

2004 TEN IN TENNESSEE LIST

STATEWIDE

1. State-Owned Historic Sites

Threat: Inadequate Funding

Tennessee owns 15 historic sites held in perpetuity for the people of the state. These properties range from stately 18th century dwellings, such as Cragfont in Castalian Springs, to the boyhood home of Alex Haley in Henning. Including the dwellings, outbuildings, contemporary offices and museum spaces at these sites, there are a total of over 100 buildings to maintain. While these properties are publicly owned, they are administered by private organizations or public/private partnerships at the local level. Each property is responsible for developing its own programming, hours of operation, as well as preservation and maintenance plans.

The State Department of Tourist Development's indicates that heritage tourism infuses \$1.2 billion dollars per year into the state's economy. Unfortunately, state budget constraints have forced the General Assembly to reduce state appropriations dedicated to the maintenance of these properties over the years. Currently, the Legislature appropriates just \$200,000 a year total for these sites, which averages \$13,000 per property and less than \$2,000 per structure. This translates into approximately only 20% of the site's annual budgets. At some of the properties, facilities have been in great need of repair for years. To address this financial situation, many of the organizations that operate these sites have formed affinity groups, such as the Friends of Rock Castle, to undertake local fundraising for support of these state properties. These groups are primarily responsible for raising the funds necessary for operating each museum, and many perform heroically to keep the sites operating. Additionally, these sites are eligible for technical assistance provided by the Tennessee Historical Commission's State Sites Coordinator, a position funded by the Legislature.

It is hoped that this listing will encourage an increase in state support for these important places that belong to all Tennesseans to teach us about who we are.

2. Historic Neighborhoods Adjacent to Urban College Campuses, Statewide

Threat: Destruction for campus expansion

Many urban campuses face a need for expansion to fulfill their academic and athletic programs. Sometimes this means that they are forced to look at the acquisition of properties in surrounding neighborhoods. Striking a balance between the construction of new facilities that work with the scale of the area along with adaptively reusing historic buildings to fit campus needs where possible is the solution to achieving harmony with neighboring areas. The complications associated with institutions that grow into historic areas are exemplified by ongoing campus expansions into two historic neighborhoods located in Pulaski and Knoxville.

Pulaski's West Hill Historic District is a locally designated historic neighborhood that contains several fine examples of Victorian and twentieth century residential architecture, including Italianate, Queen Anne, Bungalow, Tudor Revival, and minimal traditional-style homes. Before the city adopted historic zoning regulations for the area in 1996, Martin Methodist College, which lies

adjacent to the campus, purchased and demolished several historic homes in the neighborhood to build dormitories and other school buildings. The demolition of these houses rendered the neighborhood ineligible for listing on the National Register of Historic Places. The college is once again moving to expand into the neighborhood and is planning to demolish several more historic homes in accordance with its campus expansion plan. The local neighborhood association has been negotiating with the college and the city in an effort to develop an alternative expansion plan that respects the school's need to expand and at the same time protects the neighborhood from further damage.

The remaining vestiges of the Old West Knoxville neighborhood adjacent to the University of Tennessee currently face eventual destruction by the university. The area developed over a long period of time, between 1859 through 1950, and the dwellings were not exclusively developed for the upper classes, but were marketed to families from many economic and social classes. Many architectural styles are represented by the extant dwellings and include the Dutch Colonial Revival, Colonial Revival, and Tudor Revival styles. Knox Heritage has been working diligently to encourage the adaptive reuse of the buildings by the university.



3. The Sons and Daughters of Charity Hall, Boliver, Hardeman Co.

Threat: Neglect

The United Sons and Daughters of Charity was an African-American charitable organization founded in 1873 to serve the black population of the Bolivar area, and it still exists today. In 1909, the organization purchased the property on which the building stands, and by 1913 they had constructed a facility on the site. That building burned in the late 1920s, and the present facility, a one story hip-roofed frame vernacular structure, was built at that time. Over the years, the hall has served as a social hall, civic building, school, and a church. It is no longer used due to maintenance needs, and listing should help emphasize its rarity and significance as one of the few remaining resources of its type in the area.

Report (May, 2005): Good Progress

Subsequent to listing, the City of Bolivar approached the Center for Historic Preservation at MTSU about the possibility of getting the Lodge listed in the National Register of Historic Places. Dr. Carroll Van West, director of the Center for Historic Preservation, researched and wrote the National Register nomination as part of ongoing heritage development work in Hardeman County. He submitted the completed National Register nomination, maps, and photographs to the Tennessee Historical Commission earlier this year and is waiting for their comments.



The Memphis Promenade

4. The Public Promenade, Memphis, Shelby Co.

Threat: Inappropriate development

In 1819 proprietors of the city of Memphis established a Public Promenade along the bluffs overlooking the city's waterfront for the enjoyment of citizens. In the late 19th-century, Confederate Park was created along a portion of the Promenade. Over the years, several buildings with public uses have also been constructed along portions of the Promenade—the library, post office, a fire station, and others. In February, 2004, the Riverfront Development Corporation approved a plan that would eventually demolish everything along the site except for Confederate Park and the post office. The site would be leased to developers, and 400 foot high office buildings and a mall would be constructed that would change the entire character of the riverfront area--- and separate a significant portion of the city center from its long-standing relationship with the Mississippi River. For more information on further developments, please go to www.friendsforourriverfront.org

Report (May, 2005): Little Progress

The City council voted to proceed with the riverfront development project on May 18, 2004. Funding for the project remains an issue. Meanwhile, Friends for Our Riverfront, a local grassroots citizens' coalition, continues gain strength and to rally support for smart growth for alternatives to the current plan.



Evergreen Place

5. Evergreen Place, Nashville, Davidson Co.

Threat: Neglect, Possible sale for development

Located on Gallatin Road, Evergreen Place is one of the earliest homes built in Nashville, and is probably the earliest surviving building remaining in Davidson County. The original log section of the house was built circa 1785 by Reverend Thomas B. Craighead, a prominent Presbyterian minister and the first president of Davidson Academy. Davidson Academy, the precursor of Peabody College, was a school chartered by the North Carolina state legislature when Tennessee was still a part of that state and was the first institution of higher learning in the area. Around 1832, the log house was expanded and covered in weatherboard, and the two-story portico was most likely added at this time as well. A single-pen, log slave cabin still stands in the rear yard. The

home was well known as the location of the Jim Reeves Museum. In recent years the house has suffered from neglect, as a legal dispute over the property has dragged on. It is currently for sale in several parcels at a high price. Inexplicably, the landmark is being marketed as “vacant land...perfect for development.” A state law protects pre-1865 dwellings in Davidson County from demolition, and it is hoped that listing will encourage the sale of the property to a preservation-minded buyer.

September 22, 2005: DEMOLISHED

In December, 2004, the property was sold to local developers and optioned to Home Depot for the site of a big box store. Robert Moore, one of the new owners, met with TPT and the Metro Historical Commission in April. The property was demolished despite a "Stop Work" order on the evening of September 22nd.



Henry Bradford House

6. Henry Bradford House, Hendersonville, Sumner Co.

Threat: Moving

This important two story Federal style brick house with Flemish bond façade is a rare surviving local example of a side hall plan dwelling, and sits on its original cut limestone basement. Builder Henry Bradford was on the tax rolls in Sumner County by 1794, and was buried in the family cemetery in the yard next to the house upon his death in 1815. Documented by the Historic American Buildings Survey in 1940, the house was available for public visitation while the home of the Hendersonville Arts Council in the early 1990s. The current owner tried to sell the property to Wal-Mart in 2003, and he has commented that he wishes to see the house moved. A pending historic overlay for the property that would have offered protection was recently deferred by the city. The property is being listed because substantial original details would be lost if the house is moved. If development is to occur on the site, TPT hopes that it can be done in a way that will not disturb the house and cemetery. Two nearby examples, at Hazel Path and Monthaven, illustrate how historic houses and new commercial buildings can be accommodated on the same site.

Report (July, 2005): Some Progress

After a year of sitting unlocked and open, Hendersonville’s 1790s Bradford-Berry House was recently secured. In June, the Hendersonville Board of Aldermen approved a historic overlay for the house. Although this will probably not keep the house from being moved, TPT applauds their efforts.



7. Elkmont Historic District, Sevier Co.

Threat: Demolition by Neglect, vandalism

This early 20th century National Register-listed former resort community is located within and overseen by the National Park Service. Many of the notable individuals who lobbied for the creation of the Great Smoky Mountains National Park in the 1930s had cabins at Elkmont. The district consists of approximately 50 structures, many of which were constructed in the Adirondack or Rustic style popular during the early 20th century. Substantial buildings include the Appalachian Clubhouse, and the c. 1908 Wonderland Hotel, soon to be demolished after more than a decade of neglect. When the Park was established, the former cabin owners were allowed to keep long-term leases until 1992. Since that time, the structures have been left to deteriorate and have been subjected to vandalism while the Park Service evaluates several alternatives on what to do with the buildings. The plight of the district achieved additional recognition when it was also named to the National Trust's "Eleven Most Endangered List" of America's most threatened historic places in the summer of 2004.

July, 2005 Update

TPT helped introduce a resolution in spring (HJR0215) in the Tennessee General Assembly that urges Congress to help fund the preservation of Elkmont. The resolution passed both the House and Senate **unanimously** and was signed by the Governor on May 27th. We greatly appreciate the support of our state legislators who recognize the importance of this wonderful district. Meanwhile, the active deterioration of the district continues.



The Terminal Hotel in Chattanooga

8. Terminal Hotel, Chattanooga, Hamilton Co.

Threat: Neglect

The Terminal Hotel, a three-story triangular building, is a contributing resource in the National Register-listed Market & Main Streets Historic District in downtown Chattanooga. The circa 1910 structure was erected in close proximity to the 1909 Terminal Station and served travelers who

arrived by passenger train. The building originally housed both boarding rooms and a small restaurant. In the 1950s, a station porter of African-American heritage operated the hotel and tavern while maintaining his employment at the Terminal Station. By 1963, he had amassed enough capital to acquire the property for commercial use. Throughout the 1960s and 1970s, he continued to operate the establishment and work at the train station. Although the hotel operations ceased in the 1970s, the restaurant remained open until the 1980s. The property is still owned by descendants of the porter who purchased the building in the mid-twentieth century.



Cumberland Homesteads--View of the Water Tower

9. Cumberland Homesteads Historic District, Crossville, Cumberland Co.

Threat: Lack of formal protection for district; highway development

The Cumberland Homesteads District--Tennessee's largest National Register Historic District-- is a remarkable planned community located on the scenic Cumberland Plateau. The Homesteads were established during a 1930s New Deal resettlement initiative under the Farm Security Administration to aid destitute rural families, and the district is a testament to the hard-working families who were given an opportunity to make a new life in this cooperative farming effort. The area still features many surviving examples of the stone dwellings and barns utilized by the settlers. Also significant are the traffic triangle intersections, road layouts, and bridges that were part of architect William Macy Stanton's original 1935 plan to bring a harmonious look to the Homesteads. Because the Cumberland Homesteads lacks formal protection that would be provided by enacting historic zoning, inappropriate additions to the original farmstead homes along with over-scaled infill construction throughout the district have obscured the original character of many portions of the area. In the 1980s, TDOT proposed widening U. S. Highway 127 (State Route 28) through the area and altering the existing intersection of US 127 and State Route 68, which converge at the heart of the community and in front of the historic stone water tower. TDOT's laudable 2003 decision to allow the University of Tennessee to conduct studies on several controversial road projects, including this one, confirmed that the proposed road widening would have an adverse impact on the historic district. Local and state preservation advocates are concerned about the impact of the project as this area of Tennessee continues to grow as a burgeoning retirement community. While TDOT is agreeing to be sensitive to the road design at the point where 127 and 68 intersect, it is hoped that the agency will look to the entire scope of effects on the widened road on the surrounding areas.



The Hoskins/Jarnagin Bridge

10. James D. Hoskins/H.B. Jarnagin Bridge, Dandridge, Jefferson County

Threat: Demolition

The Tennessee Valley Authority constructed this attractive National Register-eligible through-truss bridge in 1942 as part of the Douglas Dam Project and the World War II development effort. During that time, a dyke and a pumping station were also built to preserve the Town of Dandridge from being flooded by the dam. The bridge was built to link the Town to the south side of the French Broad River. Increasing traffic now overburdens the bridge and has caused the Tennessee Department of Transportation to consider construction alternatives to alleviate this congestion. While one alternative calls for the preservation of the structure for use as a pedestrian bridge and the construction of a new structure to carry vehicular traffic, the remaining two options call for the demolition and replacement of the existing bridge. Numerous residents recognize the need for a new structure that will carry increasing traffic, but many also see the historic value of the Hoskins-Jarnagin Bridge and would like to see it preserved. www.dandridgebridge.com

Report (May 2005): Some Progress

Last summer, Gov. Phil Bredesen visited Dandridge and declared that the bridge should be saved. TDOT has engaged a consultant to do a traffic study of the main thoroughfares. There have been two public meetings conducted as public workshops and genuine efforts have been made by TDOT and their consultant to solicit public input on the traffic issues in Dandridge. One of the items they are looking at is a close-in bypass to the town. TDOT has made it clear that even if a close-in bypass is warranted that the historic bridge would still come down. Local preservationists hope the historic bridge could be used for local traffic and the bypass would service trucks, school buses, trucks with boat trailers, emergency vehicles etc. Even with the recent announcement of a large condominium development on the south side of the bridge, right now the traffic information is not validating the need for a bypass since most of the traffic issues are east – west and not north south.