

**STATE REVIEW BOARD
MINUTES OF THE MEETING
September 19, 2025**

The State Review Board for the National Historic Preservation Act of 1966 met at 9:00 a.m. on Friday, September 19, 2025, at the Tennessee Historical Commission's Offices at Clover Bottom Mansion, 2941 Lebanon Pike, Nashville, and online via Webex Video Teleconference. The meeting was held in a hybrid format.

Members present were Juan Self, Chair; Tara Mitchell Mielnik, Vice Chair; Beth Campbell; Paul Eubanks; Lindsay Lanois; Tom Maher; Margot Payne; Jefferson Rogers; Claudette Stager; and Learotha Williams.

THC staff members attending the meeting were Rebecca Schmitt, J. Ethan Holden, Justin Heskew, Stevie Malenowski, Peggy Nickel, Lane Tillner, Kelley Reid, Bobby Cooley, and Nina Scall. Miranda Montgomery, the State Historic Preservation Officer, was present for the meeting. Also present were E. Patrick McIntyre, Jr., Executive Director of the Tennessee Historical Commission and Deputy State Historic Preservation Officer, and Holly Barnett, Deputy State Historic Preservation Officer. Several Tennessee Development District Historic Preservation Planners were in attendance, including: Misty Willson, FTDD; Sarah Anderson, ETDD; Stefanie Haire, SETDD; Jessica Baker, NWTDD; and Tom Skehan, SWTDD. Mark Dudney, UCDD, was absent.

Numerous owners of nominated properties also attended the meeting.

Prior to the first order of business, Dr. Mielnik asked if Item G: Election of Chair and Vice Chair should be on the agenda, as there were elections at the previous meeting. Dr. Schmitt explained that the previous elections were for interim positions. Dr. Mielnik thanked Dr. Schmitt for the explanation.

The first order of business was to approve the September 19, 2025, agenda. Dr. Williams moved, and Dr. Mielnik seconded that the agenda be approved. Voted and approved.

The next order of business was to approve the Minutes of the May 16, 2025, meeting. Ms. Stager moved, and Dr. Rogers seconded that the minutes of the meeting be approved. Voted and approved.

The next meeting of the State Review Board will be held on January 23, 2026. It will be in Nashville. The May State Review Board meeting will be held on Friday, May 15th, 2026.

The next order of business was the introduction of new Board member Dr. Eubanks by Mr. McIntyre. Dr. Eubanks is an associate professor at Middle Tennessee State University. He is an archeologist specializing in precolonial southeastern United States. He graduated from The University of North Carolina at Chapel Hill with his B.A. in 2008. Dr. Eubanks then obtained his M.A. and Ph.D.

from the University of Alabama in 2010 and 2016, respectively. The State Review Board will benefit from his archeological expertise.

The next order of business was the election of the State Review Board Chair and Vice Chair. Ms. Stager moved for Mr. Juan Self to continue serving as Chair, and for Dr. Tara Mitchell Mielnik to continue serving as Vice Chair. Dr. Williams seconded the motion. Voted and approved.

The next order of business was the Federal Programs Progress Report by Mr. McIntyre. There were no comments for the report. Mr. McIntyre then announced that he would be leaving the Tennessee Historical Commission in November and that Ms. Miranda Montgomery was the new Tennessee State Historic Preservation Officer.

NATIONAL REGISTER NOMINATIONS

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

1. Bank of Auburn (Cannon County)

The property was nominated under Criterion A and Criterion C for local significance in the areas of Commerce and Architecture. Savannah Grandey Knies, Liz Nahach, and Amy Nee Smith of the Middle Tennessee State University Center for Historic Preservation contributed to the nomination. Becky Murray of the Auburntown Historical Society also contributed to the nomination. The MTSU CHP was represented at the meeting by Savannah Grandey Knies, Torren Gatson, and Blaine Howard. Auburntown Mayor Martye Harris was also in attendance.

Mayor Harris spoke in support of the nomination, stating that the bank was an important part of Auburntown's history and was now the home of the historical society. The Mayor stressed the important role the historical society played in preserving the building and interpreting the history of Auburntown through panels and other displays in the bank building. Ms. Knies stated that she appreciated the opportunity to work on the project and could answer any questions the Board had.

Ms. Stager stated that she thought the narrative could benefit from additional information on the years after 1965. Otherwise, she thought it was a strong nomination.

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

2. Chester County Training School – Vincent High School (Chester County)

The property was nominated under Criterion A at the local level of significance in the areas of Education and Ethnic Heritage: Black. Dr. Elizabeth A. Saunders of the CCTS/Vincent High School Historical Committee and Dr. Rebecca Schmitt of the Tennessee Historical Commission authored the nomination. Ms. Ethel Crooms and other local community members attended in person to support the nomination.

Dr. Schmitt shared that Dr. Saunders, co-author of the nomination and the motivating force behind the effort to nomination the property, passed before the September 2025 State Review Board meeting. Ms. Crooms authored a letter that summarized Dr. Saunders' contribution to the nomination and her professional achievements. Dr. Schmitt read the letter into the record, which is as follows:

Dr. Elizabeth Ann Saunders

Passed August 8, 2025

Elizabeth was the head committee member when told about the school would possibly be demolished, she began the process of trying to save it. She was a student here first grade through 12th grade. Her parents were educators there, she graduated first in her class. She stayed in close contact with the historical Society where we were granted member of the State historical society. She immediately began working on the National Register, many days not feeling well, Chemotherapy, Dr. Visits.

She was a trooper she continued to work tirelessly, dedicated to her goals to achieve.

It is sad to know she was not able to see this happen.

Please consider to vote CTS/Vincent High for the National Register, it would be a great asset to the neighborhood and community.

- Ethel Croom, September 18, 2025.

Ms. Stager expressed support of the nomination and noted the need for a few small edits. This included changing the significance level from "national" to "local." Dr. Schmitt stated that she would work on getting those revisions done quickly. Dr. Williams thanked Ms. Croom for her letter and thanked the community for backing the nomination effort. Dr. Williams stated that resources like the Chester County Training School often get overlooked, despite being a place of pride and excellence. Dr. Williams thanked the community for their efforts to preserve the building on behalf of all those who recognized the importance of these spaces.

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

3. Capitol Hill Redevelopment District (Davidson County)

The property was nominated under Criterion A at the local level of significance in the areas of Community Planning and Development. Jane-Coleman Cottone of Cottone Cultural Consulting authored the nomination. Ms. Cottone was in attendance. Also in attendance to support the nomination were Sam Sharpe, Michael Cottone, John Sweeney, Tonceola Askew, Adelaide Askew, and Scarlett Miles.

Dr. Schmitt noted that she received comments from the Nashville/Davidson County Certified Local Government in support of the nomination.

Ms. Cottone thanked Dr. Schmitt and Mr. Justin Heskew for their help and support. The desire of Parkway Tower owners to participate in the Historic Tax Credit process started the nomination process. Ms. Cottone stated that she learned much about writing complex nominations, and that if listed, it would be one of the first National Register districts in downtown Nashville in several years. Ms. Cottone then introduced Mr. Sweeney. He identified himself as one of the owners of Parkway Towers. Mr. Sweeney thanked the State Review Board, Dr. Schmitt, and Mr. Heskew. He expressed excitement over the prospect of National Register-listing and the ability to participate in the Historic Tax Credit Process.

Two additional public comments were recorded. Paul Luter, a Trustee of First Baptist Church, Capitol Hill, stated that the congregation was 160 years old this year. He said they received notification the church would be listed as part of the larger historic district. Mr. Luter said that he and the church were glad to be a part of the nomination and supported it.

Ms. Scarlett Miles of the Metropolitan Historical Commission in Nashville reiterated that the Nashville Certified Local Government voted unanimously to support the nomination and that the board was excited to see it move forward.

Ms. Campbell asked if new construction as part of larger projects on Capitol Hill could negatively affect the nomination if they were not architecturally compatible. Dr. Schmitt stated nominations only consider current conditions and that the nomination does not have a role in current construction or speculating if further construction would negatively affect the integrity of the district. Dr. Williams thanked Mr. Luter for attending. He stated he was pleased to see the church preserved because so many African American churches were wiped out through urban renewal projects like the Capitol Hill Redevelopment District. Dr. Williams stated he was glad the church supported the nomination, and that even destructive urban renewal projects can gain significance themselves.

Dr. Mielnik took the opportunity to congratulate Ms. Cottone on the quality of the nomination and stated that she was excited to see the district brought before the

State Review Board because urban renewal was a significant event in Nashville's history. Ms. Stager stated that she was glad to see the bridge included in the district boundaries. Ms. Stager also noted that one of the Contributing parking lots was being used as a staging ground for the new tunnel construction and suggested staff may want to drive by and ensure it was still Contributing before submitting to the National Park Service. Dr. Schmitt stated the nomination would be updated to reflect current conditions before submittal to the National Park Service.

Mr. Self asked if there was a photograph of the African American neighborhood the urban renewal project razed. If so, those photographs should be included in the nomination. Ms. Lanois stated the district nomination could be a valuable model for other communities who are considering nominating their own urban renewal districts.

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

4. Cole-Boston-Dodds House (Dyer County)

The property was nominated under Criterion C at the local level of significance in the area of Architecture. The nomination was co-authored by property owner Ms. April Dodds and Dr. J. Ethan Holden of the Tennessee Historical Commission. Ms. April Dodds and Ms. Peggy Dodds were in attendance to support the nomination.

There were no public comments.

There were no comments by the State Review Board.

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

5. Rainbow Bridge (Greene County)

The property was nominated under Criterion A and Criterion C at the local level of significance in the areas of Transportation and Engineering. The nomination was authored by Dr. Lydia Simpson of New South Associates, Inc. The nomination was completed as part of mitigation for a state project.

During the presentation, staff experienced technical/audio difficulties. Dr. Schmitt corrected the difficulties and presented the nomination a second time for online members.

Dr. Simpson spoke in support of the nomination. She noted that photographs included in the nomination were taken after Hurricane Helene. The bridge survived the flood despite being completely submerged by flood waters. Dr. Simpson noted that this bridge type was increasingly rare and that she enjoyed working on the nomination.

Ms. Stager noted that Martha Carver's book on bridges should be included in the nomination bibliography. She also stated that the Tennessee Department of Transportation and Tennessee State Historic Preservation Office held many meetings about Tennessee bridges, and that all that information should be on file. Mr. Rogers asked if Community Development and Planning could be an Area of Significance. Dr. Schmitt said she would look into that possibility.

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

6. Birchwood Elementary School (Hamilton County)

The property was nominated under Criterion A at the local level of significance in the areas of Education and Social History. The nomination was co-authored by Ms. Sylvia Beaves of BASIC of TN. Inc., and Dr. J. Ethan Holden of the Tennessee Historical Commission. Ms. Sylvia Beavers, Mr. Julian D. Beavers, and Mr. Chris Beavers were in attendance to support the nomination.

Ms. Sylvia Beavers spoke in support of the nomination. She noted that her husband and son joined her for the trip to Nashville and expressed thanks for assistance with completing the nomination. She attended first grade in 1956 in the nominated building. She graduated in 1965, and then from 1970-2004 worked at the nominated school as a teacher. She is currently a volunteer for BASIC, an organization that uses the school building as a base to host important community events, like the Sandhill Crane Festival. They are constantly working on preserving and improving the building.

Ms. Stager stated that she had submitted minor comments to Dr. Holden and Dr. Schmitt ahead of time. Dr. Eubanks noted that a resource on the property may have been mislabeled. Dr. Holden said he would review that resource.

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

7. St. Marks United Methodist Church (Hamilton County)

The property was nominated under Criterion C at the local level of significance in the area of Architecture. The nomination was co-authored by Dr. Stefanie Haire of the Southeast Tennessee Development District and Dr. Rebecca Schmitt of the Tennessee Historical Commission.

There were no public comments.

Dr. Rogers stated he liked the nomination and that the church was beautiful. He noted that he did have a minor comment. The nomination suggested the church's design was influenced by Patton, which was an interesting link. He asked for more information to be included. Dr. Schmitt said that she would do some additional research and include any information she found in the final nomination.

Dr. Mielnik stated that a few sentences on page eleven needed editing. Ms. Stager also identified areas that needed editing. Dr. Schmitt said she would revise the nomination before submittal to the National Park Service.

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

8. Walden's Ridge Civic Center (Hamilton County)

The property was nominated under Criterion A at the local level of significance in the area of Social History. The nomination was co-authored by Dr. Stefanie Haire of the Southeast Tennessee Development District and Dr. J. Ethan Holden of the Tennessee Historical Commission. Ms. Johanne Albright and Ms. Sharon Stone were in attendance to support the nomination.

Ms. Stone spoke in support of the nomination. She introduced Ms. Albright and stated that neither the Vice President or President of the Walden's Ridge Civic League could attend because the former fell and broke her ribs, and the latter was crushed by a car. Ms. Stone thanked the State Review Board for their consideration and stated she was pleased to be in Nashville.

Ms. Stager asked staff to include more information on the National Civic League in the nomination. Dr. Holden said he would do research and include that information in the final submittal.

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

9. R.C. Kefauver House (Monroe County)

The property was nominated under Criterion C at the local level of significance in the area of Architecture. The nomination was co-authored by Lisa Bingham, the property owner, and Dr. J. Ethan Holden of the Tennessee Historical Commission.

The R.C. Kefauver House was originally brought before the State Review Board on September 20, 2024. At that time, the nomination was deferred. The Board required two conditions: first, the revised nomination should explore eligibility under Criterion A and/or B, and second, more work should be completed to ensure the house continues to reflect the Federal style. Failing additional work, the nomination should present clearly what was in each space historically and what the plans for the house were. The nomination presented at the September 19th, 2025, State Review Board meeting addressed these concerns.

There were no public comments.

Ms. Stager thanked Dr. Holden and noted that the Appendix and Section 7 revisions were a major improvement to the original nomination. Ms. Stager stated

that the house should be known as the Smith-Kefauver House, because that accurately reflects the history of the property. Dr. Schmitt concurred that the name should be what it was during the Period of Significance. Dr. Mielnik also thanked Dr. Holden for clearing up questions about potential Criterion A and Criterion B eligibility.

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

10. Dunlop House (Montgomery County)

The property was nominated under Criterion C at the local level of significance in the area of architecture. The nomination was authored by Dr. Rebecca Schmitt of the Tennessee Historical Commission. Ms. Jennifer Rudolph, Mr. Dan Sharpe, and Ms. Brenda Harper of the Montgomery County Preservation Coalition were in attendance to support the nomination.

Ms. Rudolph spoke in support of the nomination. She expressed gratitude for being able to represent the Montgomery County Preservation Coalition and thanked the State Review Board for their time. She noted the organization was afraid the house could be demolished under new ownership. Ms. Rudolph found, in her experience, that many who live in Clarksville recognize the house and its beauty. She knew National Register designation does not prevent demolition but believed that designation would help preserve the house for future generations.

Dr. Mielnik asked what the plans were for the house. Dr. Schmitt answered that the current owner planned to rehabilitate it. Dr. Mielnik then recalled her first nomination, Hill Top, which is also located in Clarksville.

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

11. O&W Bridge (Scott County)

The property was nominated under Criterion A at the local level of significance in the area of Transportation. The nomination was authored by Jordan E. Hughett on behalf of the Scott County Commission and Scott County Historical Society. Dr. Holden noted the property included federal ownership and that the Federal Preservation Officer, Dr. Turkiya Lowe, had reviewed and supported the nomination.

There were no public comments.

Ms. Stager noted that Martha Carver's bridge book should also be included in the bibliography. She noted that both the Tennessee Historical Commission and the Tennessee Department of Transportation determined the bridge eligible under Criterion C. Ms. Stager asked why the property was not eligible under Criterion C. Dr. Schmitt replied that the property had been moved, thus triggering Criterion Consideration B. Ms. Stager and Ms. Barnett stated that because many bridges

may have been moved, it might not be a big deal to meet Criterion Consideration B. Dr. Holden and Dr. Schmitt said they would ask their National Register reviewer.

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

NATIONAL REGISTER PROGRAM UPDATES

Dr. Schmitt then shared updates on new National Park Service National Register Guidance and the National Register Digitization Project. Dr. Schmitt first talked about the Best Practice Review for delisting National Register-listed properties. She explained the Tennessee State Historic Preservation office generally does not remove a property from the National Register unless it had been demolished. SRB review is optional, but THC staff present every potential delisting to the SRB regardless. Ms. Barnett added we also present delistings at the SRB so that people are aware of the proceedings and have a chance to comment. Ms. Stager added that in the past, properties with huge additions and massive interior changes have also been delisted. Dr. Schmitt confirmed this and noted that any delistings prompted by massive additions must go through the SRB process.

Dr. Schmitt informed the Board that 32% of all files included in the National Register Digitization Project are scanned, up from 21% at the last SRB meeting. In all, twelve counties are completely scanned.

OTHER BUSINESS

Ms. Beth Campbell stated that she had an item for consideration. Ms. Campbell stated the National-Register listed Graham-Kivette House has an addition that is not compatible. The addition cost 1.6 million dollars and Ms. Campbell felt the Board needed answers as to why no one contacted Ms. Holly Barnett or our office to make sure the construction was compatible. Ms. Campbell then indicated she wanted information on how to delist a property and wanted a report on the addition to the Graham-Kivette House presented at the January 2026 Board meeting.

Ms. Barnett began to describe the delisting process, at which point Ms. Campbell stated that she really wanted a report outlining why the THC was not contacted about the addition. Ms. Barnett offered to go on a site visit with Ms. Campbell and stated that the addition and work was done to the Secretary of the Interior's Standards for treatment of historic buildings. Ms. Barnett said staff would look at the work and prepare a report for the Board and Ms. Campbell in January. Ms. Campbell said that there should be some accountability for work. In response, both Ms. Barnett and Mr. McIntyre reiterated that the National Register of Historic Places is an honorary designation that does not impose restrictions on property owners, and it does not require property owners to receive permission from our office to do work.

Ms. Stager shared that the Board's own Dr. Williams had recently published a book, *From the Fiery Furnace to the Promise Land: Stories of a Tennessee Reconstruction Community* (Nashville: Vanderbilt University Press, 2025). The Board and staff congratulated Dr. Williams, who expressed his gratitude for the support and shared that he and the book will be at the Southern Festival of Books.

Dr. Schmitt shared that Board member Mr. Jim Thompson had now served on the SRB for twenty years. The staff congratulated Mr. Thompson in his absence.

Mr. Self then shared that his architectural firm just celebrated their thirtieth year in business and that their work on the Melrose High School in Orange Mound, Memphis, Shelby County, won the firm a Richard H. Driehaus Foundation National Preservation Award in 2025. The Board and staff congratulated Mr. Self on his accomplishments.

There being no further business, Dr. Mielnik adjourned the meeting at 10:51 am.