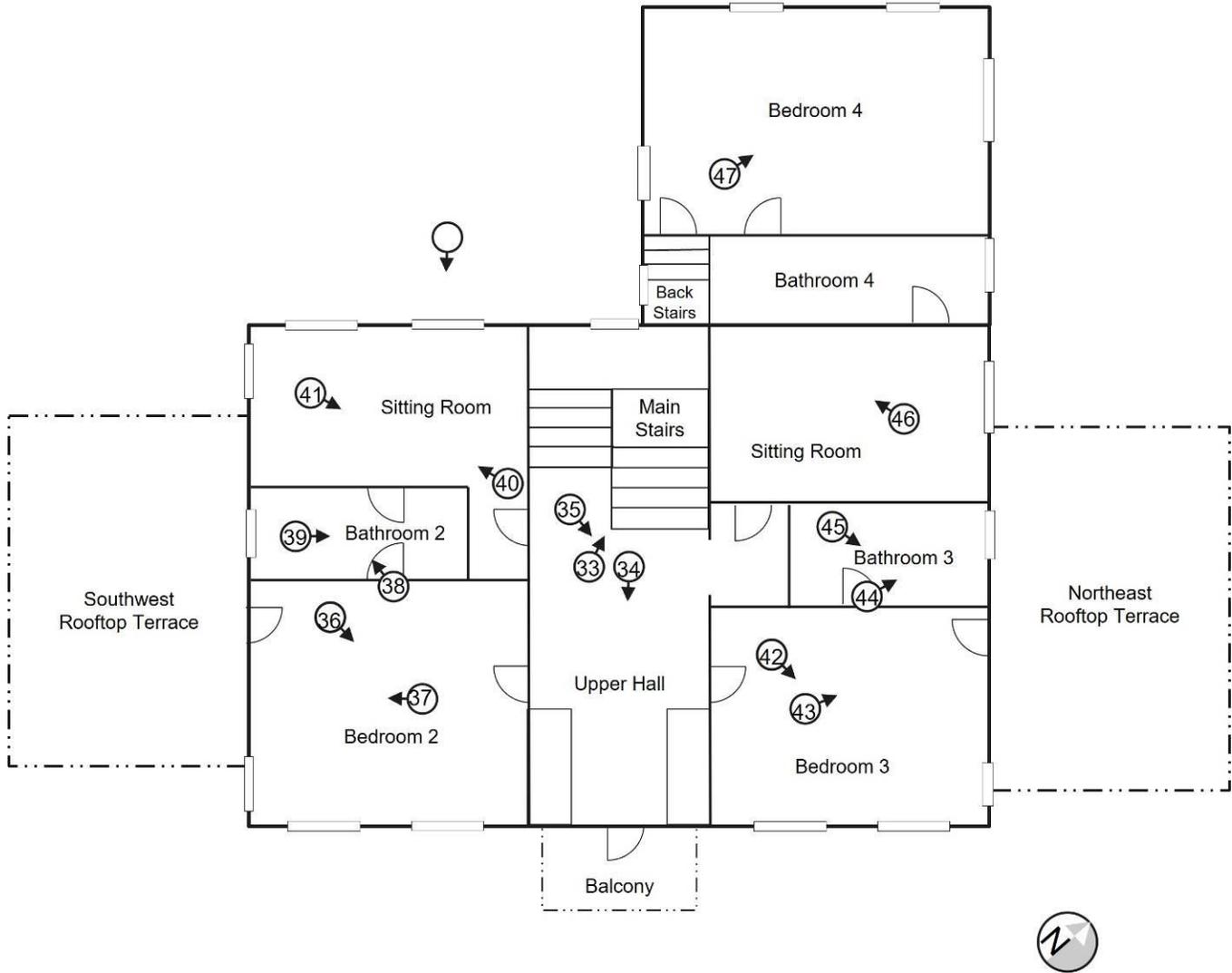


First Floor

Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

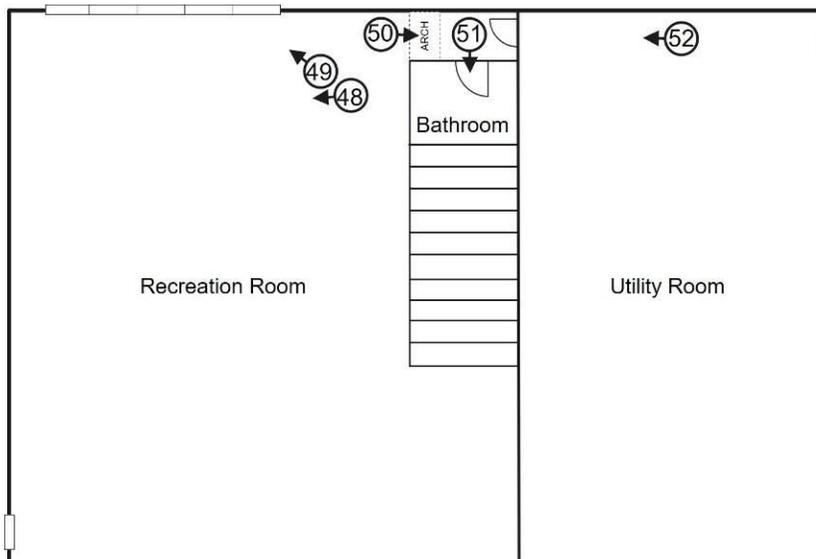
Haynes House Floor Plan Second Story
Not to Scale



Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

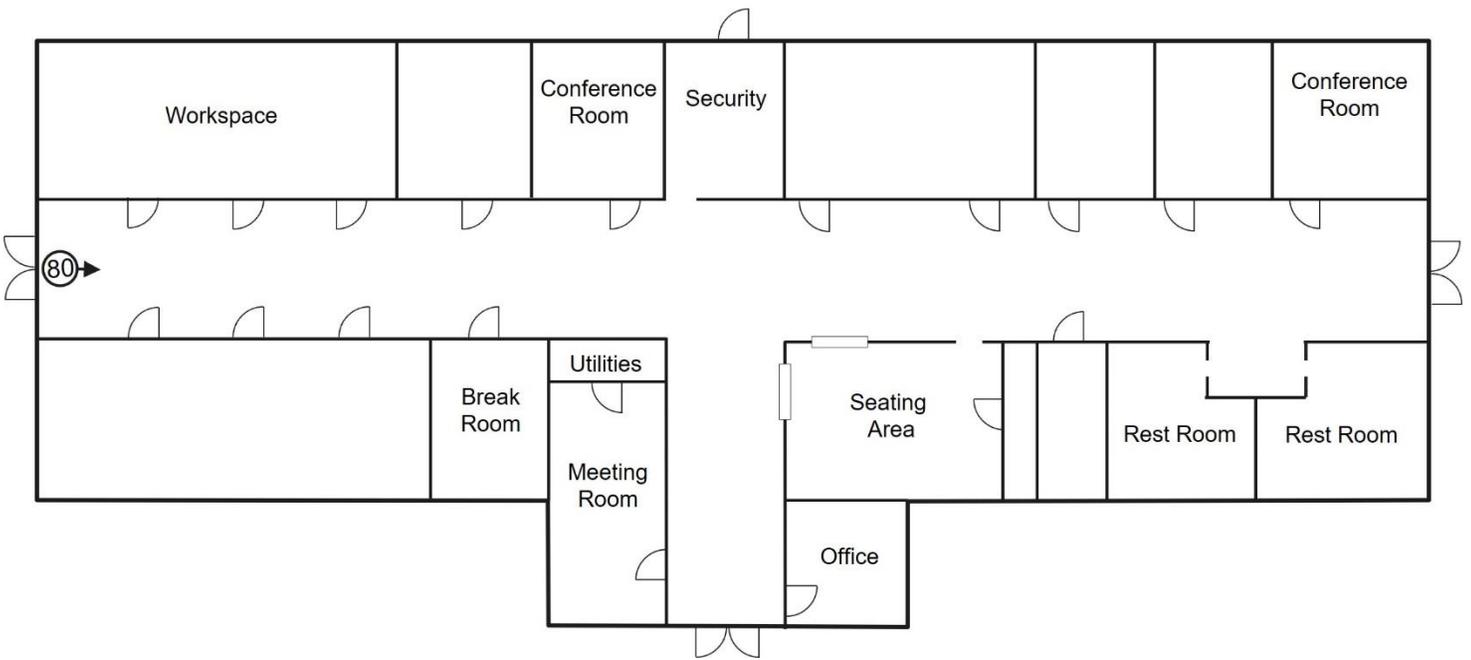
Haynes House Floor Plan Basement Level
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Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

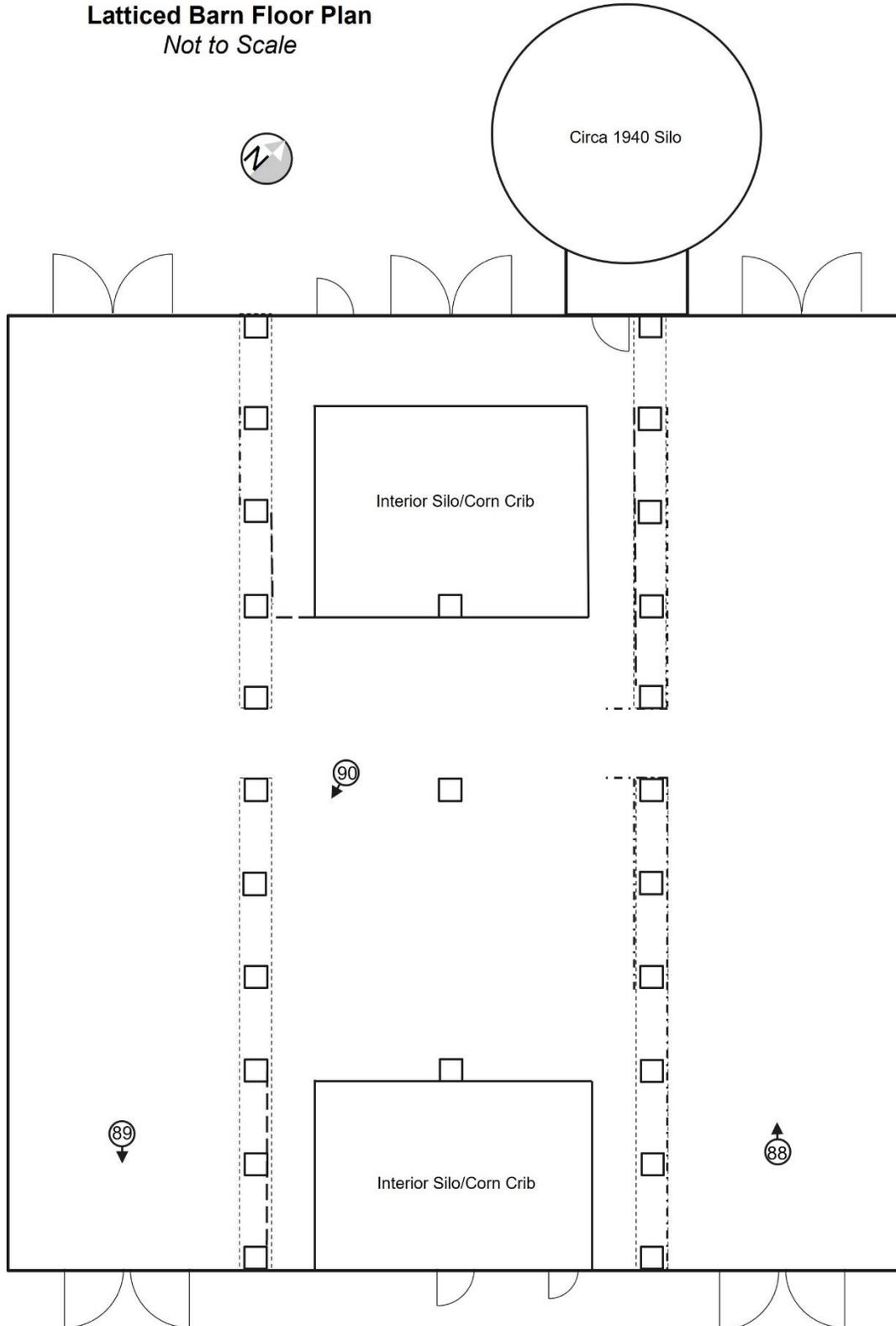
Stone Stable Barn Floor Plan
Not to Scale



Haynes Haven Stock Farm
Name of Property

Maury County, Tennessee
County and State

Latticed Barn Floor Plan
Not to Scale



United States Department of the Interior
National Park Service

Haynes Haven Stock Farm

Name of Property
Maury County, Tennessee

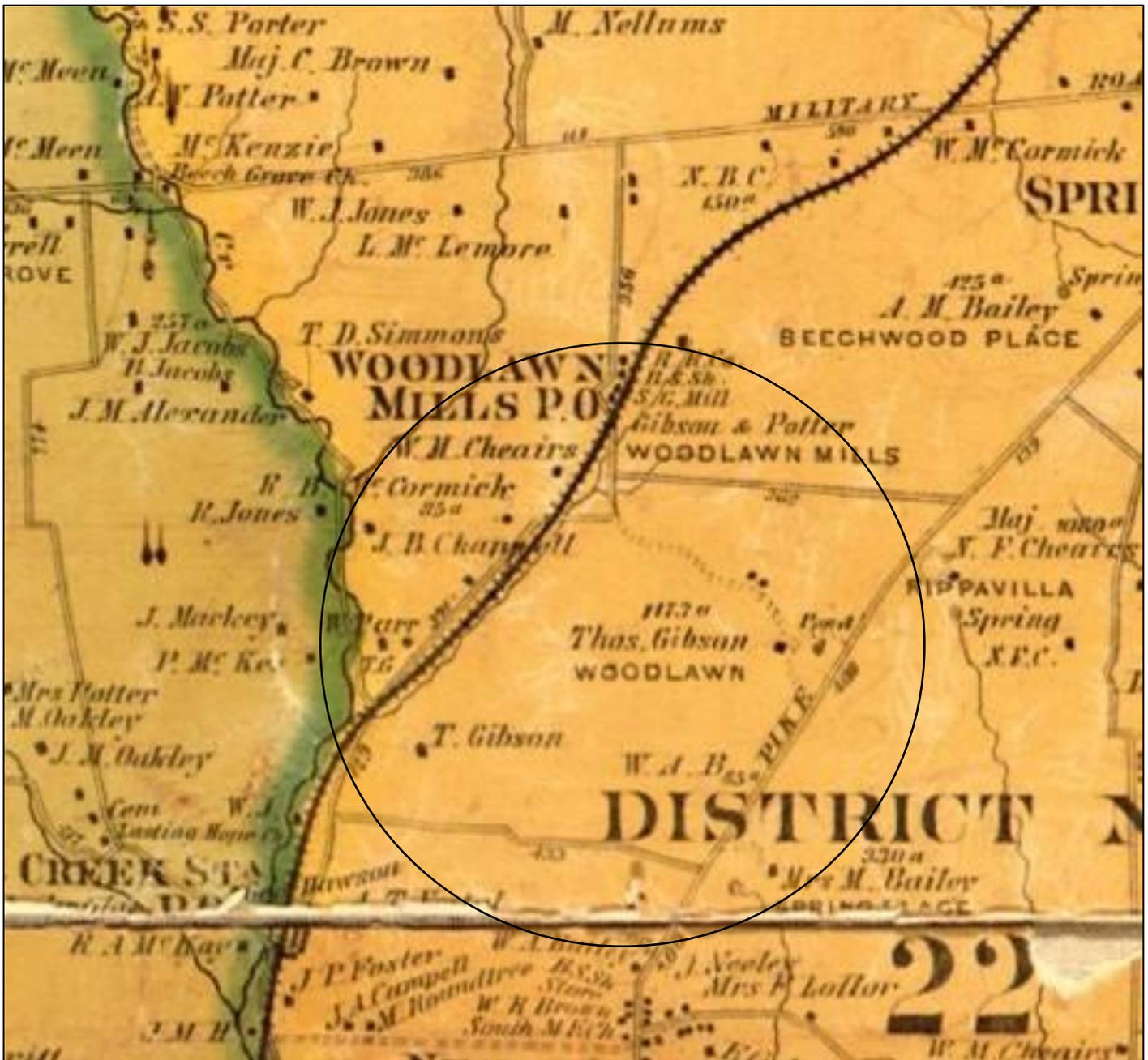
County and State
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Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Supplementary Images Page 66

Historic Maps



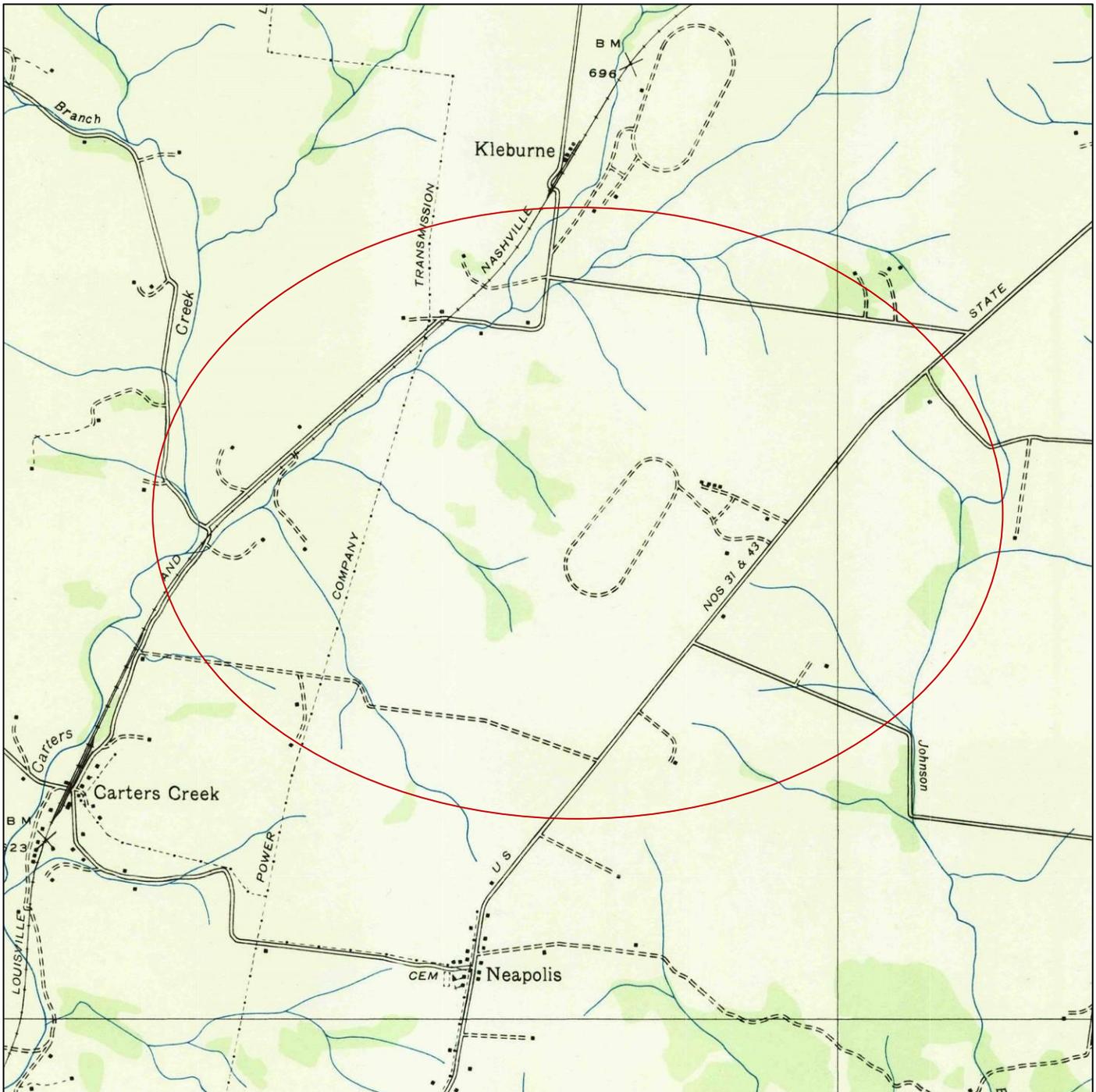
Map of Maury County, Tennessee, 1878

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Haynes Haven Stock Farm
Name of Property
Maury County, Tennessee
County and State
N/A
Name of multiple listing (if applicable)

Section number Supplementary Images Page 67



Tolley Farm, Carters Creek USGS topographical quadrangle map, 1936

United States Department of the Interior
National Park Service

Haynes Haven Stock Farm

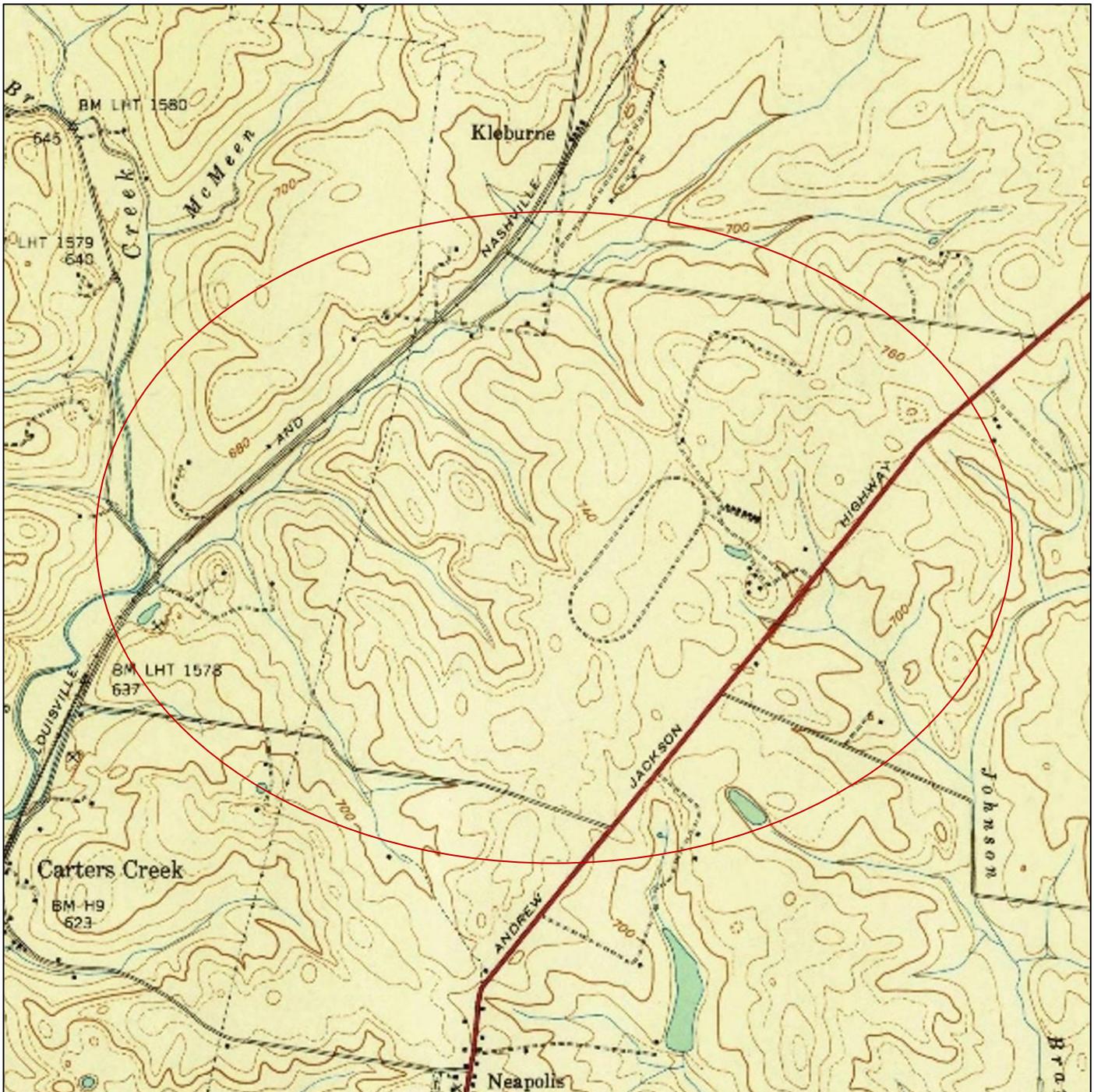
Name of Property
Maury County, Tennessee

County and State
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Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Supplementary Images Page 68



Haynes Farm, Carters Creek USGS topographical quadrangle map, 1941

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Haynes Haven Stock Farm
Name of Property
Maury County, Tennessee
County and State
N/A
Name of multiple listing (if applicable)

Section number Supplementary Images Page 69

Additional Historical Photographs



Figure 21: Aerial view of Haynes Haven Stock Farm, 1940, facing west. Tennessee State Library and Archives, Department of Conservation Photograph Collection, 1937-1976.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Haynes Haven Stock Farm
Name of Property
Maury County, Tennessee
County and State
N/A
Name of multiple listing (if applicable)

Section number Supplementary Images Page 70



Figure 22: John L. Haynes House, Haynes Haven Stock Farm, 1940. Tennessee State Library and Archives, Department of Conservation Photograph Collection, 1937-1976.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Haynes Haven Stock Farm
Name of Property
Maury County, Tennessee
County and State
N/A
Name of multiple listing (if applicable)

Section number Supplementary Images Page 71



Figure 23: Stone Stable Barn, Haynes Haven Stock Farm, 1940. Tennessee State Library and Archives, Department of Conservation Photograph Collection, 1937-1976.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Haynes Haven Stock Farm
Name of Property
Maury County, Tennessee
County and State
N/A
Name of multiple listing (if applicable)

Section number Supplementary Images Page 72



Figure 24: John L. Haynes on Haynes' Peacock in front of the Stone Stable Barn at Haynes Haven Stock Farm, 1940. Tennessee State Library and Archives, Department of Conservation Photograph Collection, 1937-1976.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Haynes Haven Stock Farm
Name of Property
Maury County, Tennessee
County and State
N/A
Name of multiple listing (if applicable)

Section number Supplementary Images Page 73



Figure 25: View northwest from the rear entrance of the Stone Stable Barn at Haynes Haven Stock Farm, 1940. Tennessee State Library and Archives, Department of Conservation Photograph Collection, 1937-1976.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Haynes Haven Stock Farm
Name of Property
Maury County, Tennessee
County and State
N/A
Name of multiple listing (if applicable)

Section number Supplementary Images Page 74



Figure 26. John L. Haynes on Haynes' Peacock at Spring Hill, Tennessee, 1940. Tennessee State Library and Archives, Department of Conservation Photograph Collection, 1937-1976.

Property Owner(s):

(This information will not be submitted to the National Park Service, but will remain on file at the Tennessee Historical Commission)

Name **General Motors, LLC**

Street &
Number **300 Renaissance Center** Telephone _____

City or Town **Detroit** State/Zip **MI / 48265**

Name **Industrial Development Board of Maury County (IDB)**

Street &
Number **816 South Garden Street** Telephone _____

City or Town **Columbia** State/Zip **TN / 38401**



1 OF 124



2 OF 124



3 OF 124



4 OF 124



5 OF 124



6 OF 124



7 OF 124



8 OF 124



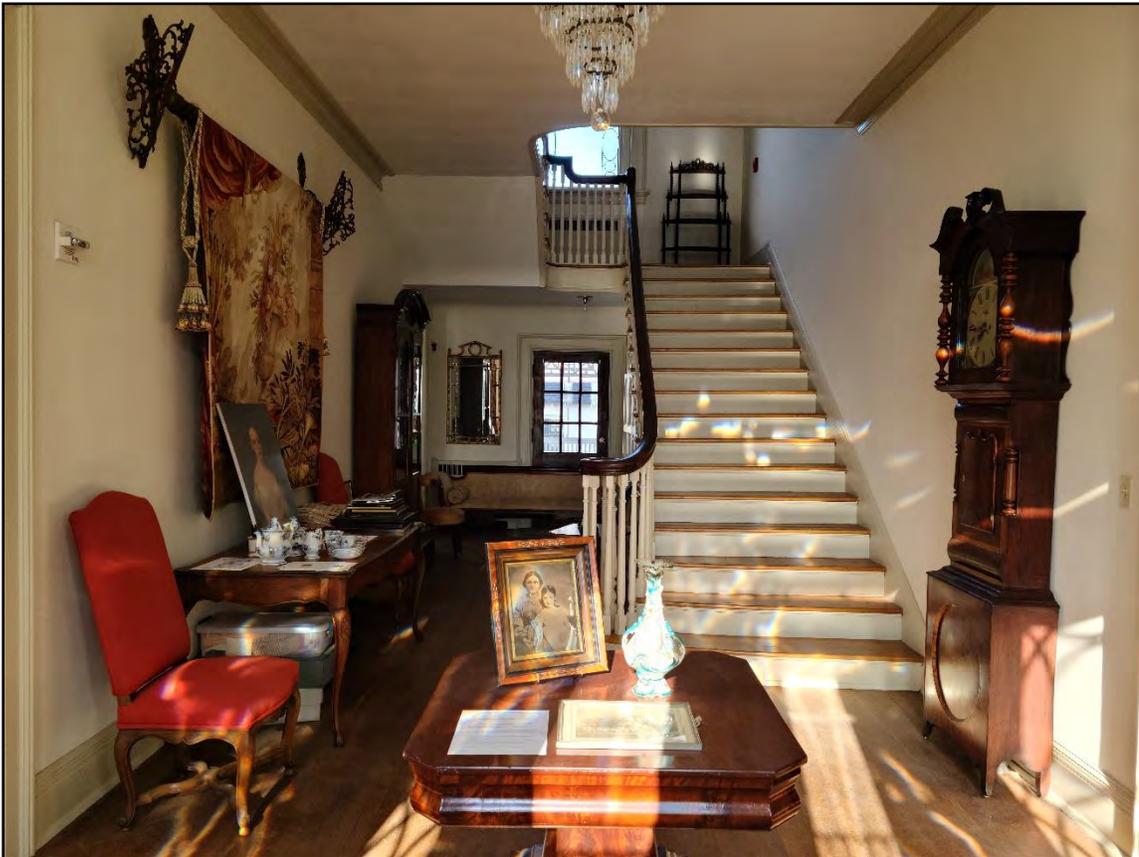
9 OF 124



10 OF 124



11 OF 124



12 OF 124



13 OF 124



14 OF 124



15 OF 124



16 OF 124



17 OF 124



18 OF 124



19 OF 124



20 OF 124



21 OF 124



22 OF 124



23 OF 124



24 OF 124



25 OF 124



26 OF 124



27 OF 124



28 OF 124



29 OF 124



30 OF 124



31 OF 124



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33 OF 124



34 OF 124



35 OF 124



36 OF 124



37 OF 124



38 OF 124



39 OF 124



40 OF 124



41 OF 124



42 OF 124



43 OF 124



44 OF 124



45 OF 124



46 OF 124



47 OF 124



48 OF 124



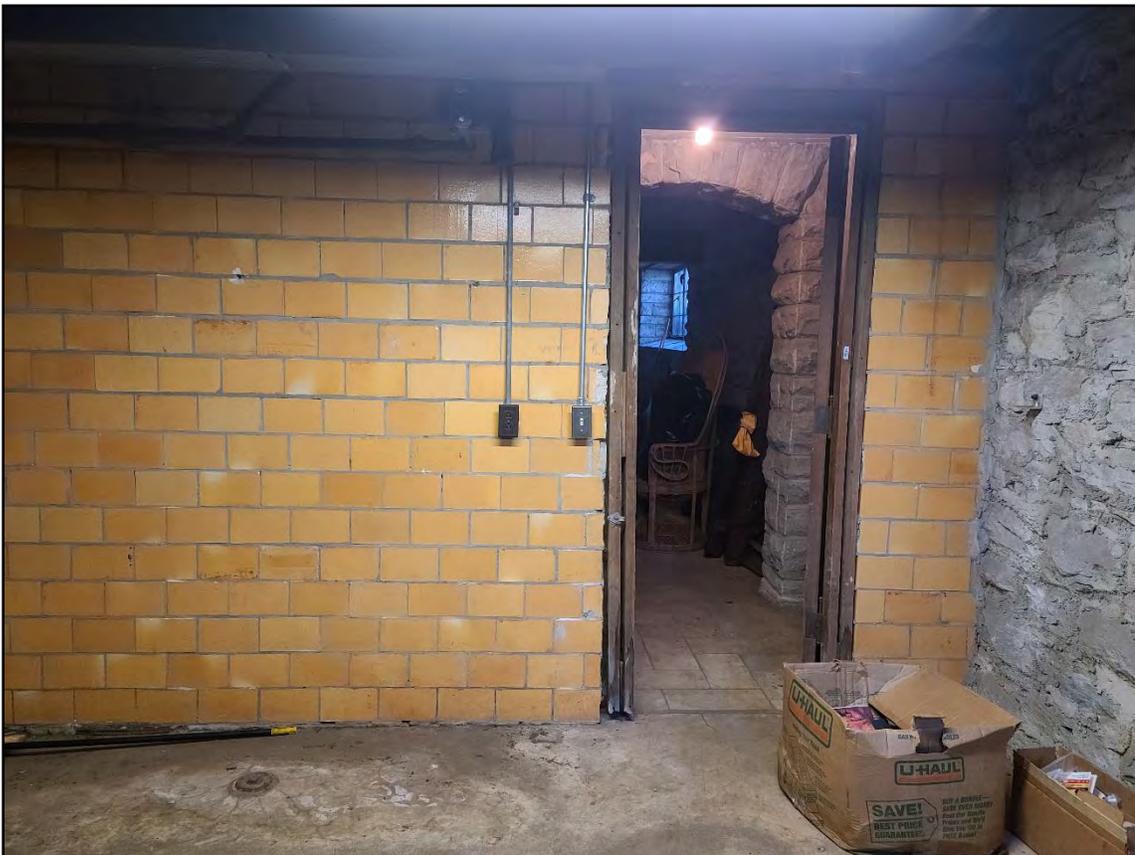
49 OF 124



50 OF 124



51 OF 124



52 OF 124



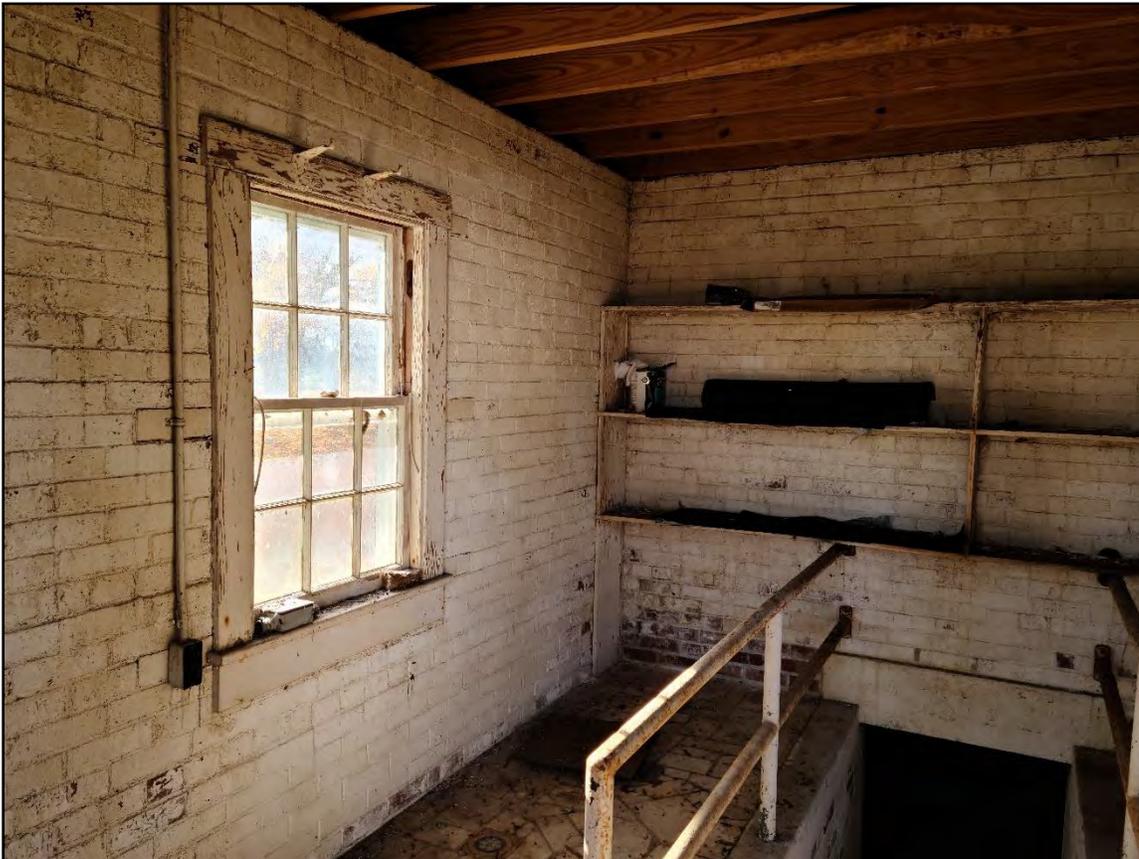
53 OF 124



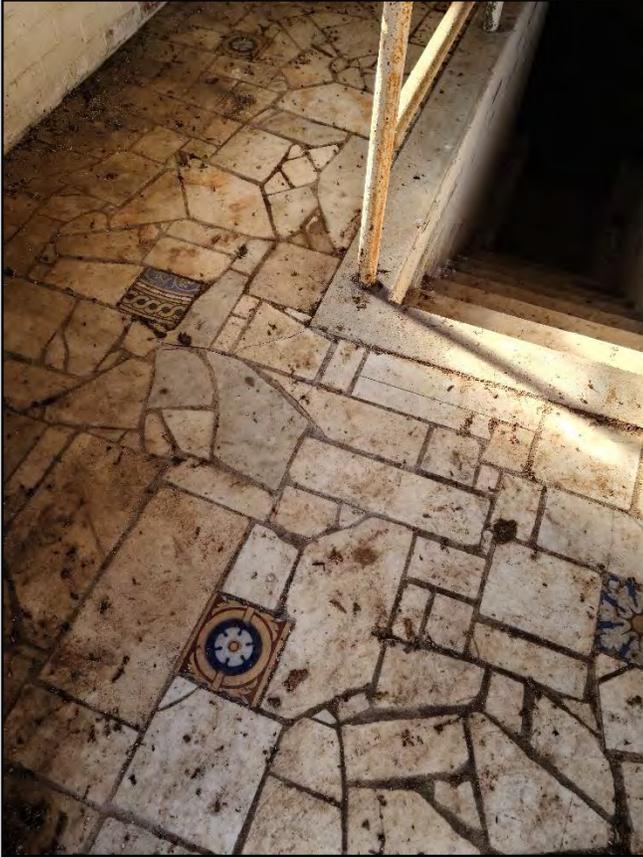
54 OF 124



55 OF 124



56 OF 124



57 OF 124



58 OF 124



59 OF 124



60 OF 124



61 OF 124



62 OF 124



63 OF 124



64 OF 124



65 OF 124



66 OF 124



67 OF 124



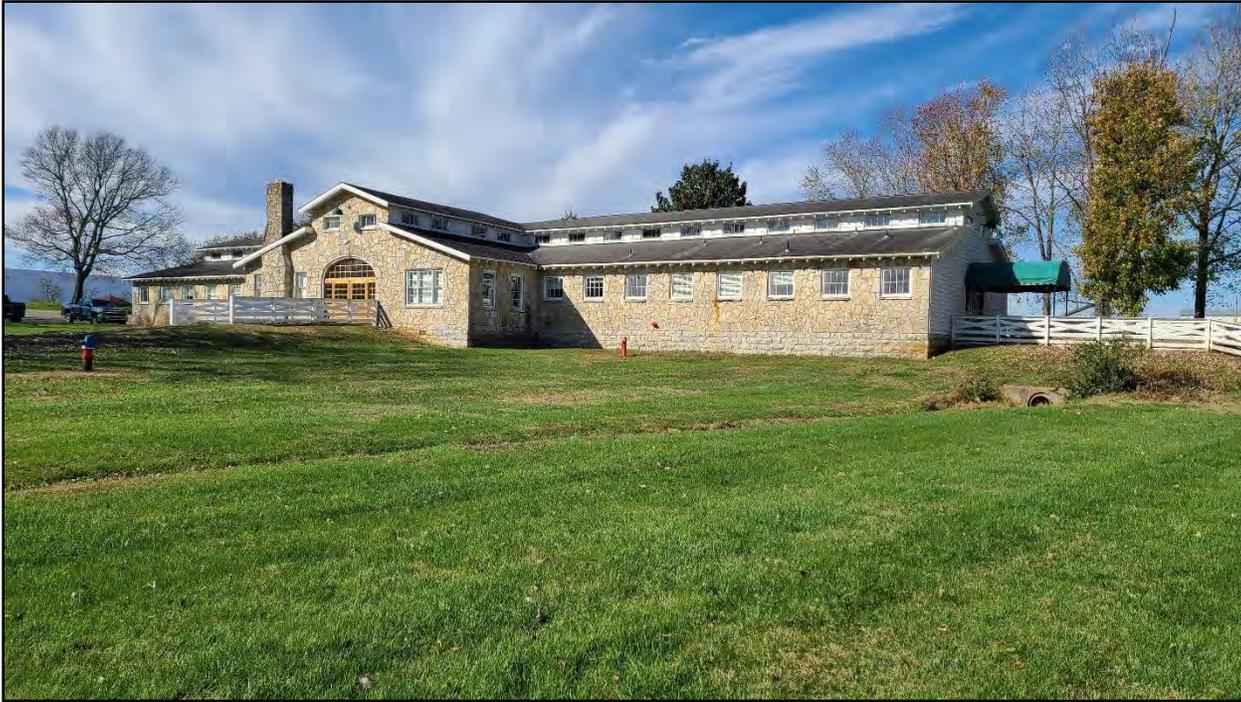
68 OF 124



69 OF 124



70 OF 124



71 OF 124



72 OF 124



73 OF 124



74 OF 124



75 OF 124



76 OF 124



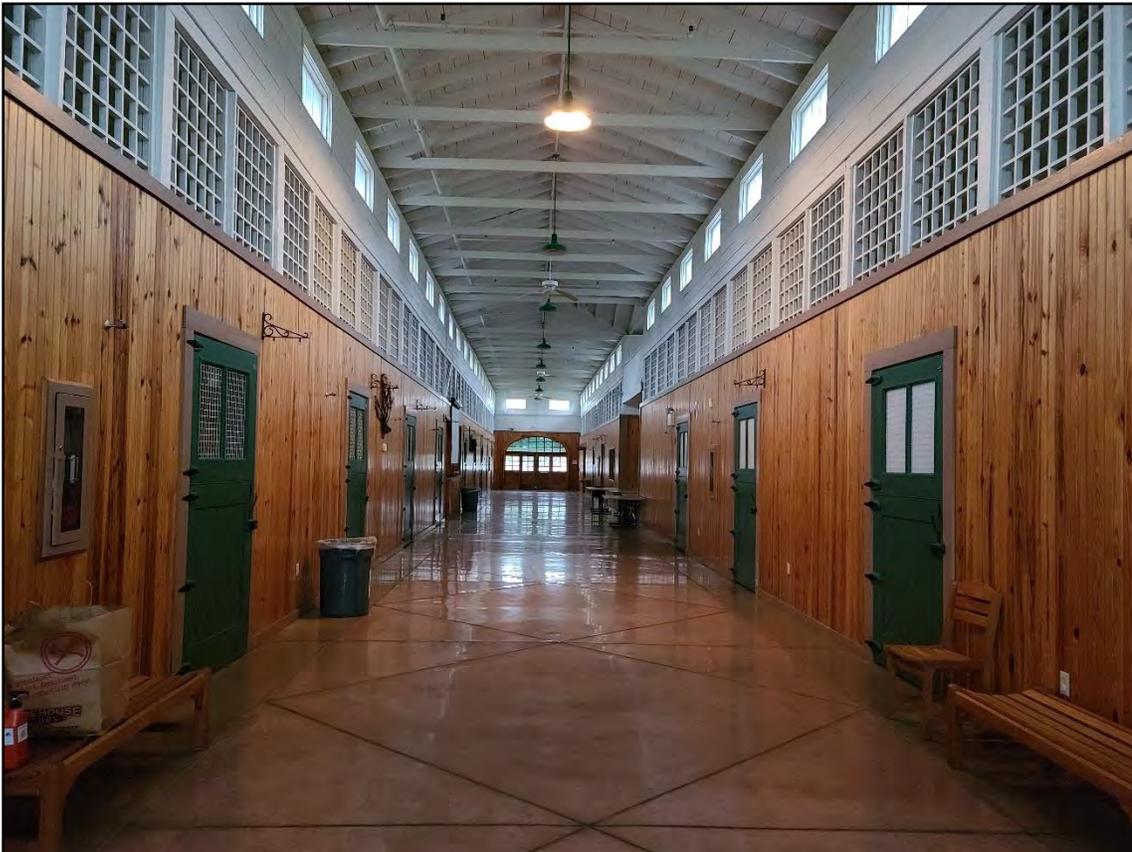
77 OF 124



78 OF 124



79 OF 124



80 OF 124



81 OF 124



82 OF 124



83 OF 124



84 OF 124



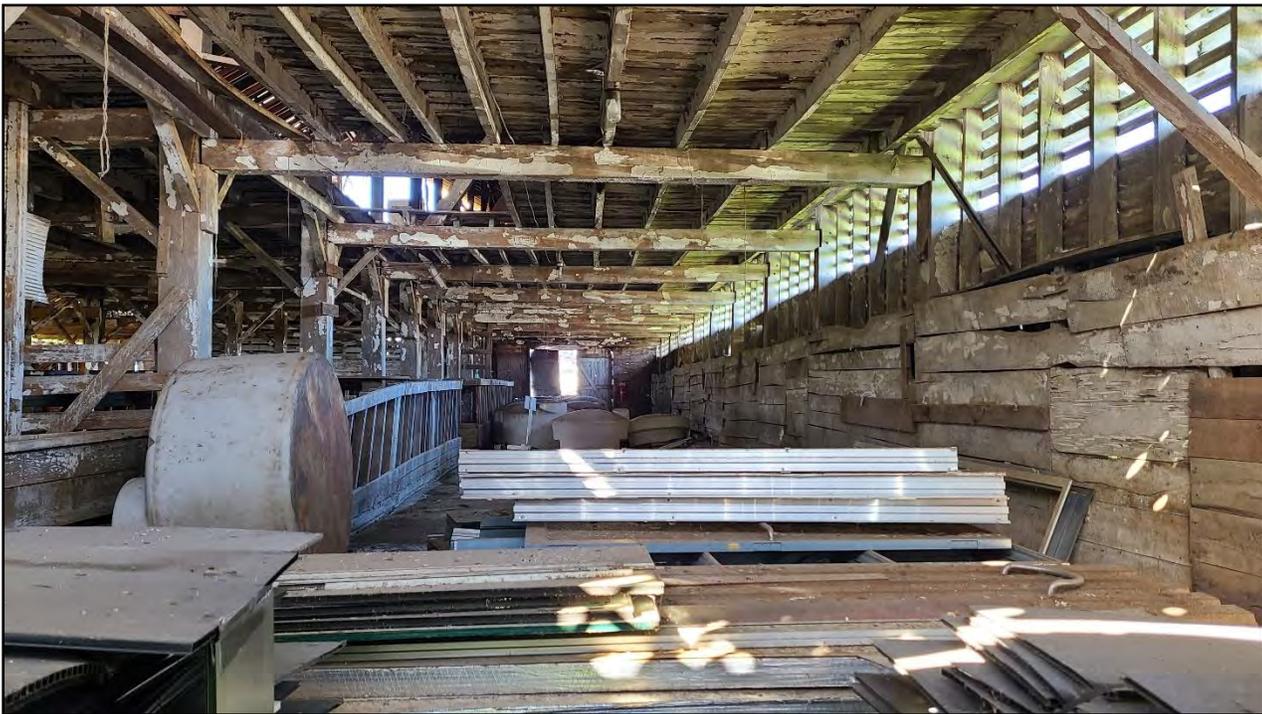
85 OF 124



86 OF 124



87 OF 124



88 OF 124



89 OF 124



90 OF 124



91 OF 124



92 OF 124



93 OF 124



94 OF 124



95 OF 124



96 OF 124



97 OF 124



98 OF 124



99 OF 124



100 OF 124



101 OF 124



102 OF 124



103 OF 124



104 OF 124



105 OF 124



106 OF 124



107 OF 124



108 OF 124



109 OF 124



110 OF 124



111 OF 124



112 OF 124



113 OF 124



114 OF 124



115 OF 124



116 OF 124



117 OF 124





119 OF 124



120 OF 124



121 OF 124



122 OF 124



123 OF 124



124 OF 124