

## FEDERAL PROGRAM FOCUS

Much of this issue of *The Courier* focuses on the work of the THC Federal Program which includes the National Register program, Investment Tax Credits, Certified Local Governments, Review and Compliance, also known as Section 106, and Historic Structures Survey. National Register nominations can make news but often the hundreds of successful Section 106 reviews, frequent interactions with Certified Local Governments, and innovations

to THC’s historic survey program can go unheralded. These programs are funded in part by the Historic Preservation Fund (HPF) and made possible by the regulations that make up the National Historic Preservation Act of 1966 (NHPA). The NHPA celebrated its 50th Anniversary last year and has been responsible for the preservation of countless historic properties in Tennessee since its inception.

### TAX CREDIT PROGRAM THRIVING IN MEMPHIS

By Holly Barnett

The investment tax credit (ITC) program provides valuable economic incentives for the certified restoration of historic properties. Nearly a billion dollars in certified projects have been completed in Tennessee since 1976. Memphis has three major investment tax credit projects in various stages of completion that show how successful the program is at preserving long-neglected historic buildings and creating local jobs. The THC’s Louis Jackson has lead each of these multi-year long projects through the ITC process ensuring that developers, architects, and many other parties involved in such large scale projects are meeting the rigorous requirements of the program.

Tony Pellicciotti of the architectural firm Looney Ricks Kiss was involved in the restoration design for all three projects and provided THC staff a behind-the-scenes tour of these projects in December. Numerous other stakeholders have contributed to the success of these rehabilitation projects and should be commended for their work preserving these priceless Memphis resources.

Construction is underway at the long-vacant 1890 Tennessee Brewery building that spent decades with the threat of demolition. The mixed use project will include apartments, office spaces, and retail space with adjacent new construction that will include additional apartments and a parking garage.

The mammoth 1927 Crosstown Sears, Roebuck & Co distribution center and retail store, with over 1,500,000 square feet, had been vacant since 1993. In 2010, citizens formed Crosstown Arts to stimulate redevelopment of the building with

**Tax Credits, continued on page 3**



*Tony Pellicciotti and Louis Jackson check out progress on the Tennessee Brewery rehabilitation.*



*View of the Crosstown Concourse atrium*



# DOUGLAS CUPPLES APPOINTED TO THC

Dr. Douglas W. Cupples of Bartlett was appointed to the Tennessee Historical Commission on September 15, 2016. An Assistant Adjunct Professor of History at Christian Brothers University in Memphis, Dr. Cupples was an Instructor of History at the University of Memphis from 2002 to 2011. He was born in Tucson, Arizona in 1944 and has resided in Memphis since 1951. Dr. Cupples holds a PH.D in History from the University of Memphis. He teaches military History for Army ROTC classes and leads the annual Staff

Ride to Shiloh National Military Park and Battlefield. Dr. Cupples has been active in the Shelby County Historical Commission and the West Tennessee Historical Society, as well as the Memphis Kiwanis Club. He is a member of the national history honors fraternity Phi Alpha Theta, and is a recipient of the Colonial Dames in American Award for Excellence in American History. He and his wife Connie are the parents of three children and two grandchildren.



# TWO NEW STAFF MEMBERS JOIN THC

Casey Lee joined THC at the start of the New Year as the Historic Preservation Specialist for Section 106 Review and Compliance. A Spartanburg, South Carolina native, she completed her Bachelor of Arts degree in History and Art History at the University of South Carolina (USC). She stayed at USC for her graduate studies where she earned her Master of Arts in Public History with a concentration in Historic Preservation in 2016. While pursuing her Master's degree, Ms. Lee interned at Maine Preservation and Bagala Window Works and worked at Historic Columbia and the South Carolina State Historic Preservation Office. When not at work, Ms. Lee enjoys visiting historic sites and museums, reading, and volunteering.



*Casey Lee*

Timothy Hyder joined the staff in October as the new Director of Programs for the Tennessee Wars Commission, taking over for founding Director Fred Prouty. Previous to his hiring Tim has worked as a Tennessee State Park Ranger at Long Hunter State Park, as well as being the Historic Resources Coordinator for the Spartanburg County Historical Association in Spartanburg, South Carolina. He earned his Master of Arts in Public History; Historic Preservation in 2013, focusing his research and work on the preservation and protection of historic cemeteries and grave markers. Tim also earned a Bachelor of Arts degree in History from the University of LaVerne in LaVerne, California. In his off time he enjoys spending time with his wife Brittany, a fellow historic preservationist, and collecting antique cemetery and funeral ephemera.



*Timothy Hyder*

## HISTORICAL MARKERS

At its meeting on October 21, 2016, the Tennessee Historical Commission approved four historical markers: Rev. Pharaoh H. Benson and Edwin W. Craig, Davidson County; Sarah Swann Hall, Jefferson County; and War of 1812, Montgomery County. Those interested in submitting proposed texts for markers should contact Linda T. Wynn at the Tennessee Historical Commission, 2941 Lebanon Pike, Nashville, Tennessee 37243-0442, or call (615) 770-1093.



# LYNCHBURG BECOMES TENNESSEE'S NEWEST CERTIFIED LOCAL GOVERNMENT

By Jane-Coleman Harbison

The National Park Service added Lynchburg as the nation's first new Certified Local Government (CLG) of 2017. The CLG program began in 1980 as an amendment to the National Historic Preservation Act of 1966. The program creates a partnership where federal, state and local governments work together to save the irreplaceable character of historic places. By becoming certified, local governments make a public commitment to historic preservation and become eligible for the benefits of funding and technical assistance from the Tennessee Historical Commission (THC).

Lynchburg has been working towards achieving CLG status for several years, beginning with the establishment of a Historic Zoning Commission. Historic Zoning allows Lynchburg to designate districts, restricting demolitions and creating design guidelines for the appropriate types of repairs, renovations and additions to historic buildings. The Historic Zoning Commission is tasked with reviewing applications for changes and issuing 'Certificates of Appropriateness' prior to the applicant receiving a building permit from the codes office.

Lynchburg's historic district surrounds the downtown courthouse square and adjacent streets, with boundaries on Majors Boulevard, Elm Street, and Main Street. The historic zoning overlay of the downtown commercial area helps preserve the unique character of the local businesses that make up a vibrant and thriving tourism economy. Thousands of visitors come to Lynchburg every year to see the iconic Jack Daniels Distillery.

Lynchburg is Tennessee's 38th CLG and the 1967th CLG in the nation. In 2016, the National Park Service met their goal of adding the 1966th CLG in honor of the 50-year anniversary of the National Historic Preservation Act.

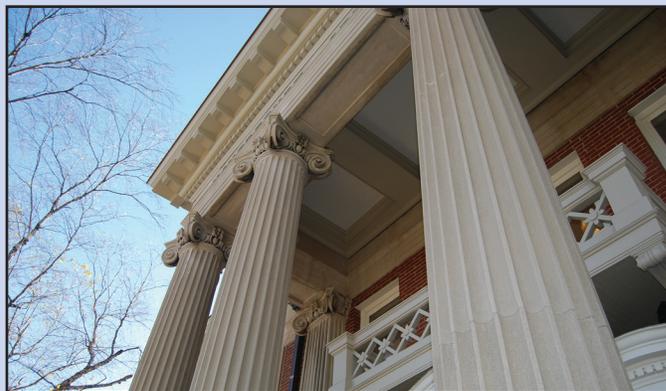
Certified Local Governments receive technical assistance and advice for historic zoning activities as well as extra points on their applications for historic preservation grants from the THC. For info on how to certify your local government, contact Jane-Coleman Harbison at [janecoleman.harbison@tn.gov](mailto:janecoleman.harbison@tn.gov).

## Tax Credits, *continued from page 1*

an arts and culture focus. By 2010, the group had eight local Founding Tenants in arts, education, and healthcare that agreed to lease nearly 600,000 square feet of the historic property. Now known as Crosstown Concourse, building the will also have thousands of square feet of rental space, retail, and restaurants with the goal of creating a vertical urban community. Occupants recently moved into the first phase of rental units known as Parcels at Concourse. Opening Day celebrations are set for May 13, 2017.

The former home of lumber magnate Roland J. Darnell and later the Nineteenth Century Club is one of the few remaining grand houses on Union Avenue. The classical architecture and ornate interiors were nearly lost to make way for new construction. Owners Shon and Dana Lin were persuaded to save the building using the ITC and it as been restored to its former glory to house the Japanese French fusion restaurant Izakaya. The restaurant opened with much fanfare at the first of 2017. The owners are to be congratulated for investing in this Memphis landmark.

Although the projects are not yet final, they represent an estimated \$250 million investment in historic preservation and Tennessee's economy. Contact Louis Jackson at 615.770.1099 or [louis.jackson@tn.gov](mailto:louis.jackson@tn.gov) for more information about the ITC program.



*Views of the former 19th Century Club now Japanese French restaurant Izakaya*





# TENNESSEE WARS COMMISSION DNA PROJECT

By Tim Hyder

While much of the work done by the Tennessee Wars Commission (TWC) is focused on the preservation and protection of battlefield lands within the state of Tennessee, we also strive to complete our mission statement by funding other types of projects which produce a deeper public understanding of places of conflict and the people who participated in them. Nowhere is this more evident than in the current project underway to identify human remains found in the Mexican city of Monterrey which may be the bodies of

members of the 1st Tennessee Volunteers who were killed during the Battle of Monterrey, September 21-24, 1846. Through the use of forensic archaeology combined with cutting-edge technological analysis being conducted by a team from the Armed Forces Medical Examiner System at Dover Air Force Base, it may be possible to determine the identities of these remains.

The Battle of Monterrey was a pivotal engagement in the Mexican-American War, a conflict which began in April of

1846 and which ultimately had its roots in the United States' desire for western land acquisition. Hundreds of Tennesseans volunteered for service during the war, with the state fielding 5 regiments of volunteer infantry and one of mounted volunteers. At Monterrey it was the 1st Tennessee regiment, composed of 9 companies of almost exclusively middle Tennesseans, who were called into heavy service. In the heaviest fighting of the battle's first day the 1st was ordered to storm the town's citadel

*DNA, continued on page 7*

## REVIEW AND COMPLIANCE UPDATES TRACKING SYSTEM

By David Calease

In November 2015 the Section 106 Review and Compliance staff of the Tennessee Historical Commission (THC) began integrating a new software database into its daily operations. The new database was designed in collaboration with Zada Law and Rachel Shultz of the Fullerton Laboratory for Spatial Technology at Middle Tennessee State University. Through months of meetings and discussions, Law and Shultz worked with current and former THC staff to establish how the new database should operate, what data fields were necessary to retain from the previous system, and what fields could be added or expanded to more accurately capture project data. Installed on Review and Compliance staffers' computers on October 31st, the system is still being tested for errors and adjustments, but staff has already seen an improvement in recording and tracking projects.

The previous database was created and maintained by Dr. Joseph Y. Garrison, who retired from THC in May 2016. Dr. Garrison served over 30 years as the State's Section 106 Review and Compliance Coordinator and during his tenure the dBase III Plus system he developed and built was instrumental recording and accessing information concerning tens-of-thousands of case reviews. Since 1986 it has captured information regarding projects requiring Section 106 Review and the State's responses to each.

The new Microsoft Access-based system features dropdown selection panes in data fields that have limited options for entries such as the County, Federal Agency, review type, and THC response. Having selection options pre-loaded is designed to

minimize time entering projects and eliminating typographical errors. Removing errors will increase the efficiency of searching and sorting the project database in addition to providing clients with mistake-free response letters that are generated directly from the information entered in the logging system.

A key component of the new system is that it easily allowed for the conversion of previous recorded data to be pulled into the new system. Many Section 106 projects can span years, occasionally decades, and having access to all the review data allows staff members to view dates and responses of previous iterations of on-going projects. With new staff members who lack the institutional knowledge of specific projects, this background is vital to the reviewers understanding how each project has developed. The new system automatically converts each project entry into a line on a master spreadsheet that allows for viewing and searching for the status of document reviews.

Another advantage of the new system is that it allows for unlimited characters when entering project titles, the city and county location, and recording miscellaneous notes that the reviewer deems relevant to the project.

The system will allow newly hired THC staff to efficiently process the hundreds of reviews submitted every year for any project large or small that has federal funding or permits, helping THC meet Governor Haslam's priority of efficient permitting. The THC Review and Compliance staff would like to thank Zada and Rachel for their hard work in developing the new system specifically designed based on the needs of the staff.



# HISTORIC STRUCTURES SURVEY AND GIS PROGRAM UPDATE

By Peggy Nickell

Work continues on the extensive reorganization of the survey file room which now also now includes the Survey and GIS Coordinator, Peggy Nickell's office. This allows for more efficient and easier research access for Consultants of all the survey data and for technical assistance. During the last quarter of 2016, nearly forty Consultants have made appointments to research their project sites with most being related to cell towers. At this time forty-nine banker's boxes full of survey files have been condensed and now take up much less storage room with still many more to condense. Monitors are now being used to check the humidity and temperature levels in both the survey room and the additional storage room.

The Fullerton Laboratory for Spatial Technology at Middle Tennessee State University is continuing to enter backlogged data and geo-reference surveyed counties and projects thanks to a matching grant from the Historic Preservation Fund (HPF) Grants. We will be working with the State STS department to upload additional data to the Tennessee Historical Commission (THC) Viewer this month. Data is continuing to be collected in order to produce an Historic Register of surveyed property numbers and this Register is hoped to be completed within the next couple of months. The Survey Form and Manual are still in the process of being updated.

The most recent survey, Campbell County, was completed on September 30, 2016, and the survey forms for 401 properties, digital photographs,

and a survey report was submitted in October of 2016 to meet the grant project requirements. Another THC grant was an update of surveyed properties to include properties built between 1936 and 1966 within the city boundaries of Knoxville. This survey was also completed by September 30, 2016, and the requisite survey forms for 81 properties, digital photographs and a survey report were submitted. The Campbell County Survey is currently at the Fullerton Laboratory being entered into the database and geo-referenced.

Contracts for the 2016-2017 HPF grants have been written, finalized, and signed. One is with MTSU to continue the geo-referencing at the Geo-Spatial lab, another is with the Department of Archaeology for their continued work of Flint Creek Battlefield site at Rocky Fork State Park, another is with MTSU for the design and publication of archaeology posters during Archaeology Month and the last one is with ETSU who is doing a geophysical survey at the John Carter Mansion in Elizabethton.

At this time, sixty-nine counties in Tennessee have been surveyed with ten additional counties only partially surveyed. Sixteen counties have not been surveyed. Fifty-one of the surveyed and partially-surveyed counties are on the THC Viewer with sixteen to be uploaded by this spring. To view the Tennessee Historical Commission Viewer, it can be accessed at <http://tnmap.tn.gov/historicalcommission/>.



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#### Public Comment Solicited

The Tennessee Historical Commission is again soliciting public comment and advice on its administration of the National Historic Preservation Act. Especially, we are seeking input on such matters as geographic areas or classes of properties which should be a priority for survey and/or registration efforts, criteria and priorities which should be established for restoration grants, and ways and means through which local efforts at preservation of historic properties can be most effectively assisted. Comments and advice on other areas and issues of a more general nature are also encouraged. Activities carried out by the Commission under the mandate of the Act include efforts to survey and inventory potentially-historic properties across the state and to nominate the most significant to the National Register of Historic Places. Other activities involve programs to protect and preserve properties once they are identified by reviewing Federal projects to determine if they will adversely affect historic properties and wish to earn the investment tax credits which are available; awarding and administering grants for the restoration of National Register properties; and providing technical assistance and advice to local governments which are attempting to establish local programs and ordinances to protect historic properties. Besides the restoration grants program, some of these activities are carried out in part by the provision of grant support to local groups and agencies. These grant funds are federal funds which are appropriated under the authority of the National Historic Preservation Act to assist states in carrying out the purposes of the Act. The comments received will be used to structure the annual application to the National Park Service for these funds. The Tennessee Historical Commission expects to solicit applications for grants-in-aid in June of this year for the 2017 Fiscal Year (10/01/2016-9/30/2017). The public input and advice which we are soliciting now will help to set both general office objectives and to establish priorities and criteria for the review of grant applications. Comments are requested by April 15, 2017, and may be addressed to Claudette Stager, Assistant Director for National Register Programs, Tennessee Historical Commission, 2941 Lebanon Pike, Nashville, Tennessee 37214.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age or disability. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127

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# NATIONAL REGISTER OF HISTORIC PLACES NEWS

By Caroline Eller

## Important African-American Properties Added to National Register

### Jefferson Street Historic District

Located about sixty miles east of Memphis in Haywood County on the east side of Brownsville's downtown commercial area, the Jefferson Street Historic District is a collection of eighteen



*Streetscape, 100 block E. Jefferson Street, view to northwest.*

properties that emerged historically as the center of the community's African-American business district. Most buildings in the district are one- and two-part commercial block buildings with modest detailing, the earliest edifice constructed at 14 East Jefferson Street circa 1900. One property, formerly occupied by a frame dwelling that was razed in 1948, is now the site of the city-maintained C.P. Boyd Park with a wood gazebo and park benches.

The district is an important example of African-American commerce and commercial activity from 1910 to 1970. Throughout this time, businesses in the district included restaurants, pool halls, meeting spaces, barber shops, salons and grocery stores which served the African-American community in Brownsville. Many of the businesses remain in African-American ownership, and the district continues to maintain the historical integrity and architecture of the community that built it.

*The National Register nomination for the Jefferson Street Historic District was prepared by Rebecca Hightower and Phil Thomason with Thomason and Associates.*

### Dr. Thomas H. Price House

The Dr. Thomas H. Price House in Covington, Tipton County was constructed in 1912 on present-day North Main Street. The Craftsman-influenced bungalow is nearly half a mile from the Covington Main Square area. The house is significant in for its association with Dr. Price, locally-prominent African-American physician who purchased the home in 1923, residing in it until his death in 1962. He was actively involved in the social and civic aspects of the community in Covington, practicing medicine and, against many odds, rising to prominence in the medical field.

Dr. Price was an important figure in the African-American community in Covington between 1923 and 1962, as he became a highly-esteemed medical professional who established a thriving medical practice in spite of limited educational opportunities. The son of former slaves, Dr. Price excelled academically, attending Rust College in north Mississippi and earning his Bachelor of Science degree from Lane College (NR 7/2/1987) in Jackson, Tennessee.

The Price House sits on a property less than one acre in size in an area that was once a quite diverse middle-class neighborhood, later affected by the construction of Highway 51.

The Price House retains a wood clapboard exterior, brick foundation, exposed wood rafters and brackets, a full front porch and one-over-one double-hung wood windows with a decorative Craftsman-style upper sash. Interior historic details include decorative corner base wood trim, beaded wood wainscoting, plaster walls, Corinthian style wood columns, triple wood door openings and wood panel doors with artistic patterns.

*The National Register nomination for the Dr. Thomas H. Price House was prepared by Maggie Johnson, former Historic Preservation Planner with the Memphis Area Association of Governments and David Gwinn, the Covington City Historian.*



*Dr. Thomas H. Price House, west façade, view to east.*



*Dr. Thomas H. Price House, central front hall and staircase, view to west.*

**DNA Testing, continued from page 6**

and took horrendous casualties of almost one third dead or wounded. Roughly 30 Tennesseans were killed, with very few of their bodies known to have been sent back to the United States for burial. The final resting place of the others was not noted in any surviving documentation.

Therefore, when skeletal remains were discovered by construction crews in modern Monterrey in an area roughly corresponding to the 1st Tennessee's advance it became important for both Mexico and the United States to determine who these remains belong to and whether they could possibly be the final resting place of Americans killed in battle. The first clue was in the objects which were found with the bones. A small number of button fragments and other objects conformed closer to American patterns than those used in Mexico during the middle of the 19th century. Second were the bones themselves. At least one skeleton showed signs of trauma typical of contemporary warfare; in this case a leg had been removed below the knee and was completely missing from the skeleton, possibly indicating a catastrophic removal from being hit with a cannonball or more likely the result of a battlefield amputation.

Finally, an isotopic analysis was run on a small percentage of the remains. Carbon-dating is a scientific tool for estimating the ages of organic objects, in which the amount of Carbon 14 is analyzed in a sample and compared against the element's decay rate to find an approximate age. The isotopic analysis performed on the Monterrey remains shares a scientific basis with carbon-dating, but instead of looking to find the age of a sample, isotopic analysis looks for the original location of a sample. While Carbon-14 decays incrementally over time, stable isotopes like Strontium-87 or Oxygen-18 stay at the level forever once they are absorbed by a living thing. In humans these elements are introduced into our bodies by the food that we eat and the water that we drink. Each

water source and soil area in the world has slight variations in these elements and particularly pre-20th century when people tended to eat and drink things that were only produced locally. The ratios of these isotopes in their bodies form a "fingerprint" which is specific to a certain area of the world. By testing the Monterrey samples isotopic ratios and comparing them to known reference samples from across the United States it is hoped that they will be similar to those of others from the middle Tennessee area.

The skeletal remains are also undergoing DNA processing and analysis at Dover AFB. While television shows make this process seem like a relatively easy one involving cotton swabs and a computer, in reality the process is much more complex especially when the remains being tested are potentially over 150 years old. The main problem lies in the fact that after a century and a half much of the testable DNA has degraded so much to be unusable. Human DNA is located in two different parts of our cells: in the nucleus (nDNA) and in the mitochondria (mDNA). Nuclear DNA is the type that most people are familiar with; it is the type most modern forensic work relies upon and is also the type sequenced by companies like Ancestry or National Geographic when you send for a DNA testing kit. This type contains a person's full genetic code. Unfortunately, as the body decays this nDNA decays as well, with skeletal remains containing little to no nDNA that is useful as a diagnostic tool.

Mitochondrial DNA, on the other hand, contains smaller amounts of genetic code and is substantially more stable; it has the potential to provide usable data even after thousands of years. Therefore it is mDNA which will be extracted from the human remains found in Monterrey (either from small amounts of bone or from the pulp from inside of teeth) and analyzed for genetic markers for comparison. The final hurdle to this mDNA analysis is that it is passed down only along through the

female line. Therefore intense genealogical reviews of each Tennessean killed at Monterrey has been an ongoing project for MTSU's Dr. Derek Frisby and Dr. Tim Johnson from Lipscomb University. Their goal is to trace each soldier's female relatives down to the modern day, request a DNA sample from matching individuals, and then use these modern mDNA profiles as comparison references. A match would give us a statistically definitive identity for a particular set of remains and potentially allow us to bring that soldier back to be buried at an appropriate location in Tennessee. The TWC is proud to support this ongoing project and looks hopefully forward to reporting positive news within the next year.

## RECENT NATIONAL REGISTER LISTINGS

Since the last issue of The Courier there have been five new entries to the National Register of Historic Places from Tennessee. The properties are the following:

Shults Grove Methodist Church, Sevier County

Marion Post No. 62, Marion County

Giffin Grammar School, Knox County

LaFollette Coke Ovens, Campbell County

House of David Recording Studio Complex, Davidson County

The Historic Music Industry Resources in Nashville, Davidson County Multiple Property Submission was accepted by the National Park Service.

There are now 2,156 entries in the National Register from Tennessee including 287 districts for a total of 43,926 resources now listed.

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# THE COURIER

## MUSIC ROW PROPERTY LISTED IN NASHVILLE

By Claudette Stager

The House of David Recording Studio Complex is comprised of two former residences located on 16th Avenue South in Nashville. The complex is important as an example of an independent recording studio and offices that were once prominent on the city's Music Row. Constructed in 1909 and 1913, the buildings were renovated into recording studios and offices by David Briggs in 1974. Briggs was a well-known session player, recording in Muscle Shoals and other venues, who decided to settle in Nashville. Opening his own offices, independent of the larger recording companies, provided him with more artistic control. While Music Row is notable for its role in country music, the House of David is an example of the variety of music that came out of Nashville. Artists from B.B. King to Carl Perkins recorded here. Briggs' operation was also a popular venue to record commercial jingles, further showing the diversity of sound that was recorded in the city.



*House of David  
Recording Studio  
Complex*

The listing of the House of David in the National Register is part of a larger project that examined Music Row buildings and history. The document created from this project is known as a Multiple Property Documentation Form that will allow future Music Row properties to be National Register listed more easily, bringing awareness to the increasing fragile Midtown properties during Nashville's current real estate boom. The project was funded by the National Trust for Historic Preservation.

