

**ARCHIVAL DOCUMENTATION OF
THE HENRY W. TIPPENS HOUSE
7161 FACTORY SHOALS ROAD
COBB COUNTY, GEORGIA**

APRIL 11, 2006



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Introduction

The Henry W. Tippens House is located at 7161 Factory Shoals Road in roughly the center of Land Lot 512 of the 18th District, Second Section, original Cherokee (now Cobb) County, Georgia (Figure 1). From 1896 to approximately 1938 the property was part of a 43.5 acre parcel (all of Land Lot 512 and the southwest corner of Land Lot 490) that was originally purchased by Charles H. Weld, and later belonged to his grandchildren. In 1938, the property was divided into parcels, and an 8 acre parcel, including the present 5.5 acre study area, was obtained by Mrs. Marjorie M. Fetterhoff, a granddaughter of Charles Weld, which she held until 1946. It was purchased by Henry W. Tippens in 1948, and remained in his family until 2006. The Tippens property (presently 5.5 acres) is bounded on the south by Six Flags Road, on the west and north by Factory Shoals Road, and on the north and east by Tippens Lane.

The Tippens House was not recorded in a countywide historic resources survey conducted by Ted Bessette (1978). Roth's 1988 structure survey recognized the Tippens House as historic, and it was designated as a "saddle" or saddlebag type, but it was given no resource number and no structure form was submitted to the State Historic Preservation Office. The roughly 5.5 acres surrounding the Tippens House is slated for development. Implementation of the planned development will result in the relocation or destruction of the Tippens House. The Cobb County Community Development Agency determined that the historic and architectural context of the Tippens House should be documented prior to its destruction or relocation. The resulting photographic and archival documentation of the Tippens House is presented in this report.

Property Description

The Tippens House is situated among several large oak trees, a large cedar tree, and a large magnolia tree at the intersection of Factory Shoals Road and Tippens Lane. The historical setting of the house as a rural, late 19th/early 20th century family dwelling is mostly lost among the modern ranch style houses across Factory Shoals Road and other development in the vicinity. Existing structures on the property include the main house (a heavily modified, circa 1920, saddlebag type structure), a modern green-house, a well/pump house, and a working garage (Figure 2). Surrounding the house complex, historically, were agricultural fields to the east, south, and west. The surrounding area was for the last two decades suburban/residential, but is increasingly becoming suburban/commercial. A liquid storage facility is located across Six Flags Road to the south, several modern ranch type houses are located across Factory Shoals Road to the west, and a single family residence is located across Tippens Lane, east of the house.



Map Source: 7.5 Minute USGS Quadrangle
Mableton, Georgia (1992)

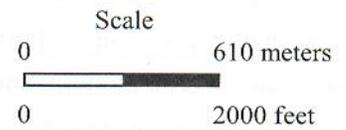


Figure 1 Tippens House Location Map

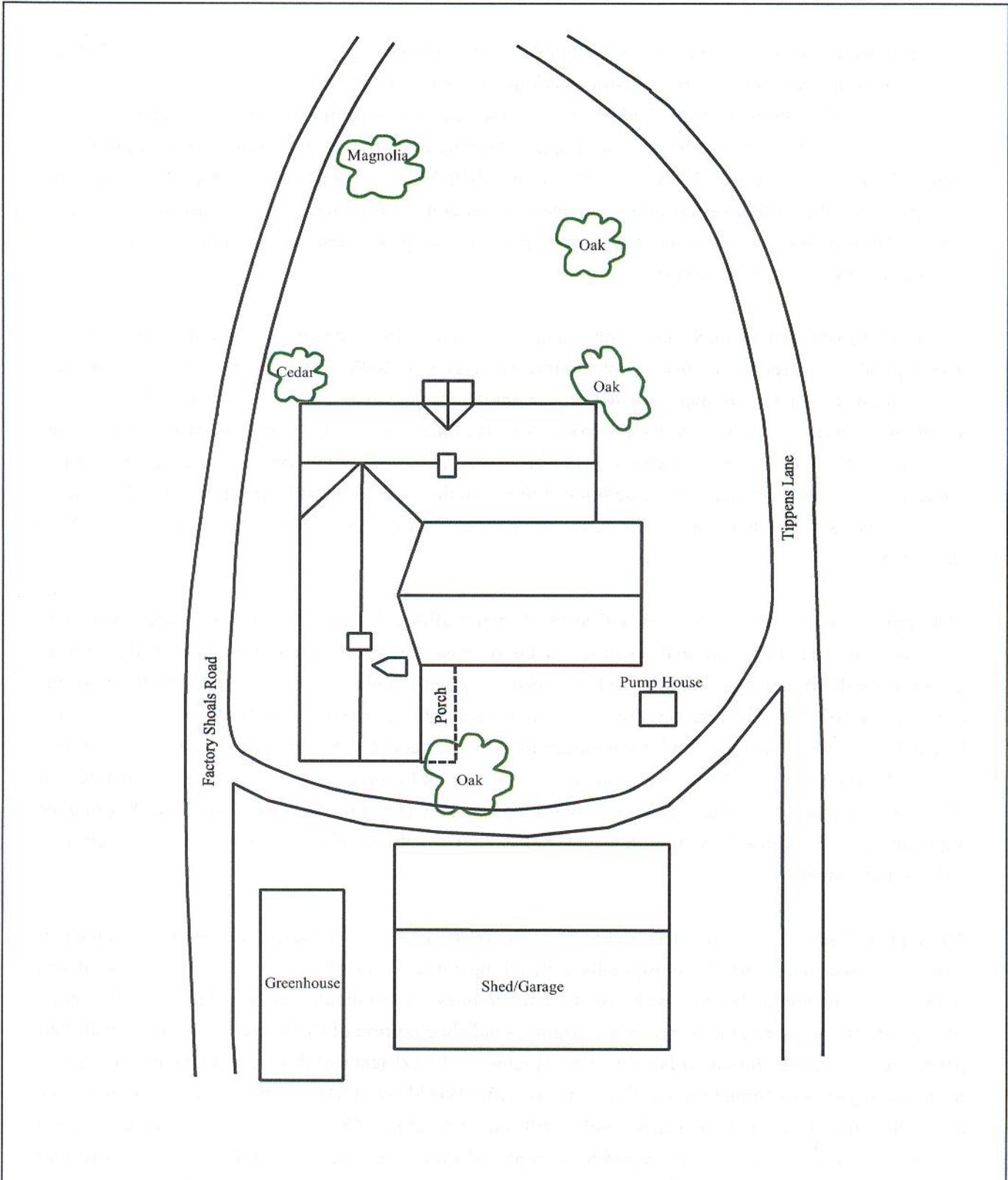


Figure 2 Tippens House Site Plan

The saddlebag type is characterized by a central chimney flanked by two rooms (double-pen), and was popular in rural Georgia during three distinct periods. The earliest examples were built of log construction in the 1830s and 1840s and usually had two front entrances. This type of house is rare in Georgia. At the end of the 19th century the saddlebag was a popular “alternative for modest housing in outlying fringes of Georgia’s towns and cities” (Roth 1988:69). From 1910-1930, the period from which most surviving examples date, the saddlebag was popular in the construction of mill villages and for use as sharecropper cabins. During these later periods of construction many examples of the type had only one central front entrance (GDNR 1991, Roth 1988).

A property record card obtained at the Cobb County Tax Assessors office indicates that the Tippens House was originally constructed in 1920 (Cobb County Tax Assessor 2006). The origin of this information is unknown, and the date of original construction remains unsubstantiated. The appearance of field stone piers as a foundation for the “saddle” and western ell portions of the house, and the presence of a steeply pitched roof give credence to a date of construction before 1940. A newer addition has a complete concrete block foundation and a low pitched roof. The brick chimney in the “saddle” section of the house and the single front entrance suggest that it was built during the later periods of saddlebag construction, ca. 1890-1930 (Roth 1988).

The Tippens House is balloon-framed with an ell shaped roofline. The rear ell on the west side of the house may have been added after original construction, but because the pitch of the roof is similar to the original, the gabled ends are finished similarly, and it too rests on a pier foundation. The ell section on the west side of the house could also be historic (pre-1950). Another addition, situated between the ell sections of the house, has a low pitched roof and no ornamentation in the gabled end, and appears to be of much later construction (Photos 11 and 15). Additionally, the windows of the original section of the house and the rear ell are trimmed on the outside with vinyl, suggesting that they are trimmed in wood underneath, while the apparently newer addition lacks this element (Photo 15). The entire roof is currently decked and is covered with asphalt shingles.

The Tippens House has two porches, a very small front entry porch and a small, enclosed, shed-roofed rear porch. The rear porch may have originally covered the entire inside ell portion of the house, but it was truncated by the later addition. The house has two chimneys, a rectangular interior chimney in the center of the rear ell, and one in the center of the original saddlebag portion of the house. Windows are all four pane, crank operated, aluminum Jalousie type windows. The existence of this type of window throughout the house suggests a complete renovation sometime after World War II (late 1940s). It may also have been at that time that the entire structure was sided with asbestos siding. The front door is modern and a storm door has been added. The front entry porch was replaced with a concrete deck and foundation, and modern post supports have been added. The original stone pier foundation is still visible, but it has been infilled with concrete blocks (Photo 17).

Interior walls and ceilings are now finished with wood paneling and drywall, and the floors are covered with linoleum and carpet. The fireplaces in the central rooms are now covered. The southern end of the ell segment's attic is finished and access is gained by a small staircase. A dormer was added on the east side of the ell portion of the house to allow more room in the finished portion of the attic.

Background History

Prior to its settlement by Europeans, the area of northwest Georgia north of the Chattahoochee River was home to the Cherokee Indians. They were forced into this area as their native range was restricted by the expansion of the American colonies. Prior to the 19th Century, the land and its vast floral and faunal resources, were shared by the Cherokee and Creek Indians. After 1755, northwest Georgia was exclusively occupied by the Cherokees, until their forced removal to Oklahoma 1838.

In 1831, prior to the removal of the Cherokees, the area of northwest Georgia north of the Chattahoochee River, was designated as original Cherokee County. The vast area was surveyed and sectioned into lots; some lots were the traditional 202.5 acres and others were 40 acres. The 40 acre lots were a response to the discovery of gold in the Cherokee territory. Cobb County was created in 1832, and contained all or portions of original survey districts 16, 17, 18, 19, and 20. Drawings were held in 1832 for the 202.5 acre lots and 40 acre "gold" lots. Unfortunately, District 18, Second Section, where the Tippens House sits, does not appear in the land lottery records, and the record of who originally drew the lots in 1832 was not located (Smith 1838). The Tippens House is located in roughly the center of Land Lot 512, 18th District, Second Section, Original Cherokee (now Cobb) County.

Changing Roads: The Sandtown Road is one of the oldest in Cobb County. In the early days, drovers from Tennessee herded, on foot, cattle, sheep, and geese to Sandtown, across the Chattahoochee River south of the project area, and to other southern markets. The Sandtown Road was not one continuous road, but was rather a route that incorporated portions of many different roads (Temple 1997). This could account for references to the Tennessee Road in census and deed records of the 1930s and 1940s regarding the subject property. The old Sandtown Road passed through Land Lots 490 and 512 (Roth 1988), and the remnant of the old road may be what is now referred to as Tippens Lane, on the east side of the Tippens House.

Charles H. Weld and his family owned Land Lot 512 between 1896 and 1946. During that time they were listed in census records as having lived on Baker's Ferry Road (1910), Ferguson Mill Road (1920), and Tennessee Road (1930). It is possible, but difficult to prove, that these are one and the same road. A Civil War era map (1866) indicates that Baker's Ferry was located at the Chattahoochee River, south of the project area. Two Baker households are shown on the road leading to the ferry, one near the intersection of a larger road at or near the subject property, and one at the river. Structures are shown on this map, but none are indicated in the area of the Tippens House (Figure 3). A 1901 map of Cobb County indicates that the road



Figure 3 ca. 1866 Map of the Project Vicinity (Davis et al. 1984:Plate 60, No. 1)

system in the area was modified. It also shows the intersection of two roads at or near the project area, but it shows no structures (Figure 4). Deed records from the 1930s and 1940s refer to the new proposed Factory Shoals Road. This new road may have followed the general course of some of the old roads in the project vicinity, and also extended to new locations. It apparently diverged from the old road at the Tippens House site, because a 1948 deed record cited the subject property's northern boundary as the intersection of the Tennessee Road and the proposed new Factory Shoals Road (Cobb County Deed Book [CCDB] 197:184).

Chain of Title

Charles H. Weld: The earliest reference to Land Lot 512, 18th District, Second Section original Cherokee, now Cobb, County was for a sale of the entire 40 acre lot from the C. C. Howell estate to Clement C. Howell for \$25 on April 28, 1880 (CCDB E:686). The main body of the Howell estate was southeast of the project area on the Chattahoochee River (CCDB E:685). The following year, 1881, C. C. Howell sold Land Lot 512 to Glenn Moore for \$120. Moore held the property for roughly 15 years before he sold it and the southwest corner of Land Lot 490 (north of LL512) to Charles H. Weld for \$500 on September 19, 1896 (CCDB V:191). The amounts for these sales may indicate that the transactions were for land only and that no structure was then located on the property.

The 1880 U. S. Census listed Charles Weld as a 44 year old farmer, born in Maine, who lived in Des Moines, Minnesota with his 13 year old daughter, Immogene (U. S. Census 1880). Their neighbors were presumably Weld's older brothers, Benjamin Weld (47) and Zebina Weld (46). By 1900, Charles H. Weld, a 64 year old widowed farmer, lived in Howell's Militia District (# 1395) and Zebina Weld (69) and his wife, Sarah (46), lived two houses away. Between them lived George C. Murray (39), a native of Canada, his wife Immogene (the 33 year old daughter of Charles Weld) and their children Cecil R. (13), Archie (11), Mabel D. (9), and George F. W. (2). Immogene and the three oldest children were listed as born in Minnesota, George was born in Georgia (U. S. Census 1900). This dates their move to Georgia between the years 1891 and 1898. Charles Weld is listed as the owner of his property, and George C. Murray and Zebina Weld are listed as renters. Their households may have all been situated on the 43 acre property purchased by Charles Weld in 1898 and one of them could have lived in the subject house at that time.

Sometime before 1910, Zebina Weld relocated to Cottonwood, Minnesota (U. S. Census 1910). It is unknown where George C. Murray and Immogene lived, but their children, Archie (21), Mabel D. (19), Floyd W. (12), Marjorie (7), and Immogene G. (5), remained in the household of Charles H. Weld (74) on Baker's Ferry Road, Howell's District, Cobb County, Georgia (U. S. Census 1910).

Listed in the 1920 census, in order of households recorded on Ferguson Mill Road, were Cordelia C. Baker (70) and children Maud J. (39) and Comer C. (37), she owned property free of a mortgage, George C. Murray (59) owned property free of mortgage, James B. Moore (54) owned property with a mortgage, Albrecht

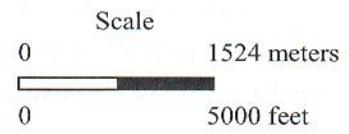
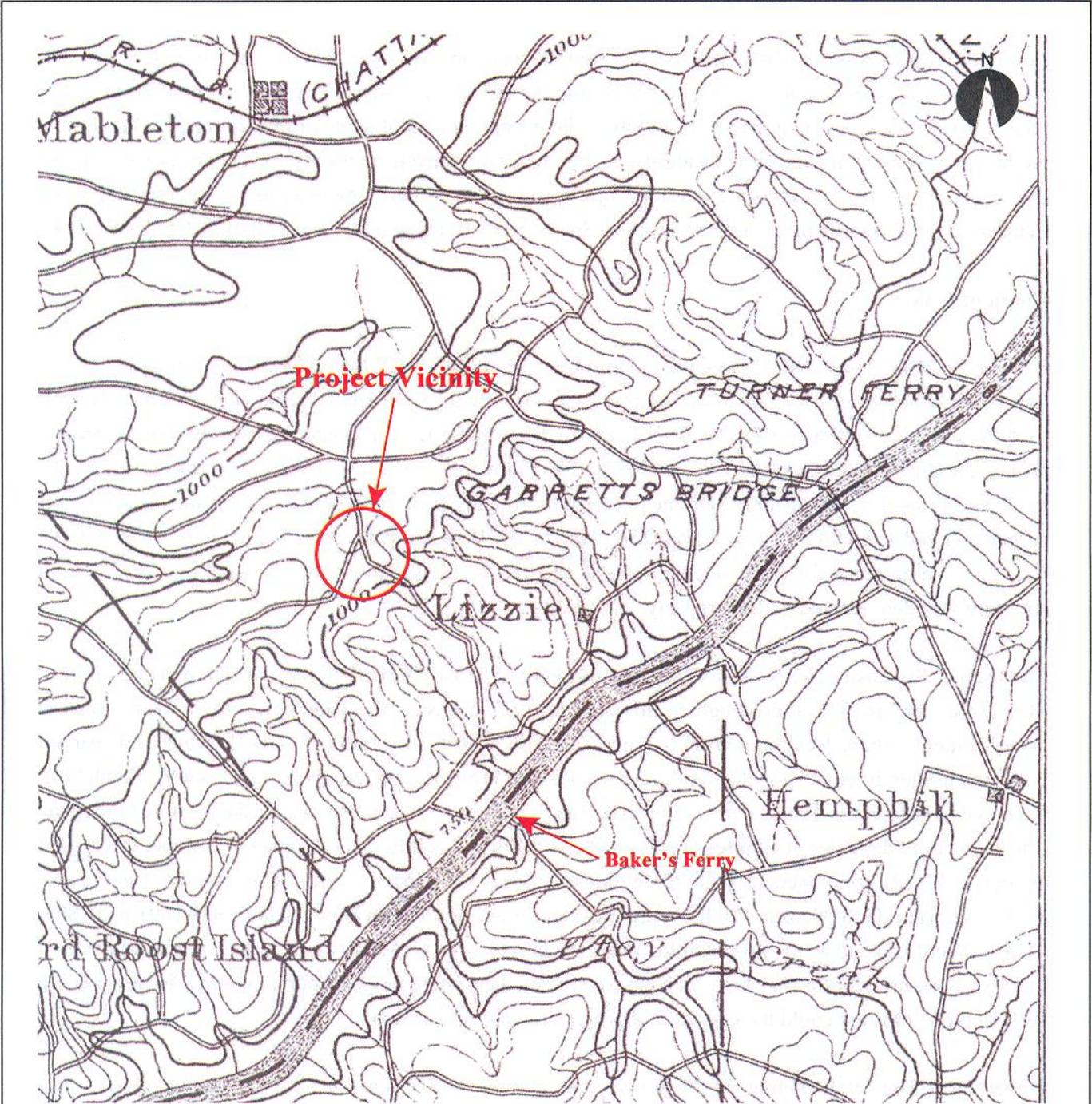


Figure 4 Location of Tippens House on the USGS Marietta, Georgia (1901) Quadrangle

Baumbach (57), born in West Prussia, owned property with a mortgage, Jacob Elsner (55), born in Germany, owned property free of a mortgage, and Fred C. Elsner (24), born in Illinois, owned property with a mortgage. The Fred Elsner family included his wife, Pearl A. (27), and children Edmond J. (4) and William C. (2) (U. S. Census 1920). Many of these names appear subsequently in the deed records for Land Lot 512.

The George C. Murray Family: Sometime before January 20, 1931, Cobb County confiscated 40 acres of land (Land Lot 512) that belonged to the C. H. Weld estate and sold it to itself in lieu of unpaid taxes. The heirs of C. H. Weld paid \$67.56 to the county and the property was returned to their possession on January 20, 1931 (CCDB 106:244). On August 10, 1931 H. D. Adams (whose relation to the Weld and Murray families is unknown) sold all of Land Lot 512 and the southwest corner of Land Lot 490, the property originally purchased by Charles H. Weld in 1896, to G. C. Murray for \$10. The property was then known as the home place of Charles H. Weld (CCDB 100:206).

Prior to 1936 the children of George and Immogene Murray inherited the estate of their grandfather, Charles H. Weld. Subsequently, they each sold their interest in Land Lots 490 and 512 to their father, George C. Murray of Cobb County, Georgia. Mrs. Doris M. Sockwell of DeKalb County, Georgia sold her interest in the property on December 22, 1936 for \$1 (CCDB 12:223), Mrs. Marjorie Fetterhoff of Lake, Indiana sold hers on November 18, 1837 for \$1 (CCDB 12:222), Mrs. Floyd Murray of Douglas County, Georgia sold hers on November 10, 1937 for \$1 (CCDB 12:221), and Archie G. Murray of Cobb County, Georgia sold his in February 1938 for \$10 and other valuable consideration (CCDB 12:220).

On March 24, 1938, George C. Murray returned an 8 acres parcel of Land Lot 512 (the subject property), bounded on the north by the intersection of the Tennessee Road (Tippens Lane) and the new proposed Factory Shoals Road, on the south by the original Land Lot line (roughly Six Flags Road), and west by the proposed Factory Shoals Road, to his daughter, Mrs. Marjorie Fetterhoff, for \$10 and other valuable consideration (CCDB 170:430). On the same date, Murray sold a 10 acre parcel, east of the Tennessee Road (Tippens Lane), bounded north by the estate of C. A. Baker, east by A. Baumbach, south by W. M. Pratt, and west by the Tennessee Road (CCDB 185:72).

The 1930 U. S. Census listed the residents along the Tennessee Road in Howells' District of Cobb County as Comer C. Baker (48 year old owner), Eugene C. Jackson (38 year old renter), William Pratt (73 year old owner), and Thomas F. Tippens (53 year old owner) with his wife, Jamie (38), and children Lula M. (16), George F. (15), Mary V. (12), Ida T. (10), Henry W. (8), Wilbrand C. (6), Sallie R. (4), and Eugene (2). Combined with the deed records from March 24, 1938, it appears that the heirs of Charles H. Weld rented a home on their grandfather's land to Eugene C. Jackson, between the Baker and Pratt households, in 1930. They subsequently defaulted on the tax for the rental property.

On January 3, 1946, Marjorie M. (Murray) Fetterhoff sold her 8 acre portion of the Weld estate to Edmond J. Elsner, who was a four year old neighbor of the Murrays in 1920, for \$2,250 (CCDB 170:429). This price for an 8 acre piece of property suggests the existence of a home. The property was bounded on the north by the intersection of the Tennessee Road and the new proposed Factory Shoals Road, the site of the Tippens House. Elsner could have conducted the extensive renovation of the house between his purchase in January 1946 and January 10, 1948, when he sold the same property for \$3,500 (an increase of \$1,000 in two years) to Henry W. Tippens (CCDB 197:184). The house and property remained in the Tippens family until it was sold by Mary Ellen Leard Tippens on February 17, 2006.

Aerial Photographs

Aerial photos taken in 1942, 1960, and 1972 (Figures 5, 6, and 7, respectively) provide unique insight into the middle to late 20th century evolution of the Tippens House property. On the 1942 aerial land lot boundaries, the intersection of the Tennessee Road and Factory Shoals Road, and the wooded triangular 8 acre parcel that belonged to Mrs. Marjorie M. Fetterhoff, are all clearly visible (Figure 5). The house site, immediately south of the intersection, does appear to have been modified, but it is difficult to discern the existence of a structure. It is possible that the structure did not exist or that only the “saddle” portion of the house, with a small aerial signature, then existed on the site. Agricultural fields appear on all sides of the 8 acre property.

By 1960, land lot lines were much less visible, and the agricultural fields east and west of the Tippens House were wooded, indicating that some surrounding land went out of cultivation during the period 1942-1960. New residences were constructed across Tippens Lane (east of the subject house), north of the intersection of Factory Shoals Road and Tippens Lane, and across Factory Shoals Road (west of the Tippens House). Agricultural fields remained in use south of the project area. The 8 acre lot on which the house is situated remained wooded, but the signature of the house site is larger, and it more closely resembles the house site’s present appearance.

In 1972, the Tippens property was largely unchanged since the 1960 aerial, but additional housing was constructed on all sides of the Tippens property, and apartments and subdivisions are visible in the vicinity. The agricultural fields south of the property were much reduced, and Interstate 20 had been constructed.

Conclusion

The original “saddlebag” section of the Tippens House was constructed sometime after Charles H. Weld purchased Land Lot 512 in 1896, and before the property was sold by his granddaughter in 1946. Unfortunately, no clear indication of a date of construction of the house was gleaned from cartographic, census, and/or deed research.

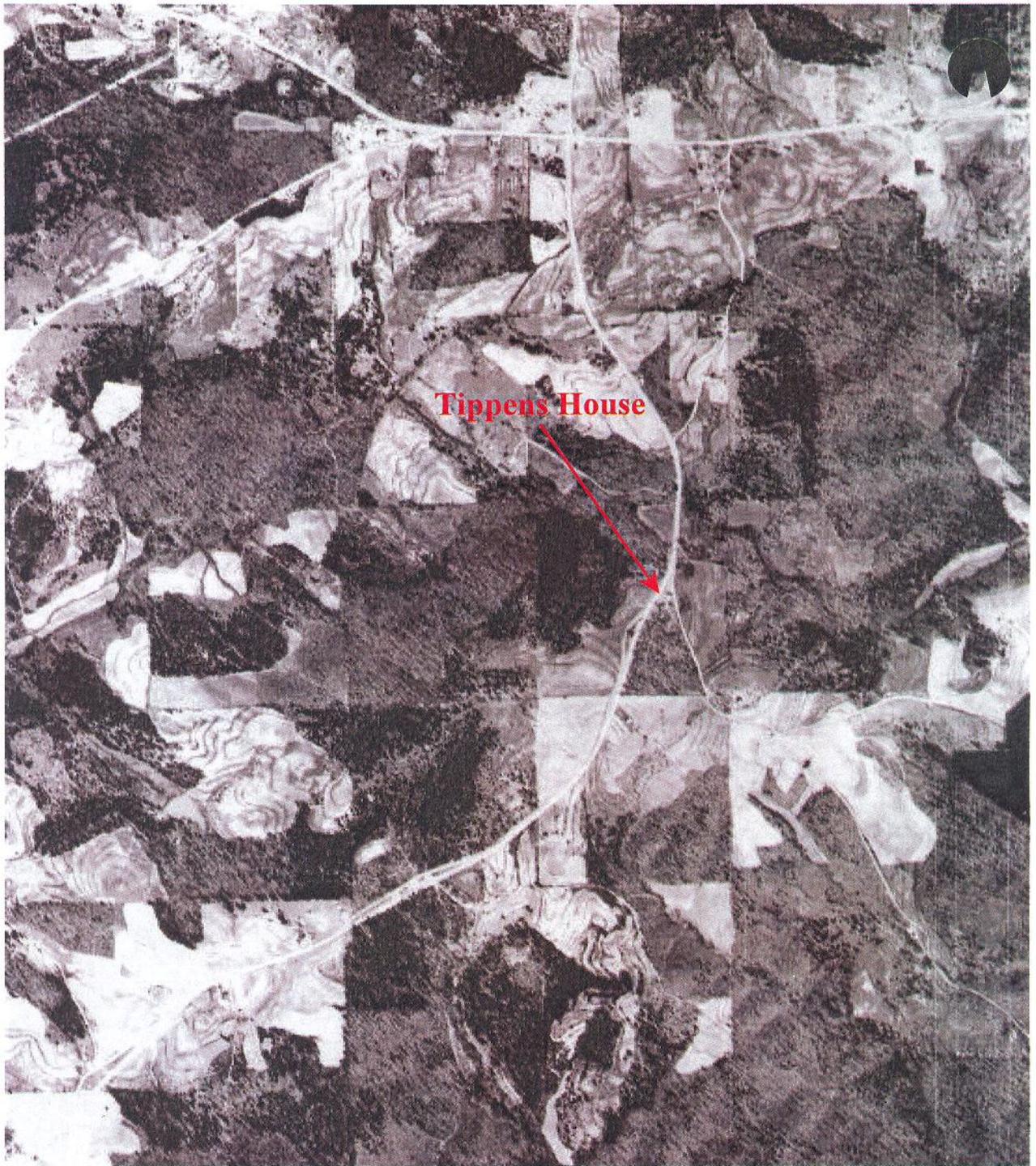


Figure 5 1942 Aerial Photograph



Figure 6 1960 Aerial Photograph



Figure 7 1972 Aerial Photograph

Due to the house type and the status of the Sandtown Road as one of the oldest in Cobb County, it is possible that the original house was constructed prior to 1920. In 1900 Charles H. Weld lived alone, his brother's household consisted of three members, and between them lived his daughter's family of six. Charles H. Weld owned his property and his brother and son-in-law rented, but all three of these households could have been present on Charles' 43 acre property. One of them could have been the precursor to the present Tippens House. The house possibly existed in 1910 when the Charles H. Weld household, on Baker's Ferry Road, consisted of at least six members (excluding his daughter and son-in-law). The house may have been rented during the 1930, by the heirs of Charles H. Weld. An extensive renovation occurred in the late 1940s, possibly during the ownership tenure of Edmond J. Elsner (1946-1948), or shortly after the property's purchase by Henry W. Tippens in 1948. The property remained largely unchanged, with the exception of the garage, pump house, and greenhouse additions, and it was in possession of the Tippens family since the late 1940s.

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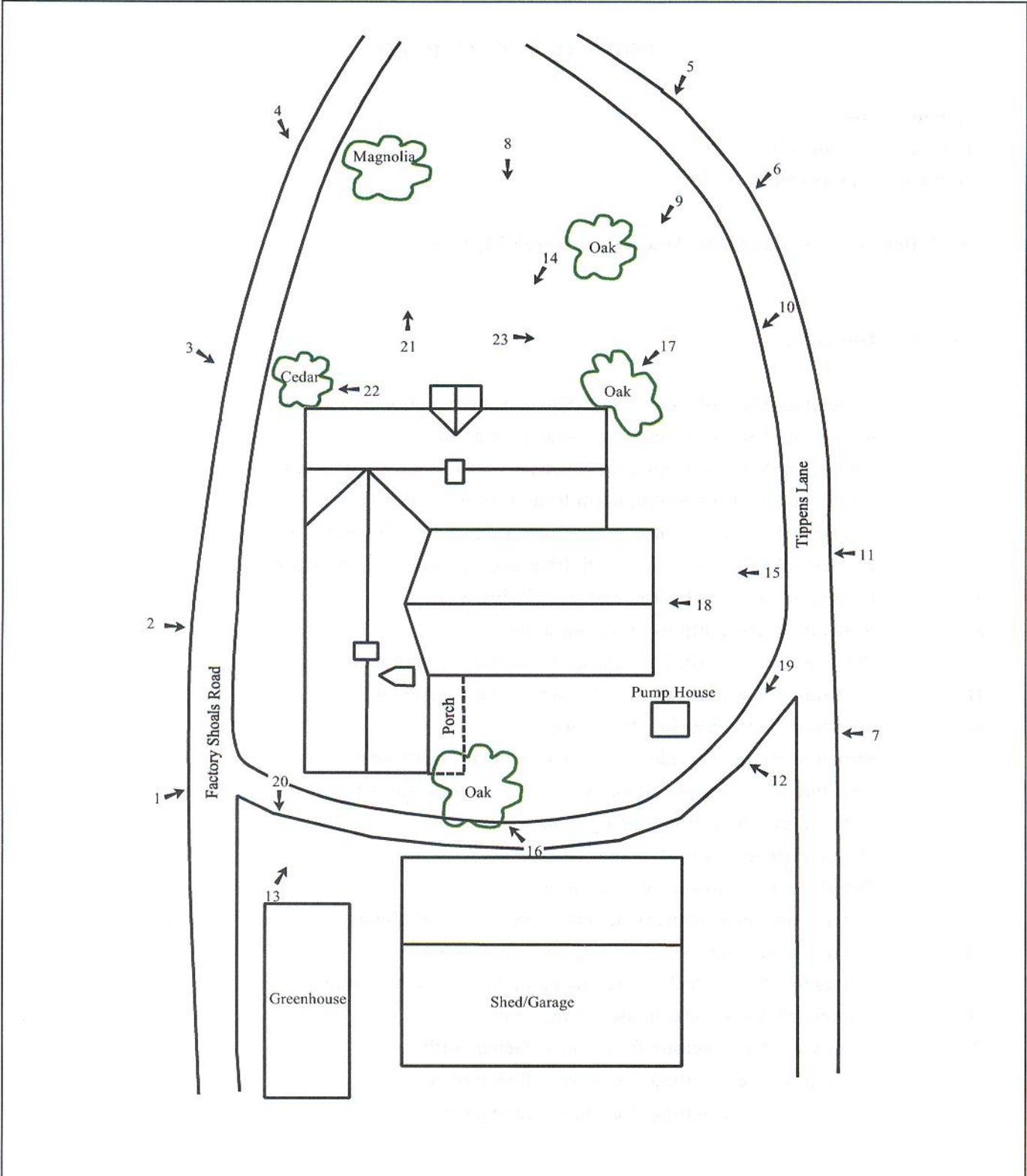
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Cobb County Deed Book (CCDB) 185, Cobb County Courthouse, Marietta, GA.

Cobb County Deed Book (CCDB) 197, Cobb County Courthouse, Marietta, GA.



Tippens House Photo Key

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7161 Factory Shoals Road
Cobb County, Georgia

Neil J. Bowen, R. S. Webb and Associates, March 22, 2006

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