National Register of Historic Places Registration Form

1587



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

Rushing, John, Farm Name of Property		Benton County, TN County and State				
5. Classification						
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in count)				
□ private □ public-local	□ building(s)☑ district	Contributing	Noncontributin	g		
□ public-State	☐ site	7	1	buildings		
□ public-Federal	☐ structure	2		sites		
	□ object	•		structures		
				objects		
		9	1	Total		
Name of related multiple (Enter "N/A" if property is not pa		Number of Co in the Nationa	ntributing resources pre I Register	eviously listed		
N/A		0				
6. Function or Use						
Historic Functions (Enter categories from instruction	ons)	Current Funct (Enter categories f				
DOMESTIC: single dwelling	ng	DOMESTIC: si	ngle dwelling			
DOMESTIC: secondary s	tructure	DOMESTIC: se	econdary structure			
AGRICULTURAL: agricul	tural field	AGRICULTUR	AL: agricultural field			
AGRICULTURAL OUTBU	ILDING: animal facility	AGRICULTUR	AL OUTBUILDING: anima	l facility		
7. Description						
Architectural Classificat (Enter categories from instruction		Materials (Enter categories f	rom instructions)			
OTHER: Colonial Revival plan	Influence with center hall	foundation Li	mestone, BRICK, CONCF	RETE		
		walls weather	erboard, LOG, CONCRET	E, Board and		
		Batten				
		roof ASPHA	ALT, METAL			
		other METAL	., GLASS, WOOD			

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuatuion sheets

Rushing, John, Farm	Benton County, TN
Name of Property	County and State
8. Statement of Significance	
Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)	Areas of Significance (Enter categories from instructions)
A Property is associated with events that have made a significant contribution to the broad patterns of our history.	AGRICULTURE
☐ B Property is associated with the lives of persons significant in our past.	
▼ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity who's components lack individual distinction.	Period of Significance 1915 - circa 1940
D Property has yielded, or is likely to yield, information important in prehistory or history.	
Criteria Considerations N/A (Mark "x" in all boxes that apply.)	Significant Dates circa 1900, 1915, circa 1920, circa 1940
Property is: ☐ A owned by a religious institution or used for religious purposes.	Significant Person
☐ B removed from its original location.	(complete if Criterion B is marked) N/A
☐ C moved from its original location.	
D a cemetery.	Cultural Affiliation N/A
☐ E a reconstructed building, object, or structure.	
☐ F a commemorative property	Architect/Builder
☐ G less than 50 year of age or achieved significance within the past 50 years.	UNKNOWN
Narrative Statement of Significance (Explain the significance of the property on one or more continuation sh	eets.)
9. Major Bibliographical References	
Bibliography (Cite the books, articles, and other sources used in preparing this form of	on one or more continuation sheets.)
Previous documentation on file (NPS): N/A preliminary determination of individual listing (36 CFR 67) has been requested previously listed in the National Register Previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey recorded by Historic American Engineering	Primary location of additional data: State Historic Preservation Office Other State Agency Federal Agency Local Government University Other Name of repository: MTSU Center for Historic Preservation
Record #	

Rushing, John, Farm Name of Property	Benton County, TN County and State
Name of Floperty	County and State
10. Geographical Data	
Acreage of Property 120 acres	
UTM References (place additional UTM references on a continuation sheet.)	Big Sandy, TN 20 NE
1 16 401100 3998910	3 16 400480 3999500
Zone Easting Northing	Zone Easting Northing
2 16 401000 3999490	4 <u>16 400350 3998900</u> ☐ See continuation sheet
V	
Verbal Boundary Description (Describe the boundaries of the property on a continuation she	eet.)
Boundary Justification (Explain why the boundaries were selected on a continuation selected on a conti	sheet.)
11. Form Prepared By	
name/title Carroll Van West	
organization MTSU Center for Historic Preserva	ation date 3/31/1999
street & number P O Box 80	telephone 615 898 2947
city or town Murfreesboro	state TN zip code 37132
Additional Documentation	
submit the following items with the completed form:	
Continuation Sheets	
Maps	
A USGS map (7.5 0r 15 minute series) inc	dicating the property's location
A Sketch map for historic districts and pro	operties having large acreage or numerous resources.
Photographs	
	anha of the property
Representative black and white photogr	apris of the property.
Additional items (Check with the SHPO) or FPO for any additional items	
Property Owner	
(Complete this item at the request of SHPO or FPO.)	
name Patricia Mann	
street & number P O Box 72	telephone 901 584 3748
city or town Camden	state TN zip code 38320
Paperwork Reduction Act Statement: This information is be	eing collected for applications to the National Register of Historic Places to nominate

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

National Register of Historic Places Continuation Sheet

Section number	7	Page	1	Rushing, John, Farm Benton County, TN

7. NARRATIVE DESCRIPTION

The John Rushing Farm is a historic district that consists of a 120-acre farm and various buildings located at 5760 North [Tennessee] Highway 69A in Benton County, Tennessee. The farm has three historic dwellings and numerous outbuildings set within a rolling hills landscape that has experienced little change since the first third of the twentieth century. The house lot has large mature trees and various ornamental plantings. Historic fencing and tree lines well define the fields that are in good condition and still used for livestock grazing.

The John Rushing House is a one-story ell-shaped central hall house, initially built circa 1900. Circa 1920 the house underwent remodeling with a Colonial Revival-influenced look and minor alterations in 1954. Situated to the east of this dwelling are several contributing farm buildings, including a circa 1940 garage, a frame tenant house circa 1900, a log potato house circa 1920, a concrete pump house circa 1940, and a livestock barn circa 1940. South of the John Rushing House is a concrete block tenant house, circa 1940, and about two hundred yards east of the John Rushing house is a circa 1940 hog house. The farm retains high integrity in its historic field patterns between circa 1920 and 1940 and has a small pond circa 1940. Overall, the rural landscape of the John Rushing Farm represents a typical middle-class farm found in Benton County in the middle decades of the twentieth century.

1. John Rushing House

This dwelling is a one-story symmetrical three-bay central hall house covered with weatherboard, with a limestone pier foundation that has been in-filled with brick (circa 1954) and concrete (circa 1998) and an asphalt-shingle gable roof. The west façade has one-overone double-hung windows flanking a central entrance. The porch, constructed circa 1920, covers the entire length of the facade. It has a metal-covered shed roof, supported by four pairs of squared tapered columns that rest of brick piers. The flooring of the porch was originally wood, but was replaced with concrete in 1954.

The south elevation shows the ell of the dwelling in addition to a small bathroom addition circa 1920. The gable end of the elevation has a symmetrically located one-over-one double-hung window. A solid wood board, circa 1970, covers a transom that once existed above the window. At the gable point is a rectangular metal ventilation grille. To the east of the gable end is a symmetrically located three-over-one double-hung window on the bathroom addition of circa 1920. On the ell wing extension is a side entrance, consisting of a doorway flanked by three-over-one double-hung windows. Above the doorway stoop is a gable roof supported by brackets on either side of the door.

The east elevation shows the rear of the bathroom addition, consisting of three symmetrically

National Register of Historic Places Continuation Sheet

Section number	7	Page	2	Rushing, John, Farm Benton County, TN	

located three-over-one double-hung windows. Also evident from the east elevation is a symmetrically located one-over-one double-hung window on the gable end of the ell wing.

The north elevation shows the gable end of the central hall dwelling as well as the ell wing. On the gable end is a symmetrically located red brick exterior chimney. On the west side of the chimney stack is a rectangular metal ventilation grille. Flanking the chimney are single light windows. The ell wing contains a one-over-one double-hung window on the west side and smaller paired one-over-one window on the east side.

Since its construction circa 1900, various alterations have occurred to the interior of the John Rushing House. First was the circa 1920 remodeling and then additional changes including those in circa 1940, 1954, 1966 and 1990. Although changes have occurred on the interior, many historical details remain, allowing the dwelling overall to convey its original design and workmanship.

The central hall retains the original screen door and Craftsman style-influenced entrance door from circa 1900. The circa 1900 beaded board ceiling is extant. The hardwood floor and metal ventilation grille centered in the floor, date circa 1900. Added to the northeast corner, circa 1920, is a closet and the walls were covered with fiberboard paneling circa 1966.

The south parlor retains its original horizontal five-paneled wood door and five inch wood baseboards. Built in the northwest corner circa 1940, was a storage area. Circa 1966 sheetrock was placed on the walls then circa 1990 faux pine paneling was placed on the south wall.

The north parlor retains its original hardwood floors, beaded board ceiling, five inch wood baseboards, and horizontal five-panel wood door. Added to the walls circa 1966 was Faux pine paneling. The owners date the wood mantel as circa 1920.

The dining room in the ell wing has a thin plaster textured ceiling and sheetrock walls installed in 1997. The dining room's circa 1900 door has three horizontal panels topped by a one-light transom. The room also contains six inch wood baseboards and hardwood floors circa 1900.

The kitchen in the ell wing exhibits the influence of "progressive farm wife" movement of the mid-twentieth century. The cupboards date circa 1920 and there are six inch wood baseboards and a horizontal four-panel wood door circa 1900. The plaster ceiling and asbestos wall panels date circa 1954.

To the south of the kitchen, accessible by a heavy wood plank door is a small pantry, with

National Register of Historic Places Continuation Sheet

Section number	7	Page	3	Rushing, John, Farm Benton County, TN

hardwood floors, board walls, and beaded board ceiling dating circa 1900. The only alteration is faux pine paneling, circa 1966, on the north wall of the room.

Enclosed circa 1920, was the original rear porch of the dwelling to create a storage room and a small bathroom. The enclosed rear hall has circa 1900 hardwood floors and beaded board ceiling and shows the original exterior weatherboard of the dwelling.

A vertical four-panel wood door leads into a small bathroom, circa 1920, which retains its original window storage cabinets and beaded board ceiling. The hardwood floors are currently covered with plastic, that the owners plan to remove as their restoration progresses. (C)

2. Garage

A concrete block, gable-entrance, single car garage, with an asphalt shingle, gable roof, and no-door constructed circa 1940. (C)

3. Tenant House

A single-room, gable-entrance dwelling with a shed roof wing on the east side, covered in weatherboard, that has a metal-covered gable and shed roof and a limestone pier foundation, built circa 1900. (C)

4. Potato House

Metal-covered gable roof, log building, with entrance at south gable end, that rests on a log foundation. Built circa 1920, the wall at the southeast corner has pulled apart, but is presently awaiting restoration. (C)

5. Pump House

Concrete block, pump house, with metal gable roof, and off centered entrance at the southeast corner of the building, built circa 1940. (C)

6. Livestock Barn

Metal-covered, gable roof, frame livestock barn, built circa 1920, with a metal-covered, shed roof, equipment storage extension circa 1960. (C)

7. Hog House

Metal-covered, gable roof, frame hog house, built circa 1940, but roof supports have collapsed at the southwest corner of the building. In January 1999 a tornado damaged the building and it will not be restored. (NC, due to deterioration)

National Register of Historic Places Continuation Sheet

Section number	7	Page	4	Rushing, John, Farm Benton County, TN

8. Tenant House

Symmetrical, three-bay, concrete block, tenant house, built circa 1940, with asphalt shingle, gable roof and symmetrical front porch projection, with asphalt shingle gable roof supported by two square concrete columns. Two-over-two double-hung windows flank the central entrance. (C)

9. Pond

A man-made pond for livestock, built circa 1940, represents a contributing site. (C)

10. Field Patterns

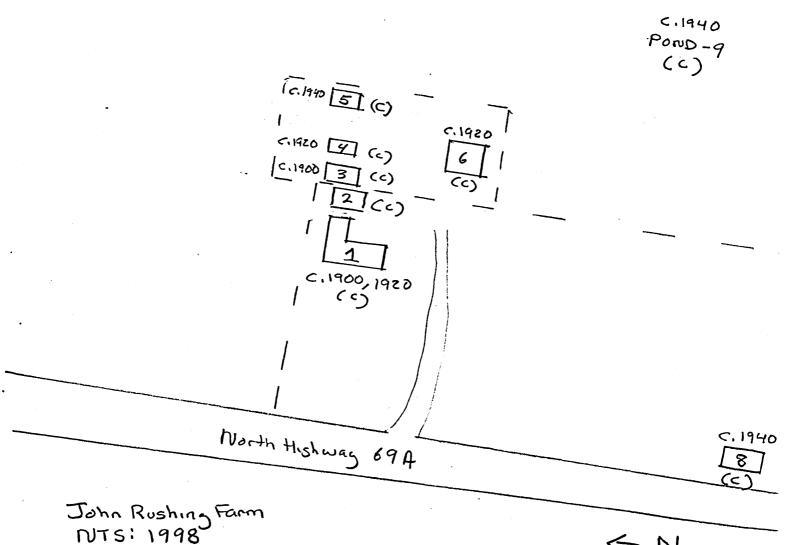
Well defined by historic tree rows and fences, the intact patterns of fields date circa 1920 to 1940. The farmstead faces North Highway 69A and a spacious front yard with mature trees separates the house from the highway. To the north of the farmstead is a large field for livestock, with boundaries defined by a fence between the farmstead and the field on the south; the highway on the west; a fence and property line on the north; and to the east by a large grazing field and woods. This field is the largest single tract on the property, comprising about 45 acres. South of the farmstead is another large field for livestock. It extends to a fence and property line on its southern boundary; the highway and tenant house create the western boundary; and the north boundary is created by the farmstead. Included in the accompanying documentation is an aerial view of the farm, circa 1960 from the Tennessee Department of Agriculture. Together the historically intact field patterns represent the early to mid-twentieth century patterns of agricultural land use in Benton County, represents a contributing site. (C)

The various contributing buildings and site of the John Rushing Farm document an intact historical farmstead from the early twentieth century. The property has a high integrity of association, setting, feeling, and location while the buildings exhibit their original design, workmanship, and materials. Well conveyed through the setting and buildings of this historic district is a sense of time and place.

National Register of Historic Places Continuation Sheet

Section number	7 Page	5	Benton County, TN	

Rushing, John, Farm, Benton Co., TN

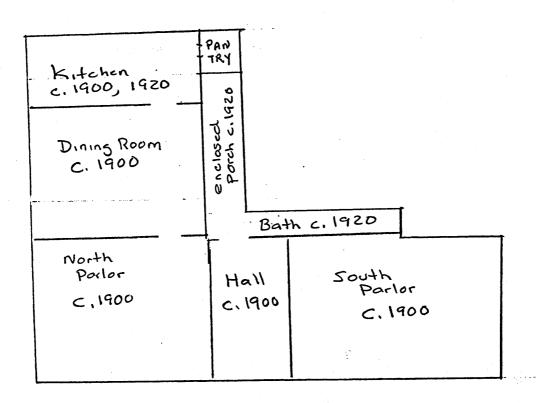


National Register of Historic Places Continuation Sheet

Section number ____7 Page ____6

Rushing, John, Farm Benton County, TN

Rushing, John, Farm, Benton Co., TN



John Rushing House Interior Floor plan sketch NTS: 1998 <- N

National Register of Historic Places Continuation Sheet

Section number 8 Page 7	Rushing, John, Farm Benton County, TN	
-------------------------	--	--

8. Statement of Significance

The John Rushing Farm, located at 5760 North [Tennessee] Highway 69A in Benton County, Tennessee, is eligible for listing in the National Register of Historic Places for its local significance in the history of agriculture. The property well represents a historically extant farm from the early to mid-twentieth century and is strongly associated with the county's dominant patterns of agricultural production and rural life in those decades.

John Peck Rushing was born in 1886 in a family that was one of the first to settle, circa 1820, in what is now known as the Rushing Creek community of northern Benton County. His parents were Marion Jasper Rushing (1848-1935) and Mary Hall Rushing (1849-1912). John Beck Rushing acquired the property in 1915; at that time, the primary dwelling and the African-American tenant house were the only buildings on the property that are still extant today. Tharp was the only identified African-American tenant family.

John Peck Rushing married Myrtle McRae (1886-1971) at an unknown date, but believed to be between 1915 and 1920. In or about 1920, the Rushings began to remodel the farm dwelling and add farm buildings to the property. These changes followed the precepts of the progressive farm home ideal of the 1920s and included the addition of an indoor bath and the modernization of the kitchen. The construction of a Colonial Revival-influenced front porch, also is one of the many ways farmhouses were updated. All of these significant features are extant today. Moreover, the Rushings expanded their agricultural production from traditional Benton County crops such as corn and cotton to new commodities between 1920 and circa 1940. They raised chickens, cattle, and hogs for market, even constructing a large hog house approximately 200 yards east of the farmstead circa 1940. The Rushings also planted peanuts and, later in the 1940s, soybeans. To manage their more market oriented farm the Rushings built a second tenant dwelling; a concrete block house with electricity circa 1940.

A distinguishing feature of the agricultural strategy of John Peck Rushing was his decision to build and operate a store, the "Rock Store," which stood across from the farm on the west side of North Highway 69A. Records are not clear when Rushing established the store, but a good estimate is circa 1930, because by that time Highway 69 existed and became a primary transportation artery between Camden, the seat of Benton County, and Big Sandy, the county's next largest community. At this store, Rushing sold some of the products of his farm, such as pork products, chickens, and peanuts. He also accepted agricultural commodities from his neighbors in barter trade. Rushing acquired one of the first pickup trucks in the community and he used the truck not only to take his farm products to market, often in Clarksville, but also to deliver goods to his neighbors.

National Register of Historic Places Continuation Sheet

Section number	8	Page	8	Rushing, John, Farm Benton County, TN

Myrtle McRae Rushing was from Camden and she contributed to the farm's income by teaching and working at the store. Indeed, oral interviews have indicated that neighbors considered her a "city lady," distinguished by her dedicated role in church affairs. She does not appear to have been active in local Home Demonstration projects. John Peck Rushing and Myrtle McRae Rushing lived at the farm until 1966; they both died in 1971.

The agricultural history of the Rushing Farm reflects the twentieth century patterns for Benton County family farms documented in the Tennessee Century Farms program, especially in its modernization of the farm dwelling, the construction of new outbuildings, and the specialization in the production of swine and soybeans between 1920 and 1940. It represents a successful middle-class farm in this still agriculture-dominated county. The extant dwelling and farmstead also document rural life of the mid-twentieth century; and how the progressive farm movement influenced farm families to build indoor baths, install modern kitchens, and update earlier folk architecture-derived dwellings with Colonial Revival stylistic elements. In "Farm Wives and Commercial Farming: The Case of Loudon County, Tennessee," historian Melissa Walker concludes:

Between 1920 and 1940, many East Tennessee farm families began the protracted transition from general farming, which brought in small amounts of cash income, to the specialized, profit oriented commercial agriculture promoted by the U.S. Department of Agriculture (USDA), the Tennessee Valley Authority (TVA), and other governmental agencies. Indeed, this change was happening all over the South. This capital and land intensive process transformed rural communities from networks of farm families sharing resources to a complex of 'independent small businesses' run by the most prosperous white families.¹

Although Walker's case study focuses on an East Tennessee county that had the Tennessee River forming its west boundary, her insight translates well to a West Tennessee county that has the Tennessee River forming its east boundary. The John Rushing Farm through its extant buildings and farm landscape documents a significant process of transformation that led to the creation of "independent small businesses run by the most prosperous families." The circa 1920

¹ Melissa Walker, "Farm Wives and Commercial Farming: The Case of Loudon County, Tennessee," Tennessee Historical Quarterly 57(Spring/Summer 1998), 44.

NPS FORM 10-900-A

OMB Approval No. 1024-0018

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

Section number	8	Page	9	Rushing, John, Farm Benton County, TN	

bath and kitchen of the extant Rushing farmhouse further documents a similarly important transition in rural life. Historian Mary Hoffschwelle in her book, *Rebuilding the Rural Southern Community: Reformers, Schools, and Homes in Tennessee, 1900-1930*, describes as a reformers' drive to make the kitchen "the key female space within the reformed rural home." It was the focal point of women's domestic work and the room that best combined efficiency, sanitation, and decoration."²

² Mary S. Hoffschwelle, Rebuilding the Rural Southern Community: Reformers, Schools, and Homes in Tennessee, 1900-1930 (Knoxville: University of Tennessee Press, 1998), 131.

National Register of Historic Places Continuation Sheet

Section number	9	Page	10	Rushing, John, Farm Benton County, TN

9. BIBLIOGRAPHY

- "Benton County Farms." Tennessee Century Farms Project. Center for Historic Preservation, Middle Tennessee State University.
- Hoffschwelle, Mary. Rebuilding the Rural Southern Community: Reformers, Schools, and Homes in Tennessee, 1900-1930. Knoxville: University of Tennessee Press, 1998.
- Mann, Patricia. Interview, May and October 1998. Notes in files of Center for Historic Preservation, Middle Tennessee State University.
- Rushing Family History Chart. Copy in files of Center for Historic Preservation, Middle Tennessee State University.
- Rushing Farm History. Notes prepared from local history research and interview by Patricia Mann. Copy in files of Center for Historic Preservation, Middle Tennessee State University.
- Walker, Melissa. "Farm Wives and Commercial Farming: The Case of Loudon County, Tennessee." Tennessee Historical Quarterly 57(Spring/Summer 1998): 42-61.

National Register of Historic Places Continuation Sheet

				Rushing, John, Farn
Section number	10	Page	11	Benton County, TN

10. GEOGRAPHICAL DATA

Verbal Boundary Description

The John Rushing Farm is located at 5760 North Highway 69A in Benton County, Tennessee, and is designated as Parcel 46 on the attached Benton County Tax Maps #51 and #61.

Boundary Justification

The nominated boundaries contain all of the extant historic property associated with the John Rushing Farm.

The tax map for this property has the scale of 1" = 400'. The Tennessee Board of Equalization prepares this scale map for rural areas. In the past, the Tennessee Historical Commission has used this scale map for nominations and has found that the 1" = 400' adequately meets our office needs. The Tennessee Historical Commission does not have the facilities to prepare maps to the scale preferred by the National Park Service.

National Register of Historic Places Continuation Sheet

Section number

Photos Page 12

Rushing, John, Farm Benton County, TN

PHOTOGRAPHS

John Rushing Farm

Benton Co., TN

Photos by: Carroll Van West

MTSU Center for Historic Preservation

Date:

May and October 1998

Negatives:

Tennessee Historical Commission

2941 Lebanon Road Nashville TN 37243

Dwelling and farmstead from Highway 69, facing northeast 1 of 24

West facade, Rushing dwelling, facing east 2 of 24

South elevation, Rushing dwelling, facing north 3 of 24

East elevation, Rushing dwelling, facing west 4 of 24

North elevation, Rushing dwelling, facing south 5 of 24

Hallway and south parlor, facing northeast 6 of 24

Dining room leading to north parlor, facing southwest 7 of 24

Circa 1920 kitchen cabinets, facing north 8 of 24

Pantry, facing northwest 9 of 24

National Register of Historic Places Continuation Sheet

Section	numh	٦r

Photos Page 13

Rushing, John, Farm Benton County, TN

Rear enclosed porch, facing pantry in northeast direction 10 of 24

Beaded board ceiling, rear enclosed porch, facing west 11 of 24

Circa 1920 bath, facing south 12 of 24

Garage and tenant house, facing northwest 13 of 24

Potato house, facing northwest 14 of 24

Potato house and pump house, facing northeast 15 of 24

Livestock barn, facing south 16 of 24

Livestock barn, facing northeast 17 of 24

Hog house, facing southeast 18 of 24

Tenant house, facing northeast 19 of 24

Farmstead, from fields, facing northwest 20 of 24

Field north of farmstead, facing northeast 21 of 24

Field east of farmstead, facing east 22 of 24

National Register of Historic Places Continuation Sheet

Section number

Photos Page 14

Rushing, John, Farm Benton County, TN

Field east of farmstead, facing southeast 23 of 24

Field south of farmstead, facing southeast 24 of 24

