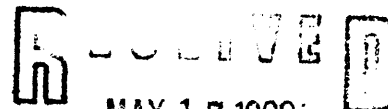


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Halbrook Hotel
other names/site number Edwards Hotel; Frank G. Clement Birthplace

2. Location

street & number 100 Clement Place NA not for publication
city, town Dickson NA vicinity
state Tennessee code TN county Dickson code 043 zip code 37055

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: NA
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Herbert L. Sawyer
Signature of certifying official Deputy State Historic Preservation Officer Date 5/15/90
Tennessee Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____

Alton Byrum Entered in the National Register 6/14/90

for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: Hotel

Current Functions (enter categories from instructions)

RECREATION & CULTURE: museum

7. Description:

Architectural Classification
(enter categories from instructions)

OTHER: 20th Century Commercial

Materials (enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other STONE, WOOD

Describe present and historic physical appearance.

The 1913 Halbrook Hotel is a two story commercial building constructed with red stretcher bond brick that is now painted white. A one story brick vault addition, constructed in 1972, is connected to the main hotel by a one story frame section. The hotel has a stepped parapet roofline and rests on a stone foundation. The interior of the hotel retains its basic floor plan, doors, and most of its pressed metal ceilings. A number of building alterations occurred in 1972 when the hotel became a museum.

The northeast facade is three bays wide and has an inset porch at the northwest corner. Windows on the facade, and on all elevations, are double-hung 1/1 with wood frames and stone sills; aluminum screens have been placed on the outside of the windows. The main entrance into the hotel is through a pair of double-leaf glass and wood doors that are capped with transoms. Two windows flank two single-leaf doors on the first story of the facade. These single leaf doors are glass set in wood frames and are surmounted by transoms. One door leads into the former show room, while the other door leads into the former telegraph room. A square brick column, which appears to be a later addition, supports the north corner of the porch. A square, fluted wood column is found at the center of the porch, while a fluted wood pilaster is located at the other corner of the porch. The porch floor and steps are constructed of concrete. A large sign with "Birthplace of Frank Goad Clement" written on it separates the stories. Three 1/1 windows are flanked by 1/1 windows on the second story of the facade. The faint remains of the word "Hotel" can be seen under the paint on the second story. Inset brick panels and horizontal brick trim are found at the roof line.

The eight bay southeast elevation contains 1/1 windows on both stories. The first story also has a pair of three 1/1 windows grouped together. Three windows located where the interior stair is are smaller than the other windows. The one story frame addition is visible from this elevation. It has a flat roof and contains one single-leaf door. A similar pattern of window placement is seen on the northwest elevation. Two first story windows on this elevation have been bricked over, and there is a new window on the second story where there once was a door leading into the adjacent building. Air vents covered with ornamental metal grills are located below the first story windows.

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Paired 1/1 windows are flanked by single 1/1 windows on the second story of the southwest elevation. The one story addition covers part of this elevation on the first story. Only a single 1/1 window on the original building remains visible here. A wooden fence surrounds what was once the garden. The garden area is now overgrown.

The interior lobby of the hotel contains an elaborate pressed metal ceiling and cove molding with wreaths, faces, floral motifs. Modern paneled wainscotting has been placed over the plaster walls in the hallway and the floors are now carpeted. Lighting throughout the hotel is modern. However, the original five-paneled wood doors with transoms, crown molding, and simple wood surrounds are still extant. The original wood staircases have square balusters and newel posts; wood paneling is located beneath one of the stairs on the first floor. The original wood panel registration desk is located near the main entry. Also, the Nashville, Chattanooga, and St. Louis Train Bulletin chalk board remains in the lobby.

The first floor plan remains basically intact, although modern paneling, lights, carpet and dropped ceilings have been added in many rooms. None of these changes appear to be irreversible. Several of the rooms retain their "x"-pattern pressed metal ceiling. What was once the room where traveling salesmen (drummers) would show their wares was remodeled to resemble Governor Clement's office in 1972. It has all new paneling and a new plaster ceiling. The room once used as the telegraph room now houses displays relating to Governor Clement. A transom over a door opening leads to the area that was once family living quarters. The bedrooms are located on the northwest side and have furnishings dating from Clement's occupancy. Original pressed metal ceilings are extant in these rooms. The former dining room and kitchen are located on the southeast side, along with a modern bathroom.

Alterations to the second floor are similar to those on the first floor. The overall floor plan has not been altered and the original wood panel doors (without transoms) remain. The rooms appear to have been converted for use as three apartments by the addition of partition walls in the hallways and the addition of kitchens and baths in the rooms. In spite of this, the hotel maintains its architectural integrity.

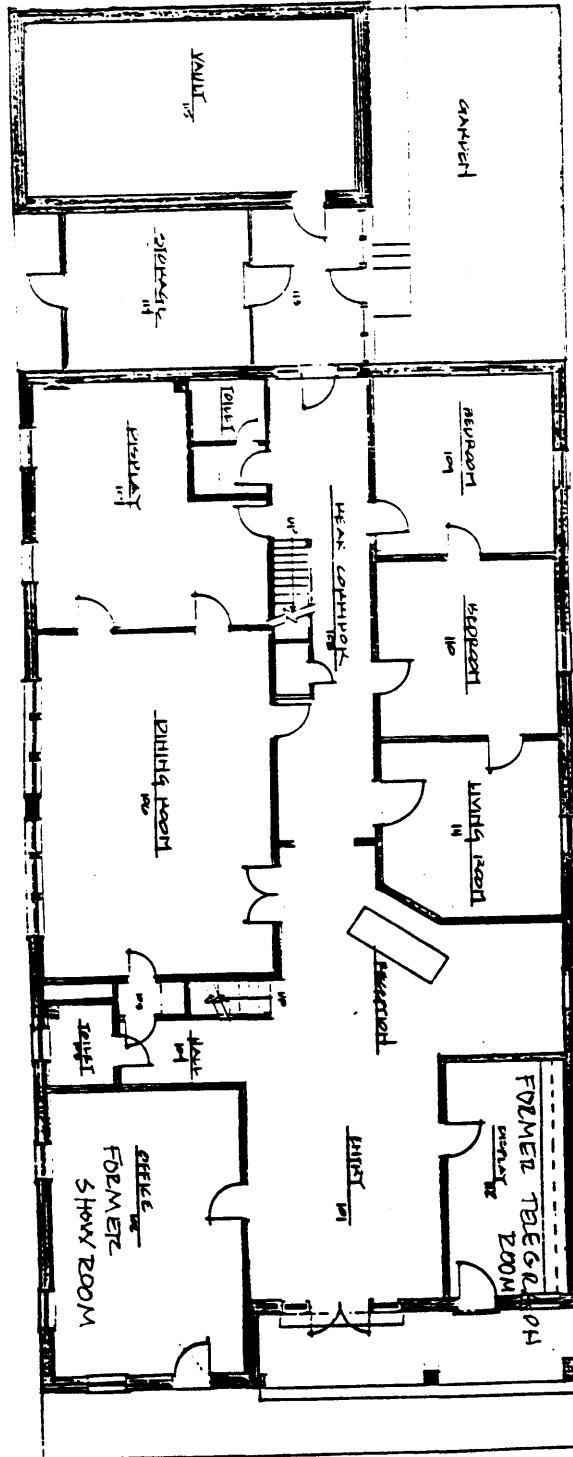
The Halbrook Hotel is sited on a small urban lot located behind Main Street and immediately south of the railroad tracks.

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EXISTING FIRST FLOOR PLAN
NOT TO SCALE

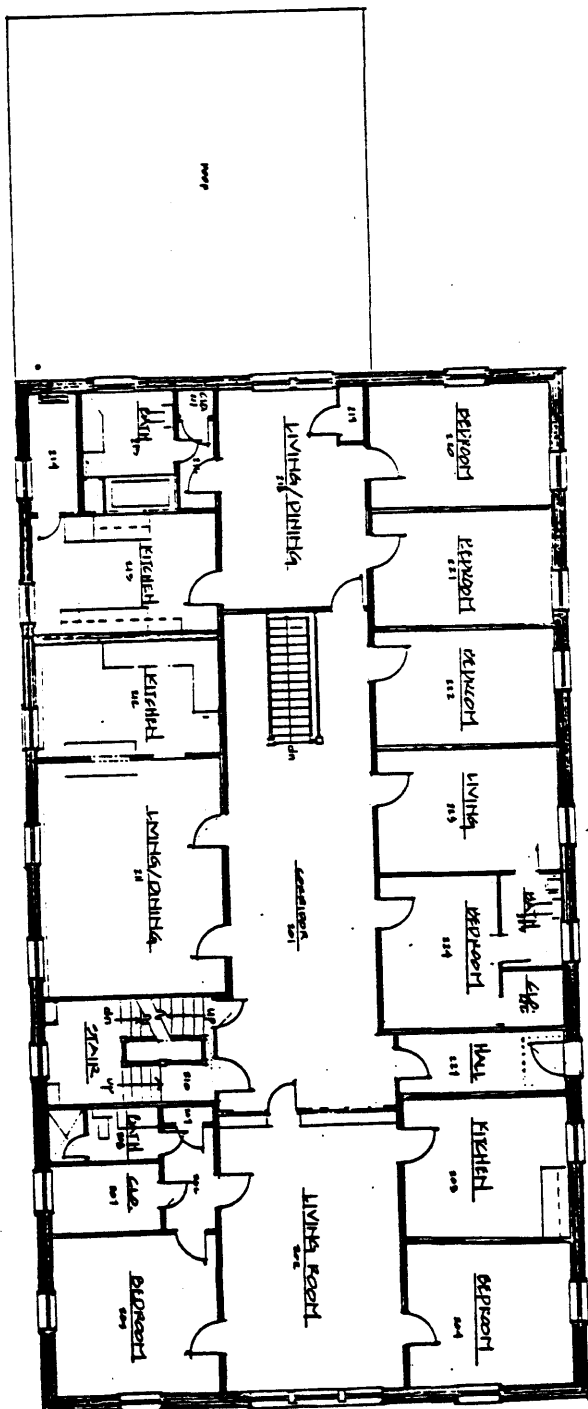


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EXISTING SECOND FLOOR PLAN
NOT TO SCALE



8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G NA

Areas of Significance (enter categories from instructions)
COMMERCE

Period of Significance
1913-1940

Significant Dates
1913

Cultural Affiliation
NA

Significant Person
NA

Architect/Builder
Ridings, R.F.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Halbbrook Hotel is significant under National Register criterion A because of its important role in the commercial history of Dickson. Since Dickson was on the main line of the Nashville, Chattanooga, and St. Louis Railway, much of its growth and development was dependent on the railroad. Constructed by local businessman J.T. Halbbrook in 1913, the hotel was erected across from the depot to serve passengers, railway personnel, and drummers. Today, the hotel stands as a reminder of an important commercial enterprise in Dickson.

In 1860 the first railroad tracks were laid in Dickson County by the Nashville and Northwestern line. By the end of the decade, rail lines connected Nashville to White Bluff, Dickson, Tennessee City, and extended into West Tennessee. The community of Dickson, first known as Sneedville, was established as a stop on the line. During the 1870s the Nashville and Tuscaloosa Railroad connected Dickson to the southern parts of the county and to Centerville. It was eventually connected with rail lines of the Louisville and Nashville Railroad to Montgomery County in the north, providing access to a variety of markets. Dickson experienced growth and prosperity, in part, because of its location on these rail lines. A frame depot was constructed in the 1880s. Because a good transportation system was vital to attracting new businesses and industry, the Home Enterprise newspaper, published in the 1890s, promoted the city as "one of the star towns of the NC&StL."

The Dickson County Herald reported on July 18, 1913 that "The brickwork on T.J. (sic) Halbbrook's hotel is nearing completion, and Mr. R.F. Ridings who is superintending the construction of the building hopes to have it completed by September 1st." The two story brick hotel was constructed on the site of an earlier hotel. Ridings advertised in the Herald as a general contractor and architect. His offices were located in Dickson.

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS): NA
 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 Record # _____

Primary location of additional data:
 State historic preservation office
 Other State agency
 Federal agency
 Local government
 University
 Other
Specify repository: _____

10. Geographical Data

Acreeage of property less than one acre

UTM References

A 10 464940 3992140
Zone Easting Northing
C _____

B _____
Zone Easting Northing
D _____

Dickson 48 SW

See continuation sheet

Verbal Boundary Description

The boundary is outlined on the accompanying Dickson County tax map.

See continuation sheet

Boundary Justification

The boundary for the Halbrook Hotel includes all of the land associated with it.

See continuation sheet

11. Form Prepared By

name/title Claudette Stager, Historic Preservation Specialist
organization Tennessee Historical Commission date February 1990
street & number 701 Broadway telephone 615-742-6723
city or town Nashville state TN zip code 37243-0442

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The same newspaper headlined its January 2, 1914 edition with a story about what a prosperous year it had been for Dickson. Commerce and banking had expanded during the year, a new \$30,000 school was built, the city purchased its own spring, a new church was begun, a canning factory and steam laundry were erected, and "A handsome and commodious hotel was erected which would be a credit and an honor to a city many times larger than Dickson." A new brick depot was built in the city in 1914.

The NC&StL Railway had an industrial branch that published pamphlets encouraging progressive agriculture in the mid-south. It was part of an attempt to improve agriculture along its rail lines during the period from 1890 to 1918. Encouraging agricultural output worked for both the rail line and the farmer, by giving the farmer an expanded market and increasing the rail lines business. The railroad companies were not selling land, only encouraging settlement and farming. Dickson County was still an agricultural county with one city, Dickson, that had grown to be its commercial center. This would appear to be the type of region that the rail lines promotions were aimed at. A hotel, such as the Halbrook, would be needed for visiting railroad officials, salesmen, or farmers. Between 1915 and 1918 the NC&StL operated nine demonstration farms along its lines, one of which was in Dickson. It was not until the early twentieth century that the railroad began promoting industrial development.

Belle S. Goad, a widow from Scottsville, Kentucky moved to Dickson in 1917 and rented the Halbrook Hotel. She ran it with the help of her sister Maybelle. Maybelle married Robert S. Clement in 1919 and their son Frank Goad Clement was born in the hotel on June 2, 1920. The family left the hotel in 1922 and returned there in 1933 for nine months. Clement was governor in 1952, 1954, and 1962. One of his best known accomplishments was the establishment of the state's mental health system. Governor Clement died in 1969.

The county of Dickson had a population of 19,343 in 1920 and the city of Dickson had grown to 2,263. Forty-nine miles of rail lines traversed the county. Corn, wheat, tobacco, and livestock were the primary commodities in Dickson County. The county seat of Charlotte, which was located twelve miles from the railroad had a population of only 200. Dickson had solidified its role as the commercial center of the county through steady growth over the years. It had two banks, three planing mills, a sawmill, a handle and baseball bat factory, an ice plant, a canning factory, a shuttle block mill, a raincoat factory, a flour roller mill, and a tobacco receiving station. The city owned its own water and light and had one grade school, one high school, and a college.

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Dickson had at least two hotels in 1925. A brief article in the Tennessean on April 5 of that year extolled the hotels stating that "...hotels show the progress of the town. If this is true, Dickson is the most progressive town in the world. In the matter of hotels, Dickson is amply equipped." Both the Halbrook and Graystone hotels were reported to be clean, homelike, and both served meals. Mrs. Mattie Kersey ran the Halbrook and was "known to every traveling man who ever stopped in Dickson and only words of praise are said when the Halbrook is mentioned."

By 1940, the county had grown to a population of 19,718. Dickson was still the largest city with 3,504 residents. Two bus lines ran in the county and the NC&StL now had seventy miles of track. Two state routes were paved, one was partially paved, and the fourth was a gravel road. Diversified farming was still the primary industry in the county, with some timber and iron industries. The city of Burns had a lime manufacturing plant and a sawmill, Charlotte had no manufacturing plants, and Dickson had several industries, a creamery, and dairying and truck farming operations. Ten industries located in Dickson shipped to other places. The NC&StL rail line and State Routes 70 and 48 went through the city. The Halbrook Hotel continued to operate during this time.

Halbrook or his wife owned the hotel until 1946. In 1947 Mrs. Will Edwards owned the hotel. A guest ledger for the Edwards Hotel shows that it was still operating in the early 1950s. Later the Dickson County Farm Bureau would purchase the hotel. In 1971 Governor Clement's parents bought the hotel and turned it over to the Frank G. Clement Foundation. The foundation was established to promote advances in mental health and it offered scholarships to students in the field of mental health. Railroad Street was renamed Frank Clement Place and the hotel was dedicated as a museum to the governor on June 2, 1972. It has operated as such ever since.

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MAJOR BIBLIOGRAPHICAL REFERENCES

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Halbrook Hotel
100 Clement Place
Dickson, Dickson County, Tennessee
Photo by: Claudette Stager
Date: February 1990
Negs: Tennessee Historical Commission
Nashville, Tennessee

Northeast facade, facing southwest
1 of 13

Southeast elevation, facing northwest
2 of 13

Southwest elevation, facing north
3 of 13

Southwest and northwest elevations, facing east
4 of 13

Northwest elevation, facing southwest
5 of 13

Northeast facade and southeast elevation, facing west
6 of 13

Main lobby, facing southwest
7 of 13

Main lobby, facing northeast
8 of 13

First floor room
9 of 13

Stair and first floor hall
10 of 13

Second floor hall, facing southwest
11 of 13

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Second floor hall, showing partition wall, facing northeast
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Second floor room
13 of 13

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