

**STATE REVIEW BOARD
MINUTES OF THE MEETING
September 20, 2024**

The State Review Board for the National Historic Preservation Act of 1966 met at 9:00 a.m. on Wednesday, September 20, 2024, at the Tennessee Historical Commission's offices at Clover Bottom Mansion, 2941 Lebanon Pike, Nashville, and online via WebEx video conference. The meeting was held in a hybrid format. All votes were taken by roll call and unless otherwise noted in the minutes, decisions were unanimous.

Members present were Juan Self, Vice Chair; Lindsay Crockett; Lee Ingram; Tom Maher; Tara Mitchell Mielnik; Margot Payne; Jefferson Rogers; Claudette Stager; and Learotha Williams.

Members unable to attend were Kevin Smith, Chair; Beverly Robertson; and James Thompson.

THC staff members attending the meeting were Rebecca Schmitt, J. Ethan Holden, Casey Lee, Justin Heskew, Barbara Grissom, Lane Tillner, and Caty Dirksen. E. Patrick McIntyre, Jr., Executive Director and State Historic Preservation Officer, and Holly Barnett, Deputy State Historic Preservation Officer, also attended the meeting.

Numerous owners of nominated properties also attended the meeting.

The first order of business as indicated in the September 20, 2024, agenda was the reading of the Determination of Necessity into the record. Dr. Schmitt read the Determination into the record. However, the approval of the September 20, 2024, agenda was voted on as the first order of business during the State Review Board meeting. Ms. Stager moved, and Dr. Williams seconded, the approval of the September 20, 2024, agenda. Voted and approved.

The second order was business as indicated in the September 20, 2024, agenda was the approval of the September 20, 2024, agenda. However, the approval of the May 22, 2024, minutes was voted on as the second order of business during the State Review Board meeting. Ms. Stager moved, and Dr. Williams seconded, that the minutes of the meeting be approved. Voted and approved.

The third order of business as indicated in the September 20, 2024, agenda was to approve the Minutes of the May 22, 2024, meeting. However, the Determination of Necessity was approved as the third order of business during the State Review Board meeting. Ms. Stager moved, and Dr. Williams second, the Determination of Necessity. Voted and approved.

The next meeting of the State Review Board will be held on January 24, 2025, in Nashville, in person and by WebEx. The board determined that the May 2025 meeting will be held on May 16, 2025.

The next order of business was the introduction of new Tennessee Historical Commission staff member Barbara Grissom by Mr. McIntyre. Ms. Grissom joined the staff in 2024 as the Administrative Secretary. She received a B.S. in Psychology from Tennessee State University and an A.A.S. in Medical Office Administration from Nashville State Community College. Prior to her arrival at the THC, Ms. Grissom worked for twenty-three years at the Meharry Medical College School of Medicine as an Executive Associate and Administrative Assistant. She also worked in the archives department as a Health Information Analyst II.

The next order of business was the introduction of new State Review Board member Lindsay Crockett by Mr. McIntyre. Ms. Crockett received an M.S. in Historic Preservation and Conservation from Clemson University and holds a Certified Planner (AICP) certification from the American Planning Association. After receiving her degree, Ms. Crockett worked in the cultural resource management field until she joined the East Tennessee Development District as the Historic Preservation and Housing Planner. She served the region in this capacity for three years. Ms. Crockett joined the Knoxville-Knox County Planning five years ago as a Historic Preservation Planner. She now serves as the Principal Planner & Design Review Program Manager for the Knoxville-Knox County Planning office.

Mr. McIntyre presented the “Progress Report on the National Historic Preservation Act (PL 89-665) Activities”. The report is a summary of the federal staff activities since the last meeting.

National Register Nominations

Mr. Self then called on Dr. Schmitt and Dr. Holden to lead the discussion on the nominations. They showed a PowerPoint and presented information on the properties being reviewed.

Rosenwald Recreation and Community Center, Bedford County

The Rosenwald Recreation and Community center was nominated under Criterion A at the local level of significance with Areas of Significance including Ethnic Heritage: Black, Education, and Social History. The nomination was prepared by Janet Smith, the Secretary of the Rosenwald Recreation & Community Center Trustees.

Ms. Smith attended the meeting and thanked the Board for considering the property for listing in the National Register of Historic Places.

Ms. Stager complimented the nomination and suggested moving the explanation for the property’s name closer to the start of the nomination to prevent any confusion between the local Rosenwald School Fund and the broader, national Rosenwald School movement. Dr. Mielnik complemented the author on their use of oral histories to demonstrate the center’s significance. Dr. Williams likewise commended the nomination

and noted that it was rare to see extant resources like this one that captured the transition between Jim Crow and the modern period.

Dr. Mielnik moved, Dr. Williams seconded, that the nomination be approved. Voted and approved.

“See Rock City” Signs in Tennessee MPDF, Multi-County

The Multiple Property Documentation Form outlined the significant history of the “See Rock City” signs in Tennessee, identified property types that could be nominated under the MPDF, and provided registration guidelines to evaluate a property’s potential eligibility under the multiple. The MPDF was prepared by Rebecca Schmitt of the Tennessee Historical Commission. Various members of the public also attended the meeting in support of the MPDF.

Ms. Stager stated that she liked the nomination and that it was easy to follow and direct to the point. Ms. Stager suggested inserting additional context on other sign-related advertisement campaigns similar to “See Rock City.” This additional context could help situate the “See Rock City” campaign in a broader sense, and also demonstrate if it was/wasn’t a leader in this context. Dr. Schmitt said that tobacco companies, Mammoth Caverns, and Ruby Falls all participated in similar levels of outdoor advertising, but “See Rock City” took it to a different level. Dr. Schmitt said she could include that additional context in the nomination. Dr. Mielnik encouraged Dr. Schmitt to convert the multiple into a conference paper. Ms. Crockett stated that she enjoyed the nomination and sent it to several people already for them to enjoy as well. Ms. Crockett stated that she appreciated the MPDF registration requirements allowed for altered integrity, and that it also provided maintenance recommendations for properties with a “See Rock City” sign. Dr. Rogers also expressed support for the nomination and asked if was possible to add maps indicating the location of “See Rock City” barns. Dr. Schmitt said that she was trying to work on compiling a comprehensive list, but it was difficult to compile due to scattered and incomplete records.

Ms. Stager moved, Dr. Mielnik seconded, that the nomination be approved. Voted and approved.

“See Rock City” Barn, Cumberland County

The property was nominated under Criterion A at the local level of significance with an Area of Significance in Commerce. The property was nominated under the “See Rock City’ Signs in Tennessee” Multiple Property Documentation Form. The nomination was prepared by Rebecca Schmitt of the Tennessee Historical Commission.

Several public attendees spoke in favor of the nomination. Andrew Hackett spoke in favor of the nomination, saying that the nomination honored his grandmother. Monica Hackett, the owner of the property, indicated that the building remained a working barn on a

working farm. When they purchased the property, the barn was the only building standing, and the family worked hard to preserve and protect it. Doug Chapin, the fourth-generation owner of Rock City Garden, spoke in support of the nomination and commented that the “See Rock City” campaign and its legacy was one of his favorite parts of Rock City Gardens history.

Dr. Rogers spoke in favor of the nomination and commented that it served as a good model for future nominations of similar properties. Mr. Self commented that he and his family visited Rock City Gardens often, and that they looked forward to seeing the “See Rock City” barns along the way.

Ms. Stager moved, Dr. Williams seconded, that the nomination be approved. Voted and approved.

Southern Bell Telephone and Telegraph Building, Hamblen County

The property was nominated under Criterion A at the local level of significance with an Area of Significance in Communications. The nomination was prepared by Lane Tillner of the Tennessee Historical Commission.

Ms. Stager asked Dr. Tillner if the building had an approved Preliminary Determination of Individual Listing (PDIL). Dr. Tillner confirmed it did. Ms. Stager also asked if there were any historic images of the property she could include in the nomination. Dr. Tillner stated that she had not come across any during her research but would try to find some before submittal to the National Park Service. Ms. Stager then suggested that it might be good to see if any department stores in town also offered telephone services, as that might provide additional helpful context. Dr. Rogers requested more information be included on the library housed in the building’s basement, the replacement operations building, and where the services were located in the nominated building. Dr. Mielnik suggested looking into the *Hello Girls* book for more information on the operators who worked at the nominated property. Dr. Mielnik also requested additional information about the worker strikes.

Ms. Stager moved, Dr. Mielnik seconded, that the nomination be approved. Voted and approved.

Mossy Creek Presbyterian Church, Jefferson County

The property was nominated under Criterion C at the local level of significance with an Area of Significance in Architecture. The nomination was prepared by Sarah Anderson of the East Tennessee Development District.

Ms. Anderson stated that it was an honor to be involved with this nomination and that she was happy to answer any questions the Board might have. Dr. John Zirkle praised Ms. Anderson’s work on the nomination. Dr. Zirkle stated that his ancestors were part of the founding members of the church and that he believed it was very significant. Ms. Linda

Lancaster thanked the board for considering the church for National Register listing. She noted that it took several years to get the nomination before the Board, and that she was proud of the historical impact the church had on the community.

Ms. Stager stated that she liked the nomination and asked if there was any woodwork left in the building from the 1870s. Ms. Anderson confirmed that there was. Ms. Stager requested that Carlton Tate be credited for his woodworking contributions. Ms. Stager also requested that the nomination change the description of the property from “modest example of its type” to “good example of its type.”

Dr. Williams moved, Ms. Crockett seconded, that the nomination be approved. Voted and approved.

R.C. Kefauver House, Monroe County

The property was nominated under Criterion C at the local level of significance with an Area of Significance in Architecture. The nomination was prepared by Lisa Bingham, the property owner, and J. Ethan Holden of the Tennessee Historical Commission.

Ms. Bingham spoke in favor of the nomination. She thanked the board for considering the property, and thanked Patrick McIntyre and Dan Brown of the Tennessee Historical Commission for helping save the property. Mr. McIntyre also spoke in favor of the nomination. He said that the property had survived being burned twice and was once on the Tennessee Preservation Trust’s “Most Endangered List.” He recounted that when Ms. Bingham was trying to save the property, the codes inspector tried to burn it down. It was thanks to her vision that the property was saved in the end and commented that the house was poised to be a great addition to the courthouse square area.

Ms. Stager agreed with Mr. McIntyre that she was glad something was being done to preserve the house. However, Ms. Stager expressed concerns about the lack of historic photographs in the nomination for both the exterior and interior, and a lack of information on work planned for the house and how this compared with its historical features. She also commented that she would be more comfortable moving the nomination through the listing process if there was more work done on the interior, since there remained much work to be done. Dr. Mielnik commented that she believed the property could be eligible under Criterion A since the Kefauver’s were a prominent Madisonville family, and that this was an avenue worth exploring. Ms. Stager noted that the house could not be eligible for listing under Criterion B for its association with Estes Kefauver but that more information on the family and their significance could reveal significance under Criterion A. As it was, Ms. Stager moved to defer the nomination.

Ms. Holly Barnett (Deputy State Historic Preservation Officer) informed Ms. Stager that the property was the recipient of a Tennessee Department of Economic and Community Development Historic Development Grant and that it needed to be listed to receive funds for additional work. Ms. Barnett asked Ms. Stager if she would approve the nomination based on this potential funding. Ms. Stager noted that it would have been good to include

the property was the recipient of the grant program in the nomination, but she still would not approve it unless the issues she identified earlier were addressed. Ms. Stager made a motion to defer the nomination, which did not receive a second.

Kelsey, a member of the public, asked what the property would be used for. Ms. Bingham noted that it would be an Air Bed and Breakfast with commercial use on the first floor.

Dr. Rogers asked, if the nomination was deferred, what kind of information would be needed before it is resubmitted. Dr. Mielnik requested that a history of the property and its family be included to determine if the house could be listed under Criterion A. Ms. Stager reiterated that the nomination would need historic photographs of the interior and exterior, an explanation of how this work compares with what was there historically (with documentation), and that more work be done on the interior spaces to ensure that it matches what was there historically. Ms. Stager moved that the nomination be deferred until the aforementioned conditions are met.

Ms. Stager moved, Dr. Rogers seconded, that the nomination be deferred. Voted and deferred.

First National Bank Operations Center, Shelby County

The property was nominated under Criterion C at the local level of significance with an Area of Significance in Architecture. The nomination was Greg Morrison and Sarah Grace Price of LRK, Inc.

Ms. Stager stated that she liked the nomination. She stated that it was well written and justified the architectural significance of the property. Ms. Stager also asked if there were better copies of the plans available for inclusion in the nomination. Dr. Schmitt said that she would check. Ms. Jane-Coleman Cottone, a member of the public, asked who prepared the nomination, and Dr. Schmitt answered that the authors were Greg Morrison and Sarah Grace Price. Dr. Rogers asked if there were other advantages to the design of the building, beyond its benefits of modular construction. Dr. Schmitt explained the importance of the building's style. Dr. Rogers thanked her and asked for more context about the style be included in the nomination. Dr. Williams remarked that the building reminded him of a building on Florida State University's campus.

Dr. Mielnik moved, Ms. Stager seconded, that the nomination be approved. Voted and approved.

Reevaluations & Removals

Dr. Schmitt and Dr. Holden presented information on three properties proposed for delisting due to their demolition.

Readyville Mill, Cannon County

The property was nominated to the National Register of Historic Places in 1973 for its Architectural and Industrial significance. In April 2023, the mill was completely destroyed by a tornado.

Ms. Stager moved, Dr. Williams seconded, that the removal be approved. Voted and approved.

Union Central High School, Gibson County

The property was nominated to the National Register of Historic Places in 1985. Sometime between 2017 and 2020, the school was demolished.

Ms. Stager approved, Dr. Williams seconded, that the removal be approved. Voted and approved.

Mary Felice Ferrell House, Sumner County

The property was nominated to the National Register of Historic Places in 1992 for its Architectural significance. Th property was known locally as the Hancock House. The house partially burned in August of 2021, and despite several advocacy efforts it was fully demolished in June 2023.

Ms. Stager moved, Dr. Williams seconded, that the removal be approved. Voted and approved.

Other Business

Dr. Schmitt then provided updates on the National Register Mapping and Boundary Clarification Project. Dr. Williams asked if the new map with updates was live, and Dr. Schmitt confirmed that it was. She also presented new National Register Guidance and Updates to the Board. This included information on new National Register Information Sheets and a review of new National Park Service guidance on how to update National Historic Landmarks.

There being no further business, Ms. Stager moved, Dr. Williams seconded, to adjourn the meeting. Mr. Self adjourned the meeting at 10:34 a.m.

Approved,

Juan Self, Vice-Chair