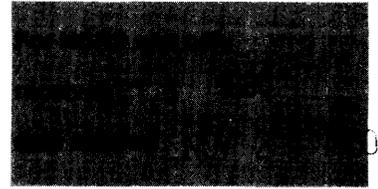


**United States Department of the Interior  
Heritage Conservation and Recreation Service**



**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Tusculum College Historic District

and/or common

**2. Location**

*U.S. 11 and TN 107*

street & number Tusculum Station \_\_\_ not for publication

city, town Tusculum  
Greeneville \_\_\_ vicinity of congressional district First

state Tennessee code 047 county Greene code 059

**3. Classification**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Tusculum College

street & number Tusculum Station

city, town Greenville \_\_\_ vicinity of state Tennessee 37743

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Greene County Registrar's Office

street & number Greene County Courthouse, Main Street

city, town Greenville \_\_\_ vicinity of state Tennessee 37743

**6. Representation in Existing Surveys**

title has this property been determined eligible? \_\_\_ yes \_\_\_ no

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town state

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The proposed Tusculum College Historic District includes the heart of the existing college campus and extends from the Doak House (built in 1818 and currently on the National Register of Historic Places) on the eastern edge of campus to Virginia Hall (built in 1901 and designed by Louis H. Sullivan). This district consists of approximately 18 1/2 acres, and includes 8 buildings and an archway, all constructed in the period from 1841 to 1928. Within this district there are no other buildings or structures to mar the harmony of this grouping. A campus map denoting the currently approved Doak House area and the proposed district is enclosed and will provide a framework for viewing this area as a whole.

The setting of the Tusculum campus was chosen in 1818 by the Rev. Samuel Doak, and certainly a factor in the choice must have been the panoramic view of the Greene Mountain ridge of the Great Smoky Mountains. From the approximate 1500 foot elevation of the campus, the campus overlooks gentle rolling foothills stretching out to the dramatic ascent of the 5000 foot ridge of Greene Mountain. All 8 buildings in the district are constructed of red brick and several buildings were erected with brick actually produced by the college owned and operated kiln. The buildings are all interconnected by rolling walkways and the only roadways within the district are located at its periphery. The district is dominated by towering oaks and poplars; many other varieties of trees, shrubs, and flowers thrive on campus.

The entire district is wholly owned by Tusculum College and is adjacent to the Doak House property. All buildings within the district are currently in use by the college, and all are accessible to the public.

Following is a description of each building in the area, presented in the order you would approach them if you were walking through the district from the west entrance down to the Doak House.

1.

Virginia Hall (1901)-architect, Louis H. Sullivan: three story; cut limestone foundation; red brick laid in common bond; gable roof; parapet walls on north and south elevations; wood denticular cornice with egg and dart molding on east and west elevations; 4 over 4 double hung sash windows with limestone sills; main (west) entrance recessed in semi-circular arched opening; limestone belt course; wood portico and brick patio added to side (south) entrance; minor interior renovations.

Virginia Hall, which stands at the main entrance to the Tusculum campus, was funded by Nettie Fowler McCormick, the widow of Cyrus Hall McCormick. She chose the most famous architect of the time, Louis H. Sullivan, to design the building. The original blueprints are stored in the office of a local architect.

The building was designed as a women's dormitory and was Tusculum's first modern building with baths, fire escapes, and furnace heat. Virginia Hall originally housed the home economics department, a dining hall, a girl's gymnasium, parlors, reception rooms, and an art studio in addition to the student rooms, which rented at the time for fifty cents a week. The building is presently in use as a women's dormitory with the basement occupied by the college bookstore and post office. The building's interior is marked by twelve

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 2

foot ceilings on each floor. These unusually high ceilings give the individual rooms a feeling of openness and spaciousness often lacking in modern dormitories.

2.

Haynes Hall (1914) architect unknown: Georgian Revival influence; 3½ stories; U-shaped plan; red brick laid in common bond; gable roof with dormers; denticular cornice; varied window treatment; one-story flat roofed portico with paired columns and iron balustrade; limestone belt course; minor interior renovations; no exterior alterations.

Now used as a men's dormitory, the building was designed as a women's dormitory, and it included space for the home economics department (moved over from Virginia Hall), hospital rooms and domestic science laboratories. Again the building was funded primarily by Mrs. McCormick, who sent her own architect to supervise construction and who also completely furnished the building, as she had done for Virginia Hall. Some of these original furnishings are still on campus and in use today.

3.

McCormick Hall (1887)-architects, Warren H. Haynes and A. Page Brown: Richardsonian Romanesque; three stories; red brick laid in common bond; hip roof with projecting eaves decorated with brackets; denticular cornice; molded brick belt course around building at base of both the first and second floors; 9 over 6 first-floor windows with semi-circular transoms and radiating voussoirs; 9 over 9 double hung sash windows with wood surrounds, both single and paired, on second and third floors; main entrance recessed behind Romanesque arch; third-floor recessed porch (above entrance) with Ionic columns; circular bell tower on west elevation with belvedere; octagonal rear elevation with corbelled indentation; raised brick foundation.

The only exterior alteration was the addition of an east wing in the late 1800s. A major interior renovation occurred in the late 1960s when a modern chapel was constructed on campus, and the small chapel housed in the upper two stories of the rear octagonal section of McCormick Hall, which featured a choir loft and a panoramic view of the mountains, was replaced by offices on the second floor and classrooms on the third floor.

McCormick Hall was the first building erected on campus through the generosity of the Cyrus Hall McCormick family. The builder was J. H. Willis of Greeneville and a wooden hand plane and small level used by Mr. Willis in the construction of McCormick Hall (and later Virginia Hall) are displayed in the Tusculum College archives.

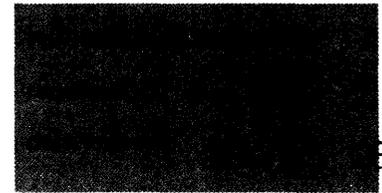
Along with classrooms, McCormick Hall today houses the president's and other key staff offices as well as the Board of Trustees room. Built in along the walls of the Board room are the original pillars which supported the choir loft of the old chapel.

4.

Rankin Hall (1923)-architect unknown: Georgia Revival influence; three stories; red brick laid in Flemish bond; H-shaped plan; gable roof with gabled dormers; quoins; 6 over 6 double hung sash windows with wood surrounds, flat brick arches and brick sills; Palladian-influenced main entrance; raised foundation.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 3

The building, which originally housed 46 students and teachers, presently serves as a dormitory and also contains classrooms and faculty offices. There have been no significant exterior alterations. The original design permitted minor alterations to accommodate two classrooms on the first floor but there have been no other alterations.

Originally known as Gordon Hall, Rankin is the last of the Tusculum buildings built through the impetus of Mrs. McCormick.

5.

Craig Hall (1892)-architect unknown: Victorian Period; three stories; red brick laid in common bond; hip roof with intersecting gables; bracketed cornice; molded brick water table and second-story belt course; segmentally arched windows with wood surrounds, concrete sills and brick radiating voussoirs; three-bay recessed entrance.

Craig Hall was the second McCormick inspired building (after McCormick Hall), with Nettie Fowler McCormick putting up almost half the funds for construction. The building originally housed seventy boys, provided them with a kitchen and dining room and provided laboratories for physical sciences. Today still a men's dormitory, the building has undergone slight exterior alterations in the relocation of some windows and some minor interior renovation.

6.

Old College (1841)-architect unknown: two stories; red brick laid in common bond; five bays wide and three bays deep; metal casement windows with concrete sills; gable roof; exterior end brick chimneys; denticular cornice; two entrances on main (south) elevation with rectangular transoms and sidelights; one-story porch on south elevation with turned posts and wood balustrade; two doorways, each with a rectangular transom and porch with turned posts and balustrade on north elevation; octagonal wood cupola with louvered vent and octagonal roof.

For the first 20 plus years of its life Tusculum College had survived with a 2 room cabin and the 2 story brick home of its president as its only facilities. In 1841 as the college was growing and prospering, Samuel Witherspoon Doak undertook the construction of a new building for Tusculum. Tradition has it that slaves of the Doak family made all the brick for the building on campus and, in exchange for their labors, were freed by President Doak.

Funds for the new building came from a subscription of local people interested in Tusculum, and prominent among the names of donors is Andrew Johnson, the 17th President of the United States, who gave \$20 for the construction of Old College.

The original building allowed space for a chapel, classroom, the literary societies (debating clubs) and the library. These debating clubs were in the center of local attention and attracted a prominent orator who regularly walked the 4 miles from Greeneville to participate in the debates on the second floor of Old College. His name was Andrew Johnson.

**United States Department of the Interior**  
**Heritage Conservation and Recreation Service**

**National Register of Historic Places**  
**Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 4

After McCormick Hall was built the Old College began the first of many functional changes and was used to house the female students of the college until Virginia Hall was built. The Old College was used as a boy's dormitory (as it had been used before Craig Hall was built). After construction of Rankin Hall in 1923 relieved the burden on men's housing, Old College was converted to house the chemistry department, complete with classrooms and laboratories. After construction of the Science Building, Old College was again used for housing and eventually converted into four apartments which are currently occupied by Tusculum faculty and staff.

A path through a woods near Frank Creek leads from Old College approximately 200 yards down to the Doak House.

7.

Science Building (1928)-architect unknown: three stories; red brick laid in stretcher bond; rectangular plan; raised brick foundation with limestone water table; gable roof; paired interior end brick chimneys; 8 over 8 double hung sash windows with limestone sills and wood surrounds; two-story portico with full entablature supported by limestone columns with lotus capitals; semi-circular arched window with Y-tracery above double leaf main entrance; octagonal wood cupola with louvered sides and dome shaped roof.

The Science Building contains science classrooms and laboratories. There have been no exterior alterations and only minor interior renovations.

The building was constructed only through the issuance of interest bearing bonds by the college. Its construction was necessary to relieve the burden of many other buildings trying to provide laboratory facilities in buildings not designed for such purposes.

8.

Carnegie Library (1910)-architect unknown: two stories; red brick laid in common bond; 3-story rear addition built in 1960 to create additional stack room; hip roof with wood cornice; raised cut limestone foundation; limestone water table; paired rectangular windows in main (east) elevation; two-story semi-circular arched openings containing a pair of windows in each story on the rear section of the original building; one-story flat-roofed portico supported by wood posts; decorative brick panels between first and second stories of main elevation.

Originally the library housed a gymnasium, an oval track balcony around the gym floor and classrooms as well as the library in the basement. When the college was able to build a separate gymnasium in 1927, the entire building was then and continues to be devoted to library uses.

Today the basement houses the Rare Book Collection and Archives.

In the early 1900's Tusculum College and Washington College had merged into a single institution, and as such had obtained a pledge of \$21,000 from Andrew Carnegie to construct a building. When the institutions split Mr. Carnegie agreed to divide the funds equally, and Tusculum's share went to the construction of the Carnegie Library.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number

7

Page 5

9.  
The Arch (1917): The stone archway, which stands at the front of the Tusculum campus at the beginning of the walkway leading to McCormick Hall and the center of the campus, was erected by local businessmen, alumni and students.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

### Statement of Significance (in one paragraph)

Tusculum College derives its significance from its long history as an educational institution and its outstanding collection of late nineteenth and early twentieth century buildings. The eight structures within the district, which span the years 1841 to 1928, provide a visual appreciation of developing American architectural concerns. Although the buildings on the Tusculum College campus represent varied architectural styles and periods they are joined together in three ways: building material (brick and stone), scale (two to three stories in height) and the simplicity of ornamentation. This linking of styles, in addition to the lack of intrusive structures within the historic district, provides a rare collection of American architecture.

The significance of the actual buildings and land of the Tusculum College Historic District to the history of our nation and of Tennessee is great, but the significance goes beyond just the physical boundaries. It goes back to 1794, to the other side of town from Tusculum, to the founding of another college. On September 3, 1794, Greeneville College was chartered and it is to this beginning that Tusculum traces its roots due to the merger of Greeneville and Tusculum Colleges after the Civil War.

This 1794 date makes Tusculum the oldest college in the State of Tennessee and the first college chartered in the United States west of the Appalachians. Transylvania College in Kentucky was chartered as an academy several years before the Greeneville College charter but it was not chartered as a college until 1798. As the first college in the frontier territory, Tusculum has played an important role in opening that territory for settlement.

Greeneville College was founded by the Rev. Hezekiah Balch, a fiery Presbyterian minister, born in Maryland and educated at Princeton. (He was a bitter rival of the Rev. Samuel Doak, founder of Tusculum, and it is not surprising the two institutions, only six miles apart, did not merge during their lifetimes.) Among its 14 trustees were to be 4 college presidents (Hezekiah Balch, Samuel Doak, Samuel Carrick, and Gideon Blackburn), 2 future governors of Tennessee (John Sevier and Archibald Roane), 3 brigadier-generals (Sevier, Landon Carter, and Daniel Kennedy), 1 future U. S. Senator (William Cocke), and 2 future congressmen (Sevier and John Rhea).

In its early days, Greeneville College served as a center of education for the young state of Tennessee and provided valuable training for many of the persons involved in the development of the State of Tennessee.

# 9. Major Bibliographical References

**Books:**

Doughty, Richard H. Greeneville: 100 Year Portrait, 1775-1875, Kingsport Press, Kingsport, Tennessee, 1975.  
 Fuhrmann, Joseph, History of Tusculum College, unpublished book manuscript, 1978.

# 10. Geographical Data

**ACREAGE NOT VERIFIED**

**UTM NOT VERIFIED**

Acreege of nominated property approx. 18½

Quadrangle name Greeneville, Tennessee

Quadrangle scale 1:24000

**UMT References**

A 

1	7	3	4	1	7	2	0	4	0	0	4	5	9	0
Zone		Easting				Northing								

B 

1	7	3	4	1	7	2	0	4	0	0	4	3	0	0
Zone		Easting				Northing								

C 

1	7	3	4	1	4	4	0	4	0	0	4	3	0	0
Zone		Easting				Northing								

D 

1	7	3	4	1	4	4	0	4	0	0	4	6	0	0
Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

**Verbal boundary description and justification**

The northern boundary of the Tusculum College Historic District runs along state highway 107. Beginning at point A at the intersection of Shiloh Road and the highway, the line runs west for approximately 1000 feet to point B at intersection of Harlan Street and 107.

List all states and counties for properties overlapping state or county boundaries (See cont. page)

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

# 11. Form Prepared By

name/title John R. Reiners, Director of Planning and Budget

organization Tusculum College date April 15, 1980

street & number Tusculum Station telephone 615/639-9471

city or town Greeneville state Tennessee. 37743

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Herbert L. Hooper

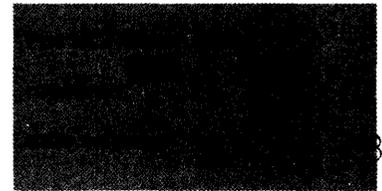
title Executive Director, Tennessee Historical Commission date 9/26/80

For HCERS use only  
 I hereby certify that this property is included in the National Register  
Carol D. Shel date 11-25-80

Keeper of the National Register  
 Attest: Sandra Flatt Mc Clelland date 11-25-80  
 Chief of Registration

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 8

Page 2

In 1818 Samuel Doak left Washington College in Jonesboro to found a small academy near Greeneville. He called the academy Tusculum, after Princeton's President John Witherspoon's home and after Cicero's academy of learning in Rome. The academy thrived and in 1842 was incorporated with Samuel Witherspoon Doak as president and Andrew Johnson as one of the trustees. It was about this time that Andrew Johnson, a Greeneville native and 17th president of the United States, was most active with Tusculum College. He regularly walked the 4 miles from his tailor shop in town to Tusculum to participate in the debates of the literary societies held regularly on campus. These debates were held in the Old College building after 1841 and it is interesting to note that Andrew Johnson was one of the subscribers who contributed funds to erect that building. Andrew Johnson actually began participating in the college debates at Greeneville College on the other side of town, but when the literary societies were discontinued at Greeneville College in 1828, he began his treks to Tusculum and its debates.

An 1855 report to the Board of Trustees documents Tusculum's importance to the development of the area in having produced "24 ministers, 29 lawyers, 63 physicians, and many teachers from its students."

During the Civil War both Greeneville and Tusculum College were devastated--buildings, libraries, and equipment were left in ruinous condition. On November 27, 1868, the two institutions were formally merged and chose the site of Tusculum College as their consolidated home. The list of Trustees of Greeneville and Tusculum College, as it was then called, was headed by the President of the United States, Andrew Johnson.

The period after the war was marked by renewed growth. By the 1880s Tusculum's Old College building and the boys' dormitory space was completely inadequate. A new building was desperately needed. The necessary funds came from Nettie Fowler McCormick, wife of Cyrus Hall McCormick, who had a dedicated concern for southern Presbyterian schools. Contacted through some Tusculum graduates who attended McCormick Theological Seminary in Chicago, Mrs. McCormick's interest and concern for Tusculum grew to the point that she provided the major portion of funding for 5 new buildings on campus. The first was McCormick Hall built in 1887. It was designed as the center of the new Tusculum campus and today it still stands as the physical and administrative center of of the campus. Craig Hall (1892), Virginia Hall (1901), Haynes Hall (1914), and Rankin Hall (1923) all followed and were inspired by Mrs. McCormick and for the major part funded by Mrs. McCormick. At the same time Tusculum was attracting other donors and erecting other needed buildings. Andrew Carnegie gave the funds needed to construct a library in 1910, and local donors and friends provided needed funds for a gymnasium and science building in the late 1920's.

These buildings formed the Tusculum campus for over 30 years before the 1960-1972 period saw the addition of 5 major buildings and the expansion of the library to the campus as it is today. All of the new development with the exception of a wing on the rear of the Library occurred outside the boundaries of the historic district.

**United States Department of the Interior  
Heritage Conservation and Recreation Service****National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

Item number 8

Page 3

In summary, the role Tusculum College has played in association with important events and persons of our state and our nation's history has been significant. The founding fathers of Tusculum were also the founding fathers of the lost State of Franklin and the State of Tennessee. The debating clubs of Tusculum College in the early and mid-1800's were the proving ground for the oratorical skills and intellectual development that were to carry Andrew Johnson to the presidency of the United States. As well, the grouping of the buildings in Tusculum's proposed historical district is architecturally significant to the state and to the nation. The eight buildings are the oldest buildings on campus; they show a harmonious and artistic design, highlighted by one of only three buildings in the South by Louis Sullivan.

**United States Department of the Interior  
Heritage Conservation and Recreation Service  
National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 9

Page 2

Ragan, Allen E., A History of Tusculum College, 1794-1944, King Printing Co., Bristol Tennessee, 1945.

Roderick, Stella V., Nettie Fowler McCormick, Richard R. Smith, Publisher, Rindge New Hampshire, 1956.

## Articles:

Alexander, J. E., "A Centennial Sketch of Greeneville and Tusculum College," unpublished address at Tusculum College Centennial, May 1894.

Anderson, Charles A., "A Brief History of Tusculum College," the Southern Association Quarterly, pp. 586-589, 1936 (?).

Rankin, Robert, "The Oldest College West of the Alleghanies," East Tennessee Historical Society Publications, 1-5, 1929-33.

Williams, Samuel Cole, "Greeneville College: Its Founders and Early Friends," an address given at dedication of historic marker at Greeneville College, June 1940.

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY	
RECEIVED	OCT 8 1980
DATE ENTERED	NOV 25 1980

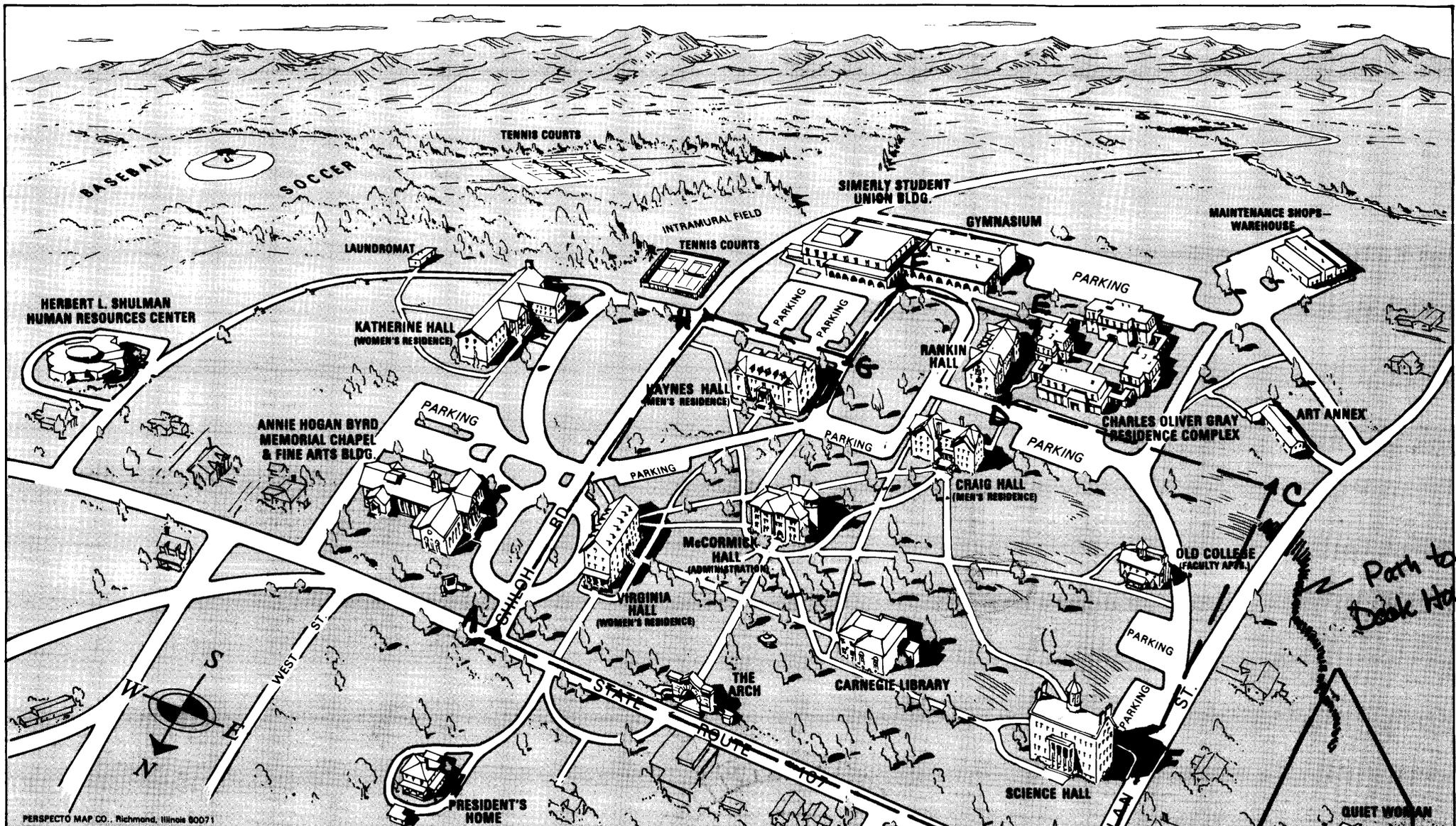
CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

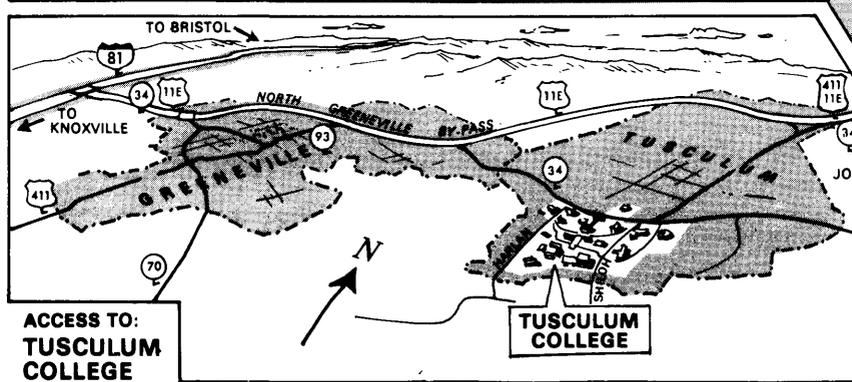
---

The boundary then proceeds south for approximately 700 feet to point C, then east approximately 475 feet to point D, then south approximately 100 feet to point E, then east approximately 250 feet to point F, then north approximately 100 feet to point G, then east approximately 250 feet to point H, then north approximately 700 feet to the point of beginning. See area outlined in red on attached Greene County assessor's map 88-0.

The boundaries of this nomination were drawn to include the oldest and most architecturally significant collection of buildings on the campus of Tusculum College. Newer construction is located outside the boundaries.



PERSPECTO MAP CO., Richmond, Illinois 60071



ACCESS TO:  
TUSCULUM  
COLLEGE

Proposed  
Tusculum College  
Historic District  
Present, Oak House  
Historic Place

**THE TUSCULUM COLLEGE CAMPUS**  
GREENEVILLE, TENNESSEE 37743

Part to  
Oak House

QUIET WOMAN

OAK HOUSE