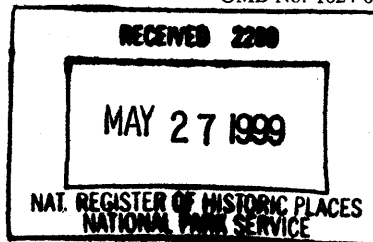


United States Department of the Interior
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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 any 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.

1. Name of Property

historic name Tennessee Manufacturing Company

other names/site number Werthan Bag Company

2. Location

street & number 1400 Eighth Avenue, North not for publication N/A

city or town Nashville vicinity N/A

state Tennessee code TN county Davidson code 037 zip code 37208

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Herbert L. Hays
Signature of certifying official

5/21/99
Date

Deputy SHPO, 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 for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. 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

determined not eligible for the
National Register

removed from the National Register

other (explain):

Edouard A. Beall

6/25/99

Signature of Keeper Date of Action

Tennessee Manufacturing Company
Name of Property

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County and State

5. Classification

Ownership of Property (Check as many boxes as apply) Category of Property (Check only one box)

<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

Number of Resources within Property

(Do not include previously listed resources in the count).

Contributing	Noncontributing
<u>4</u>	<u>3</u> buildings
<u>0</u>	<u>0</u> sites
<u>1</u>	<u>0</u> structures
<u>1</u>	<u>0</u> objects
<u>6</u>	<u>3</u> Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

<u>INDUSTRY/PROCESSING/</u>	<u>Manufacturing Facility</u>
<u>EXTRACTION</u>	

Current Functions (Enter categories from instructions)

<u>INDUSTRY/PROCESSING/</u>	<u>Manufacturing Facility</u>
<u>EXTRACTION</u>	<u>Vacant</u>

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Italianate
OTHER/20th Century Industrial

Materials (Enter categories from instructions)

foundation	<u>Stone</u>
roof	<u>Asphalt</u>
walls	<u>Brick</u>
other	<u>Wood</u>
	<u>Concrete</u>

Narrative Description

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

Tennessee Manufacturing Company _____
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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)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- 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 whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

N/A

(Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions).

Industry _____

Period of Significance

1871 - 1949 _____

Significant Dates

1871 _____
1882 _____

Significant Person

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Architect/Unknown _____

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form 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 # TN-22

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Tennessee Historical Commission

Tennessee Manufacturing Company _____
Name of Property

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10. Geographical Data

Acreage of Property 20.5 acres

UTM References

(Place additional UTM references on a continuation sheet) Nashville West USGS Quad (308 NE)

Zone	Easting	Northing	Zone	Easting	Northing
------	---------	----------	------	---------	----------

1	16	518460	4003620	3	16	518900	4003580
---	----	--------	---------	---	----	--------	---------

2	16	518790	4003790	4	16	518560	4003390
---	----	--------	---------	---	----	--------	---------

 See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Philip Thomason

organization Thomason and Associates date April 5, 1999

street & number P.O. Box 121225 telephone (615) 385-4960

city or town Nashville state TN zip code 37212

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Werthan Mills LLC, c/o Charles Jones

street & number 2021 21st Ave. S. telephone 615-297-0773

city or town Nashville state TN zip code 37212

name Werthan Packaging Inc. c/o Bernard Werthan

street & number 1400 8th Ave. N. telephone 615-259-9331

city or town Nashville state TN zip code 37208

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NATIONAL REGISTER OF HISTORIC PLACES
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Tennessee Manufacturing Company
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DESCRIPTION

The Tennessee Manufacturing Company is an industrial plant composed of six major buildings and building complexes in the north Nashville neighborhood of Germantown. Sited on a 20.5 acre lot, this plant encompasses two square blocks: bounded on the north by Hume Street; on the east by Fifth Avenue North; on the south by Taylor Street, and; on the west by Eighth Avenue North. Surrounding the entire plant is a chain link fence with vehicular access via Eighth Avenue and Fifth Avenue. The plant is the largest industrial complex in this section of Nashville and it occupies a prominent hill overlooking the Germantown Neighborhood.

The primary buildings within the plant were constructed from 1869 to 1953. The two major mill buildings of the late 19th century were enlarged over the next several decades and small additions such as mechanical rooms were added in the 1960s and 1970s. Some buildings which were originally detached were connected by later additions. This has resulted in three major building complexes composed of original buildings from the 1870s and 1880s with various appendages or wings added in the 20th century. In addition to these three building complexes, the plant also contains a cotton warehouse built in 1869 (enlarged in 1914), a brick warehouse built in 1953 (enlarged in 1965), and a brick warehouse built in 1952. Several small buildings and structures are also located on the property. Since the 1960s no major construction has occurred at the plant and it retains much of its integrity as a 19th to mid-20th century industrial complex.

The industrial buildings of the plant display architectural and engineering detailing prevalent during their time and period. The oldest structure on the property is a one-story brick building completed in 1869 facing Hume Street. This building appears to have been built as an office and storage facility while the adjacent mill building was under construction. The four-story "Old Mill" building was begun in 1869, completed in 1871, and constructed in the Italianate style. The building features segmental arched windows, brick corbelling, and a sheet metal cornice. At the corners of the building are projecting bays with domed roofs. The interior was built with open floor space with exposed brick walls, wood floors and wood ceilings. Wooden columns arranged in two rows provide structural support on each floor and the roof has an arched truss system. Attached to this building are various original and added wings. In addition to the mill building, a brick cotton warehouse was constructed in 1869 consisting of corbelled brick walls and open floor space.

The "New Mill" completed in 1882 was also built in the Italianate style with segmental arched windows and a corbelled brick cornice. The interior was designed with open floor space consisting of wood floors, exposed brick walls, and wood support columns with Doric capitals. Attached to this building was a three-story wing known the "Picker House" (replaced in 1931 with the one-story machine shop), and a detached three-story cotton warehouse which remains extant. To the east of the New Mill, an Italianate style one-story "Dye House" was completed in 1882 featuring segmental arched openings, brick corbelling, and open floor space.

From 1882 to the 1920s no new buildings were constructed in the mill complex although several new wings and structures were added. These included the enlargement of a one-story storeroom wing on the west facade of the Old Mill into a two-story office, the construction of a one-story boiler house and brick smokestack at the southeast corner of the New Mill, and the erection of a 75,000 gallon steel water tank. The Old Mill was also expanded in 1917 with the enlargement of its two major one-story wings on the north elevation into four-stories. The enlargement of these two wings added an additional six floors of space to the building complex. Other plant expansions included frame additions to the cotton warehouse in 1914 and brick wings to the one-story Dye House in 1920.

The sale of the company to the Werthan Bag Corporation in 1928 resulted in expansion of the plant over the next two decades. An addition to the New Mill was begun on the south facade of the building in 1928 and completed in 1931. Also in 1931, a one-story machine shop was added to the northeast corner and an open area between the New Mill and its cotton warehouse was enclosed with brick for additional floor space. The Dye House was again expanded in 1929 with a one-story brick wing at its northeast corner and south wing added in 1930. No other construction occurred during the Depression but the plant expanded once again in 1941 with the

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building of a new boiler house and print works. The boiler house was attached to the southeast corner of the New Mill while the Print Shop was added to the east facade of the Dye House.

Following World War II, technological changes led to the construction of new buildings and alterations to the 19th century buildings at Werthan Bag. The Print Shop was enlarged in 1949 and 1951 for the installation of new printing machinery. Between 1952 and 1954 the company spent several million dollars on new advanced milling machines for its textile division. This machinery required air conditioning and to meet this need the windows of the New Mill were enclosed with brick. The addition of this machinery also resulted in the construction of several large brick wings on the east facade of the building to house mechanical equipment. Small mechanical rooms were added to the south facade of the cotton warehouse and the Old Mill building as well.

The company's investment in paper bag production resulted in the construction of the Taylor Street Warehouse in 1952 and the Paper Bag Factory in 1953. This one-story brick and reinforced concrete building was sited to the east of the original mill buildings. This factory was enlarged in 1965 with a one-story wing of concrete block construction.

The appearance of the plant was altered in April of 1972 when a tornado damaged several of the buildings. The two wings at the rear of the Old Mill were heavily damaged and the west wall of the cotton warehouse was also wrecked. The top floors of the rear wings were removed and the west wall of the cotton warehouse was essentially rebuilt. In the resulting construction, a one-story wing was added to the rear of the Old Mill in 1973. The completion of this wing was the last major construction project at the plant in the last several decades. In recent years most original machinery has been removed from the Old Mill and New Mill buildings.

The following individual property descriptions are divided into individual buildings and building complexes. Building complexes are those which evolved over time with numerous wings or additions. Please refer to the accompanying site plan map for more detailed information as to their location.

1. Complex # 1

Complex # 1 is composed of the original 1869-1871 brick mill and its various wings and additions. A one-story brick section was constructed in 1869 as an office and storage facility while the main mill building was under construction. This building faces Hume Street, and has a gable roof and segmental arched wood sash windows. Originally separate, this 1869 section was incorporated into the main mill complex in 1917 when a connecting wing was constructed. The main mill building was begun in 1869, completed in 1871, and is four stories in height and of Italianate design (Photo No. 3). The original building was constructed to be rectangular in form with projecting corner towers and a central projecting bay. The building has a slightly pitched gable roof, exterior of five-course common bond brick and a cut limestone foundation. Dividing the rock-faced foundation and the exterior brick walls is a smooth limestone water table. Windows in the building are segmental and rounded arched with original six-over-six and twelve-over-twelve double-hung sash. Each window has a stone sill and header course arches. Above the fourth floor windows is a blind arcade. Below the roofline is a corbelled brick cornice and at the eave is a sheet metal cornice. The corner tower bays have domed roofs and the central projecting bay has a gable roof. The original roof materials are no longer extant and the present roof is of asphalt shingles and rolled roofing material. The original exterior doors on the building have been replaced with ca. 1930- and ca. 1970 glass and wood doors.

On the primary (south) facade of the original mill building is a central projecting tower (Photo No. 4). This tower contains the original primary entrance to the building which consists of ca. 1930 double doors of five-panel wood and glass design (Photo No. 5). Above these doors is an original six-light rectangular transom and arched fan-light. This entrance is set within a rounded arch brick surround. Above this entrance is a wood and steel skywalk which connects the 1871 mill building to the 1882 mill building. This skywalk was

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added in 1882 and has ca. 1955 siding of corrugated steel. In the central bays of the projecting bay are original five-panel double wood doors which have elliptical transoms and stone sills. At the roofline of the projecting bay is a sheet metal pediment in the gable field.

On both the east and west facades of the central projecting bay are small one-story added brick wings. The east wing was built ca. 1930 to house mechanical equipment while the west wing was added ca. 1955 for the same purpose. On the primary facade the east section of the building has a ca. 1928 loading dock. This loading dock has a concrete pier foundation, concrete deck, steel support columns and a wood and metal roof. Opening onto this loading dock are entrances with ca. 1920 and ca. 1970 horizontal track and sliding overhead wood doors.

On the primary facade of the west section of the Old Mill are two window openings which were converted to doors ca. 1928. Attached to the west facade of the building are original one- and two-story brick wings (Photo No. 3). These wings have flat roofs, rock-faced limestone foundations, and an exterior of five-course common bond brick. The original window openings in these wings were enclosed ca. 1972 with a textured stucco surface and the exterior brick was also sandblasted at this time. These windows retain original stone sills. Below the roofline is a corbelled brick cornice, and just below the parapet wall is a sheet metal cornice. The central bay of the one-story wing has an elliptical arch at the roofline. In the central bay of the two-story wing is an entrance with a ca. 1980 aluminum and glass door. This entrance retains a stone keystone and segmental brick arch. Above the second story windows is a brick blind arcade, and at the roofline is an elliptical brick arch. On the north facade of the two-story wing is an added ca. 1980 steel exterior wall staircase which connects with a second floor entrance (Photo No. 6). This entrance has a ca. 1980 aluminum and glass door.

On the east facade of the 1871 mill building is an added entrance with a sliding track wood door. The rear wing is composed of an original one-story section and two floors added above in 1917 (Photo No. 7). The one-story section retains original windows. Three windows have been altered into entrances which have sliding track ca. 1970 wood doors. At the east facade are exterior wall steel firestairs.

On the north or rear facade of the 1871 building is a one-story and three-story brick wing (Photo No. 8 and 9). The one-story wing is original and has a stone foundation, gable roof of asphalt shingles, and original arched nine-over-nine wood sash windows. Below the roofline is a corbelled brick cornice. Several of the original window openings have been bricked in. The north facade of this wing has a brick wall with no fenestration. At the roofline is a stepped parapet with tile coping.

A section of the original one-story rear wing was expanded in 1917 with the addition of three floors. This four-story brick wing lost its top floor to the tornado of 1972. This wing is presently three stories with original twelve-over-twelve sash windows, a rock-faced limestone foundation, an exterior of six-course common bond brick, and a flat roof. Between the 1917 east and west wings a two-story brick addition was added ca. 1973. This addition has a central entrance with a ca. 1970 sliding wood track door, paired nine-light steel awning windows, and an exterior of five-course common bond brick.

The interior displays both original open floor space and a remodeled office area. The area remodeled into offices encompasses the one- and two-story brick wings on the south facade of the 1871 building. These offices have tile floors, dropped acoustical tile ceilings, and added wall paneling. An original wood staircase connects the first and second floors in the two-story wing. This staircase has a square newel post and railing with square balusters.

The interior of the majority of the 1871 mill building is composed of open floor space (Photo No. 10 and 11). The interior has a wood post and lintel support system consisting of two rows of columns. The interior has wood floors, a wood plank ceiling, and brick walls.

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The interior of the central projecting bay on the main facade consists of a double staircase. This staircase is of wood with square chamfered newel posts and a railing of tongue-in-groove. The interior of the mill building retains some late 19th and 20th century machinery. Some small sections of the upper floors have added office partitions with wood walls, windows, and glass and wood doors. Most original wood doors have been replaced with 20th-century wood and metal fire doors. (Contributing)

2. Complex # 2

Complex # 2 consists of the 1882 New Mill building with its various wings and additions. The original building is three stories in height and has a rock-faced limestone foundation, a slightly pitched gable roof of gravel and tar, and an exterior of six-course common bond brick (Photo No. 12 and 13). The building's original window openings were enclosed with brick and louvered vents ca. 1955 when the building was air conditioned. The window openings retain original stone sills and two-course header bond segmental arches. Entrances on the main (west) facade have ca. 1928-1950 wood and steel doors. On the south facade of the building is a three-story brick wing added in 1931 (Photo No. 14). Windows in this wing have also been enclosed. The interior of the 1882 mill is composed of open floor space with wood floors, wood ceilings, brick walls, and a support system of wood columns with Doric capitals (Photo No. 15). Some small sections of these floors have been enclosed for small offices and bathrooms.

On the north facade of the New Mill the original entrances have ca. 1970 wood and metal doors. This facade also has a ca. 1955 brick one-story wing, and two small ca. 1965 concrete block wings. This facade also displays the skywalk which connects with the 1871 mill building. A few original windows remain on the west facade and are of twelve-over-twelve wood sash design. The majority of windows on this facade have been bricked in. At the northeast corner of the building is a one-story machine shop wing added in 1931 which replaced the original three-story "Picker House." (Photo No. 16). This brick wing has a concrete foundation, a gable and monitor roof, and an exterior of six-course common bond brick. The north facade entrance has original wood and glass overhead track doors. Windows are eighteen-light hinged steel design grouped in sections of three and four. At the roofline is a monitor roof with nine-light steel hinged and fixed windows grouped in sections of three. Some of the windows were enclosed ca. 1960. The monitor section is of frame construction. Rafters are exposed at the roof eaves. On the north facade of this wing are ca. 1970 glass and steel doors. The interior of this wing is composed of open floor space with a concrete foundation and exposed brick walls.

To the east of the New Mill was originally a detached three-story cotton warehouse, also built in 1882. This warehouse was joined to the main New Mill building in 1930 with a connecting three-story brick wing. On the south facade of the cotton warehouse section, a loading dock bay with a concrete platform and steel posts was also added ca. 1930. The 1882 cotton warehouse section has arched windows enclosed with brick. Also on the east facade of the New Mill are one- and three-story brick wings added in 1955 to house mechanical and air conditioning equipment (Photo No. 17). These wings have steel fixed and hinged windows, concrete foundations, and flat roofs. Attached to the southeast corner of the New Mill is a one-story brick wing also built in 1955. This wing connects the 1882 New Mill building with the 1941 boiler plant (Photo No. 18). The 1955 building lacks fenestration except for metal vents. The interior of this building contains glazed tile walls, open floor space, and a concrete floor.

The 1941 boiler plant has a concrete foundation, a flat roof, and an exterior of five-course common bond brick. The windows rest on concrete sills and are full-height steel fixed and hinged design. Concrete pilasters divide each window bay. Some windows of the boiler plant building were covered with metal panels or enclosed with brick, ca. 1960. On the north facade of this building is an original steel conveyor system. This conveyor system connects with the large coal furnaces housed within the building. The conveyor's foundation rests in what was originally a sunken coal pit adjacent to the plant's rail line. The east facade also has a 1971 concrete block wing which has a garage bay on the north facade with a metal overhead track door. Attached to the boiler plant building is an 1882 brick smokestack remaining from the original steam plant building. (Contributing)

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3. Complex # 3

Complex # 3 consists of a series of interconnected one-story buildings to the east of the New Mill. The oldest is the 1882 Dye House which has a rock-faced limestone foundation, an exterior of five-course common bond brick, and a gable roof of rolled asphalt (Photo No. 19). All original window openings were enclosed with brick ca. 1955, yet the original stone sills and segmental arches of header course brick remain. Attached to the north wall of this building is a brick wing added in 1920 and expanded in 1929 (Photo No. 20). This wing has a poured concrete foundation, a shed roof, and an exterior of six-course common bond brick. Windows are paired nine-over-nine double hung wood sash. On the north facade of this wing is an entrance with a ca. 1980 glass and wood door. The interior of the 1882 building has exposed brick walls and wood floors. The 1920 and 1929 wings have concrete floors and both brick and plastered walls (Photo No. 21). On the south facade of the 1882 section is an original entrance with a ca. 1980 overhead metal track door. On the south facade of the 1882 building is a one-story wing added in 1930. This building has a brick exterior and paired nine-over-nine sash windows. At the roofline of both the 1920 and 1929 wings are monitor roofs with twelve-light clerestory windows.

Attached to the east facade of the 1882 and 1920s buildings is the 1941 print shop which was constructed to house printing equipment for textile bags (Photo No. 22). This building is of brick construction and has added corrugated steel siding over the original windows on the north facade. Entrances on this facade have ca. 1970 glass, wood, and metal doors. Added metal panels cover the original window openings on the building's south facade. At the roofline is a raised metal penthouse which houses mechanical equipment. The interior of this building has a concrete and metal floor, and central post and beam support system (Photo No. 23). On the south facade of the print shop is a small brick wing constructed ca. 1955 to house mechanical equipment.

Attached to the east facade of the 1941 print shop is a 1951 addition (Photo No. 24). This building has an elliptical roof of rolled asphalt roofing, a concrete foundation and an exterior of stretcher bond brick. Ground level windows are multi-light steel and glass fixed and hinged design. These windows have sills, surrounds and lintels of concrete. The windows below the roofline are also of multi-light steel and glass fixed design with hinged panels. On the east facade of this building are entrances with ca. 1980 overhead metal track doors. Above the ground floor windows are decorative panels of soldier course bond brick. (Contributing)

4. Cotton Warehouse Building

The cotton warehouse is a one-story brick and frame building constructed in 1869 and enlarged in 1914 (Photo No. 25 and 26). The original brick section was largely rebuilt following damage caused by the tornado of 1972. This section has added overhead track metal and wood doors. The 1914 addition consists of three frame sections separated by brick fire walls. These frame sections have original wood siding and added corrugated metal siding. The building rests on a rock-faced stone foundation and the brick fire walls are of six-course common bond. Windows in the frame section are four-light wood fixed design. On the south facade of the building are three small attached, one-story brick wings built during the 1950s to house mechanical equipment. The east and north facades of the original brick section are without fenestration. These facades are divided into various bays by brick pilasters. The original brick section has a gable roof, while the 1917 additions exhibit flat roofs. The interior of the building is composed of open floor space with exposed brick walls, steel and frame roof truss systems, and a concrete floor. (Contributing)

5. Taylor Street Warehouse

The Taylor Street Warehouse is a one-story brick building constructed in 1952 (Photo No. 27). The building has a flat roof and a concrete foundation. Garage bay entrances have wood and glass overhead track doors. Windows are multi-light steel and glass design. At the north facade is a stepped parapet. Windows and doors on the north facade have been enclosed with metal panels. The interior is composed of open floor space with a concrete floor and exposed brick walls. (Non-contributing)

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6. Paper Bag Factory

The Paper Bag Factory is a one-story brick building built in 1953 (Photo No. 28). The building has a concrete foundation, multi-light steel windows and a large loading dock on the south facade. Attached to the north facade of this building is a one-story concrete block wing completed in 1965. The interior of the building is composed largely of open floor space with both exposed brick and plastered walls, and a concrete floor. (Non-contributing)

7. Guardhouse

At the Eighth Avenue entrance is a ca. 1950 one-story frame guard house (Photo No. 29). This building has a concrete foundation, exterior of wood siding, and a gable roof of asphalt shingles. The entrance has a glass and wood door. Windows are single-light fixed design. (Non-contributing)

8. Water Tower

The water tower is a ca. 1900, 75,000 gallon steel structure which has four support posts and diagonal bracing (Photo No. 30). The round tank has a metal railing which surrounds it. The tank has a conical roof with a finial. (Contributing)

9. Tennessee Manufacturing Company Bell

Beneath the water tower is a brass bell which was cast for the Tennessee Manufacturing Company in 1881 (Photo No. 31). This bell was originally sited in the central tower of the Old Mill. Due to structural instability, the bell was removed ca. 1950. The bell is now a freestanding monument resting on a wooden foundation. (Contributing)

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SIGNIFICANCE

The Tennessee Manufacturing Company complex is eligible under National Register Criterion A for its role in the industrial history of Nashville. The complex is composed of a series of industrial buildings constructed from 1871 to the mid-20th century. The Tennessee Manufacturing Company was the largest cotton mill constructed in the city in the 19th century and its original buildings retain much of their integrity of design and construction. During the 20th century the complex was purchased by the Werthan Bag Company and additional buildings were constructed during this period. The plant remains one of Nashville's most representative examples of an historic industrial complex.

The Tennessee Manufacturing Company was chartered in 1869 with a capital stock of \$700,000. This company was created by one of Nashville's most prominent merchants and industrialists, Samuel Dold Morgan. Morgan was born in Virginia in 1798 and moved with his family to Huntsville, Alabama where he opened a mercantile business. In 1833 he moved to Nashville and started the firm of Morgan, Allison and Company. Later known as Morgan and Company, a large brick and stone building was constructed on the public square in the early 1850s to house this wholesale dry goods store.

In addition to his business, Morgan also emerged as one of the South's leading industrialists of the pre- and post-Civil War period. He built a cotton mill at Huntsville, Alabama, another at Lebanon, Tennessee, and founded the Tennessee Manufacturing Company in 1869. He was also one of the founders of the Nashville-Chattanooga Railroad. During the Civil War, Morgan offered his services to the Confederacy and built a percussion cap factory in south Nashville. Morgan also served as the Chairman of the Central Bureau of Military Supplies in the city. Although he suffered financial losses as a result of the war, Morgan repaid his debts and by 1869 organized the company which was to become the largest cotton mill in Nashville.

The site chosen for the mill was a rise overlooking the neighborhood of Germantown. Germantown was settled in the 1830s and 1840s by German immigrants, and by the 1870s the neighborhood consisted of dozens of brick and frame dwellings. The company purchased two city blocks of land bounded on the west by McGavock Street (now Eighth Avenue), on the east by Summer Street (now Fifth Street), on the north by Hume Street, and on the south by Taylor Street. The nearby Germantown Historic District was listed on the National Register on August 1, 1979.

Organized on September 20, 1869, the Tennessee Manufacturing Company began construction of a four-story mill building in January of 1870. This building took over a year to complete and was presented to the stockholders as ready for occupation on August 3, 1871.¹ In addition to the main building, several small support buildings were also built to house machinery and serve as storage. The original machinery for the mill consisted of 13,820 spindles, 400 looms, and two, 200 horsepower steam engines. With the installation of the machinery, the mill began operations on January 1, 1872 producing drills (strong cotton fabric in twill weave), sheetings (cotton fabric used for bed sheets), and shirtings (lightweight cotton fabric for clothes). During the first year of its operation, this mill employed 202 female and 66 male workers.²

The company was a financial success and by 1880 a new mill building was planned for the property. This three-story mill building was completed in 1882 and by the mid-1880s the complex consisted of the two main buildings and over a half-dozen frame and brick support buildings. Over 800 workers were employed at the mill in 1890 making it the largest industrial employer in the city. A

¹ History of Nashville (Nashville: Methodist Episcopal Church South, 1890), p. 225.

² Ibid.

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contemporary account of the mill described it as producing "immense quantities" of cloth, grain bags, and carpeting. The brand names of their products included "Nashville", "Rock City", "Cumberland", and "Buena Vista." In 1887, the mill was estimated to annually consume an estimated 10,000 bales of cotton.³

The Tennessee Manufacturing Company was the most prominent of three large cotton mills which were in operation in Nashville during the late 19th century. The success of the Tennessee Manufacturing Company spurred the incorporation of the National Manufacturing Company and the Nashville Cotton Mills. The National Manufacturing was founded by Edward Stahlman in 1881. He constructed a large complex west of Capitol Hill. This mill employed nearly 300 workers by 1890, and produced a variety of finished goods. This complex is no longer extant. The Nashville Cotton Mills was also established in 1881, and a large two-story brick Italianate style building was constructed on Clinton Street to the west of the downtown area. This company employed 650 workers in 1890, and was known for its brown cotton sheeting.⁴ The complex of the Nashville Cotton Mills remains largely intact and was listed on the National Register (as Marathon Motor Works) for its architectural and historical significance on January 4, 1996.

The 1888 Sanborn Insurance Map of the mill complex details the two main mill buildings and support structures. The original four-story "Old Mill" has a one-story connecting storeroom, machine shop, lumber storage facility, steam engine house, and "picker house" (a picker was a machine to loosen fibrous materials to pieces so as to loosen and separate the fibers). In the main building weaving and spooling took place on the first floor, weaving on the second floor, spinning on the third floor, and carding on the fourth floor. To the east of the mill buildings was a one-story cotton warehouse and wagon sheds. The "New Mill" complex consisted of the three-story mill building and connecting warehouse and picker house. On the first floor of the mill building were machines for spooling, warping, slashing, and quilling. On the second floor were weaving machines and on the third floor were spinning and carding equipment. At the southeast corner of the mill building was a wing containing the steam engine house. To the east of these mill buildings was a one-story brick steam dye house and frame one-story "waste house."

Samuel Morgan remained as director of the company until his death in 1880. During the 1840s and 1850s, Morgan served as president of the building committee for the Tennessee State Capitol (NHL, 11/11/1971). In honor of this service, Morgan was buried in the southeast wall of the State Capitol building.

The construction of the mill complex had a major impact on the development of north Nashville. In the mid-19th century, this area was owned and subdivided by David T. McGavock. When this property was purchased by the company it was originally outside the corporate line of Nashville. This area became known as "Buena Vista" due to the fine view of the State Capitol from the vicinity. Soon after the purchase of the property by the Tennessee Manufacturing Company, much of the land to the north and west was purchased and subdivided by the North Nashville Real Estate Company. Platted in 1870, this area was laid out in 50' lots and many frame workers' dwellings were built over the next several decades. Construction of workers' housing also occurred on land to the west of the mill. Many of these dwellings remain and are part of the Buena Vista Historic District (NR 4/24/1980).

The Germantown area directly to the south had been settled by the 1840s and was a center of the city's German and Swiss population. When it was established, employment at the mill appealed more to those coming from rural areas than the native Swiss and Germans in Germantown. Most original residents in Germantown are remembered to have continued at their trades and did not work at the

³ The Industries of Nashville (Nashville: Industrial Publishing Company, 1887), p. 68.

⁴ Don H. Doyle, Nashville in the New South, 1880-1930. (Knoxville: University of Tennessee Press, 1985), p. 50.

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mill in large numbers.⁵ By the late 19th century, so many workers had come to the mill from rural Dekalb County that an adjacent area of worker housing was often referred to as "Kalb Hollow."⁶

The continued growth and expansion of the company resulted in the construction of a railroad spur line in 1893. Built by the Louisville and Nashville (L&N) Railroad, this spur line extended from their main line south into the mill complex and terminated at the southwest corner of the property. The line was built primarily to supply coal to operate the steam engine boilers. A reservoir was also dug adjacent to this boiler house to provide water for engine operations.

The Tennessee Manufacturing Company remained in operation until October, 1905 when the complex was sold to the Warioto Cotton Mills for \$145,000.⁷ The Warioto Cotton Mills was a Nashville-based company and the deed which recorded this transaction describes not only the property but also the mill buildings and equipment. The original 1871 building was identified as "a four-story building, known as Mill No. 1 with engine house, boiler rooms, furnace rooms, store-house, and office in connection therewith, all known as Mill No. 1." The complex known as "Mill No. 2" included the three-story and four-story mill building along with the "picker building, cloth room, dye house, boiler house, and engine rooms." This sale also included all of the machinery, furniture, and "trademarks, trade-names, patterns, stamps, stencils, dies, and good-will" owned in connection with the cotton mill business.

Within two years of its purchase of the mill property, the Warioto Cotton Mills sold the 1871 Old Mill complex to the Morgan and Hamilton Company of Nashville. This company purchased the Old Mill building for just over \$34,000. While the Warioto Cotton Mills manufactured cotton cloth, the Morgan and Hamilton Company specialized in manufacturing burlap bags, paper bags, and cotton flour sacks. In June of 1913, the remaining mill property was sold by the Warioto company to the Morgan and Hamilton Company for \$80,000.⁸

Between 1888 and 1914 the overall configuration of the mill complex did not change substantially. The overall form and plan of the original mill buildings remained the same with the exception of the addition of a second story to the office at the northwest corner of the complex. A steel water tower was also erected on the property during these years and the L&N lines were extended to provide access to loading docks at both of the main mill buildings.

Although owned by the Morgan and Hamilton Company, the trade name of the Warioto Cotton Mills continued to be utilized by the company into the 1920s. In 1925, the Warioto Cotton Mills was listed as the second largest manufacturer of cotton bags in the country.⁹ The Morgan and Hamilton Company continued to own and operate the mill until March of 1928 when it was sold to the Werthan Bag Company. The Werthan Bag Company was founded as a small business on Second Avenue in Nashville by Meier Werthan in the late 1860s. Werthan's business involved buying, reconditioning, and selling used burlap bags. In the late 19th century, Werthan's sons, Morris and Joseph, joined him in this business and in 1913 the company had expanded into the manufacture of new

⁵ John Connelly, ed., North Nashville and Germantown, (Nashville: North High Association, 1982), p. 30.

⁶ Ibid.

⁷ Davidson County Deed Book 317, Page 431, October 7, 1905.

⁸ Davidson County Deed Book 445, Page 19, June 9, 1913.

⁹ "The Tennessee Electric Power Company" (Chattanooga: Private Printing, 1925), n.p.

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textile bags made of cotton fabric as well as burlap. Throughout the South, there was an increased demand for cotton and burlap bags to contain flour and meal, and this demand led the Werthan Company to purchase the old Nashville Cotton Mills complex on Clinton Street in 1922.

As the cotton bag business continued to grow, the company desired to acquire a source of raw material in the form of unbleached, as well as bleached and printed fabric. This was achieved when the Werthan Company merged with the Morgan and Hamilton Company in 1928. This merger eventually resulted in the Werthan Bag Corporation operating a process at the Eighth Avenue site where raw cotton was spun into yarn and woven into cloth or twisted into sewing thread. The fabric was then bleached or left unbleached and sewn into bags.¹⁰

In 1931, following the death of Morris Werthan, Joe Werthan became president and Morris' sons, Bernard Werthan Sr. and Albert Werthan were named as Vice President and Secretary. The Werthan Bag Company was one of the industries utilized by the federal government during World War II. The company produced large quantities of cloth for the war effort, particularly materials for sandbags. For several decades following the war the company continued to be one of the major industries of Nashville. In 1949, the highest salaried men in Tennessee were Joe, Albert, Bernard, and Howard Werthan.¹¹

In the years before and after World War II, the company moved into the production of printed fabric bags and multiwall paper bags. Known as "dress prints," printed fabric bags were popular during the mid-20th century since they could be reused by sewing them into dresses and other items such as curtains and pillowcases. Multiwall paper bags became economical to produce after World War II due to the use of southern pine and the opening of new paper mills in the South. To meet the new demand for this product, a 75,000 square foot building was constructed facing Fifth Avenue North in 1952. Modernization of the mill machinery also occurred at this time and between 1952 and 1954 the company spent several million dollars by installing the latest opening, carding, spinning, and weaving equipment.¹²

Since the 1950s the Werthan Bag Company has responded to changing market and technological conditions. The multiwall paper bag plant was doubled in size during the 1960s but due to competition from abroad the operation of the textile mill was phased out. The spinning and weaving operations were halted in early 1975, and the textile finishing operation consisting of the bleachery and the print works was discontinued in 1978. During these decades the company diversified, moving into check printing and acquiring and selling an auto parts store while continuing to manufacture paper bags and enhance its printing capabilities. Damage to the plant occurred in April of 1972 when a tornado damaged the top floors of the Old Mill and the walls of the cotton warehouse. Fortunately a shift change occurred just prior to the tornado and no one was hurt or injured.

The Werthan Bag Company operated under this name until 1970 when stockholders voted to change the name to Werthan Industries, Inc. The name change was designed to reflect the company's involvement in both the general packaging field and textiles. The name of the company was again changed in 1988 to Werthan Packaging Inc. with Bernard Werthan Jr. serving as president. In 1998, the Old Mill and New Mill were sold to a group of investors with intentions to convert part of the complex into apartments and shops.

¹⁰ Ernest Freudenthal, "History of Werthan Packaging" (Manuscript on file with the Werthan Bag Corporation, Nashville, Tennessee, n.d.) unpaginated.

¹¹ Nashville Tennessean, "Nashville's Werthan Family Tops Corporation Income." June 13, 1949.

¹² Ibid.

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The Tennessee Manufacturing Company plant remains as one of Nashville's most representative 19th and early 20th century industrial complexes. At the turn of the century, Nashville was a center for textile production, furniture manufacture, and other industries. Over the past several decades the majority of these industrial buildings have been razed or extensively remodeled. The Tennessee Manufacturing Company is one of only a few complexes in the city which retains integrity. The Old Mill building retains its Italianate design and the original New Mill's form and plan is also evident. The complex provided employment for thousands of workers during its history and its construction had a major impact in the development of north Nashville. The Tennessee Manufacturing Company plant is an important remnant of the industrial heritage of Nashville.

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Verbal Boundary Description

The boundary for the Tennessee Manufacturing Company is a 20.5 acre parcel identified as lot 415 on Davidson County tax maps 82-9 and 81-12. This map is drawn at a scale of 1" = 100'. This parcel is bounded on the north by Hume Street, on the south by Taylor Street, on the west by Eighth Avenue North and on the east by Fifth Avenue North.

Verbal Boundary Justification

The boundary for the Tennessee Manufacturing Company includes the entire parcel which has been historically associated with this industrial complex. No pre-1945 buildings or structures related to this industrial plant are extant outside the proposed boundaries.

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Tennessee Manufacturing Company
1400 Eighth Avenue, North
Nashville, Davidson County, Tennessee
Photos by: Thomason and Associates
Date: October, 1995 and March, 1999
Location of Negatives: Tennessee Historical Commission

- Photo No. 1: Historic photo from April of 1875.
- Photo No. 2: Historic photo from ca. 1940.
- Photo No. 3: "Old Mill" building completed in 1871, view towards the northeast.
- Photo No. 4: Central tower of the "Old Mill" building.
- Photo No. 5: Main entrance in the central tower.
- Photo No. 6: North facade of the 1871 west wing.
- Photo No. 7: South and east facades of the "Old Mill" building.
- Photo No. 8: North facade of the "Old Mill" building.
- Photo No. 9: North facade of the "Old Mill" building.
- Photo No. 10: Interior view of the second floor of the "Old Mill" building.
- Photo No. 11: Interior view of the third floor of the "Old Mill" building.
- Photo No. 12: "New Mill" building completed in 1882, view towards the southeast.
- Photo No. 13: "New Mill" building completed in 1882, view towards the northeast.
- Photo No. 14: "New Mill" addition completed in 1931, view towards the northeast.
- Photo No. 15: Interior view of the first floor of the "New Mill" building.
- Photo No. 16: Addition at the northeast corner of the "New Mill" completed in 1931, view towards the southwest.
- Photo No. 17: Rear view of the "New Mill" building, view towards the southwest.
- Photo No. 18: "New Mill" wing completed in 1955 and the 1941 Boiler House, view towards the northeast.
- Photo No. 19: Dye House built in 1882, view towards the northeast.

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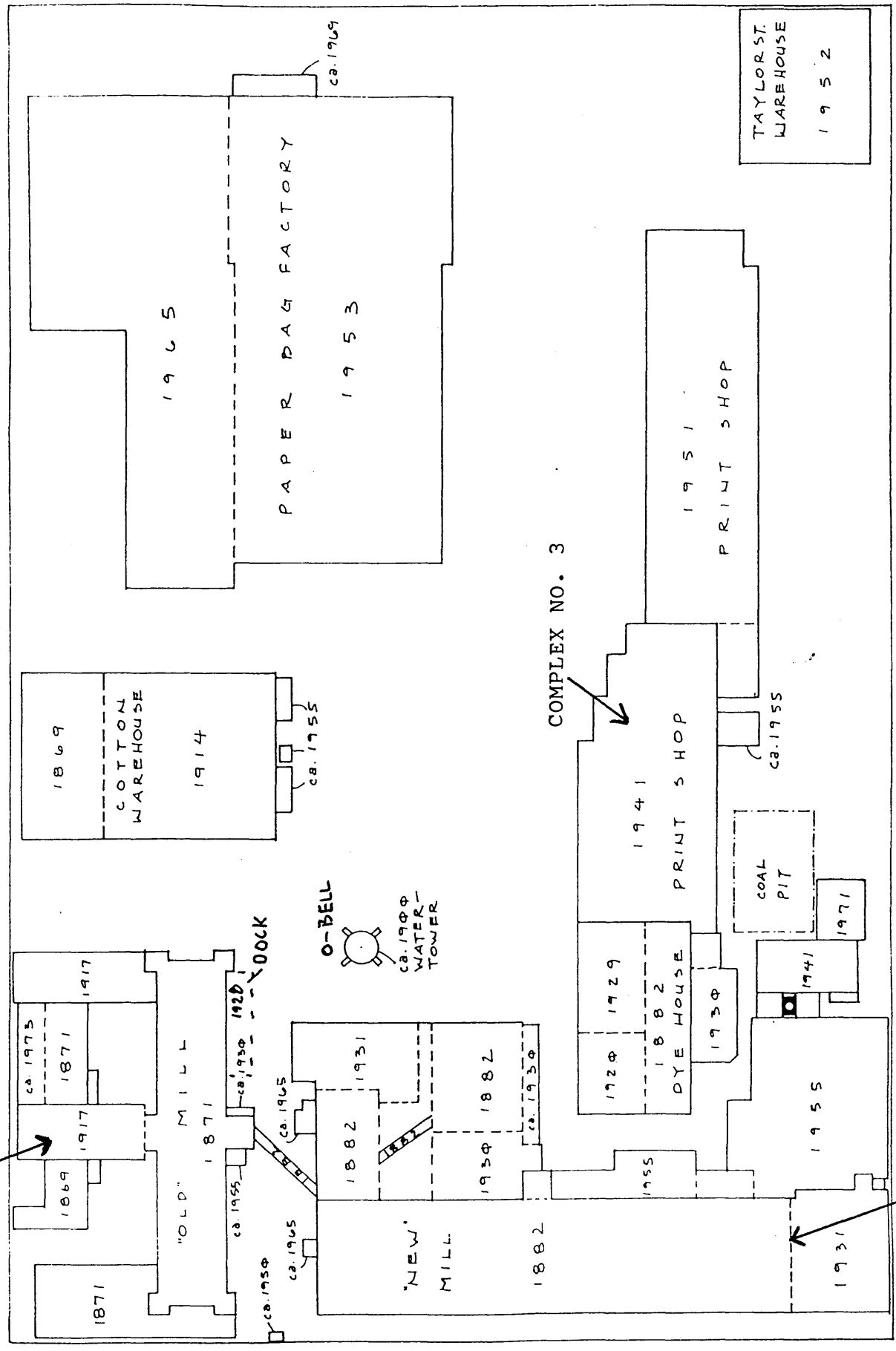
Tennessee Manufacturing Company
1400 Eighth Avenue, North
Nashville, Davidson County, Tennessee
Photos by: Thomason and Associates
Date: October, 1995 and March, 1999
Location of Negatives: Tennessee Historical Commission

- Photo No. 20: 1920 and 1929 wings on the north facade of the Dye House, view towards the southwest.
- Photo No. 21: Interior view of the 1920 and 1929 wings on the 1882 Dye House.
- Photo No. 22: Print Shop completed in 1941, view towards the south.
- Photo No. 23: Interior view of the Print Shop.
- Photo No. 24: Print Shop wing completed in 1951, view towards the southwest.
- Photo No. 25: Cotton Warehouse, view towards the southwest.
- Photo No. 26: Cotton Warehouse, view towards the northwest.
- Photo No. 27: Taylor Street Warehouse, view towards the southeast.
- Photo No. 28: Paper Bag Factory, view towards the northeast.
- Photo No. 29: Guardhouse built ca. 1950, view towards the southwest.
- Photo No. 30: Water tower erected ca. 1900, view towards the southwest.
- Photo No. 31: Tennessee Manufacturing Company Bell, view towards the south.

Tennessee Manufacturing Company
 1400 Eighth Ave., N. Nashville, TN
 Site Plan

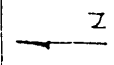
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H U M E S T R E E T



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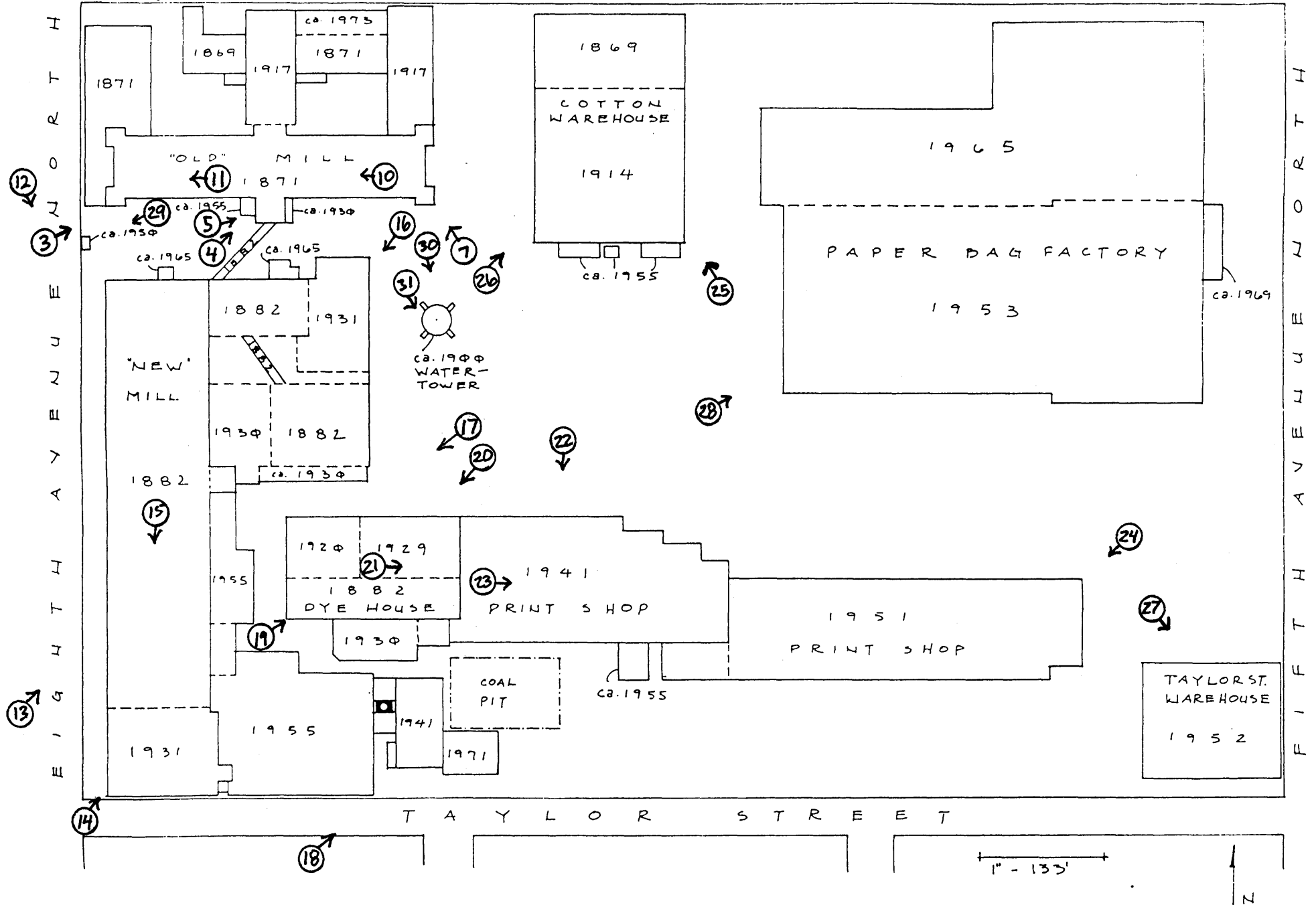
T A Y L O R S T R E E T



1" = 135'

Tennessee Manufacturing Company
 1400 Eighth Ave., N. Nashville, TN
 Photo Key

H U M E S T R E E T



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(57-67)

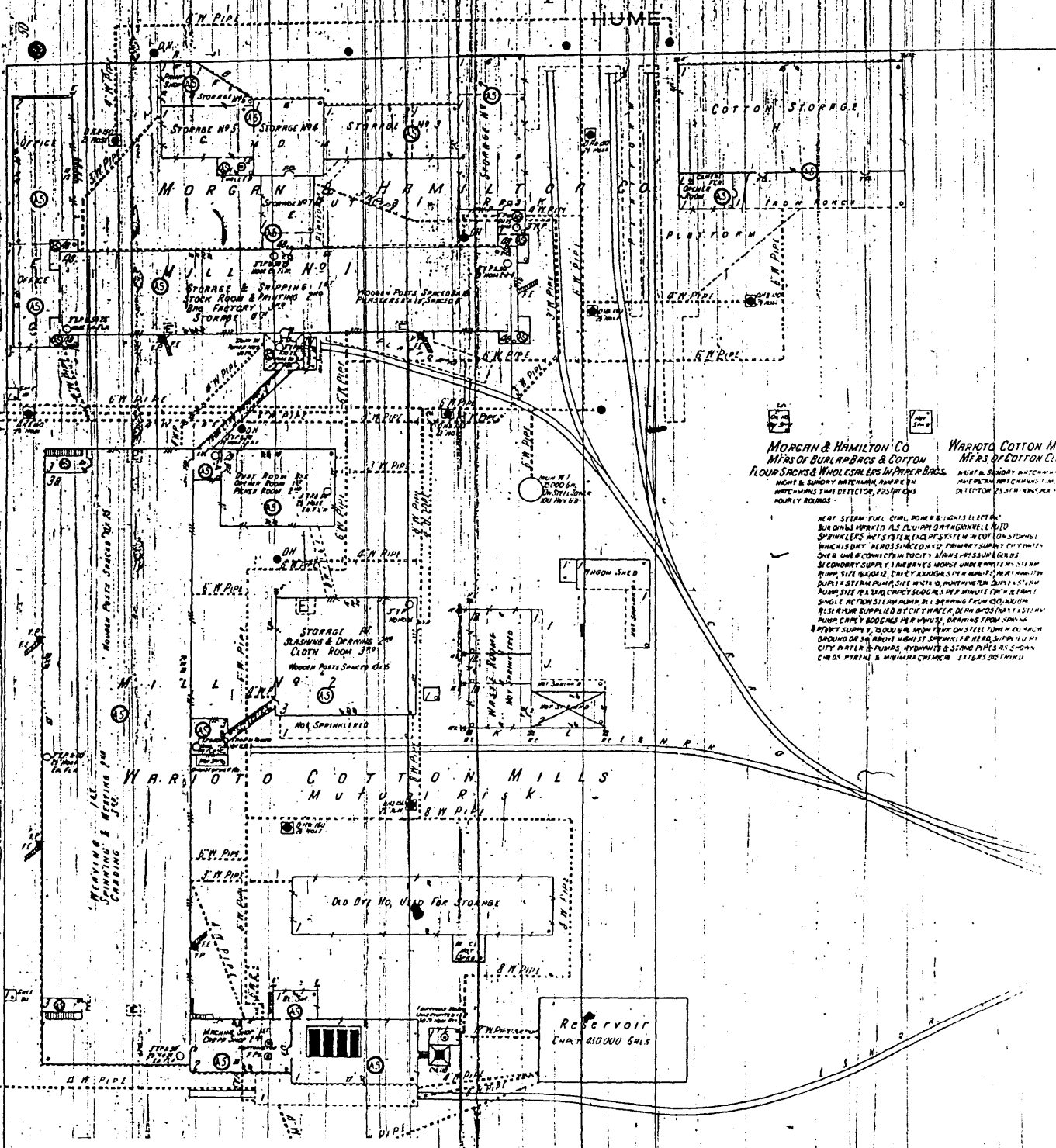
86

63

CHEATHAM AV.

8TH AV. N

64

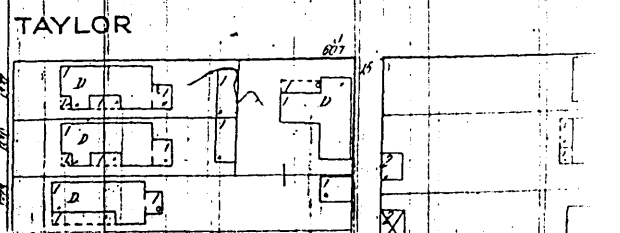


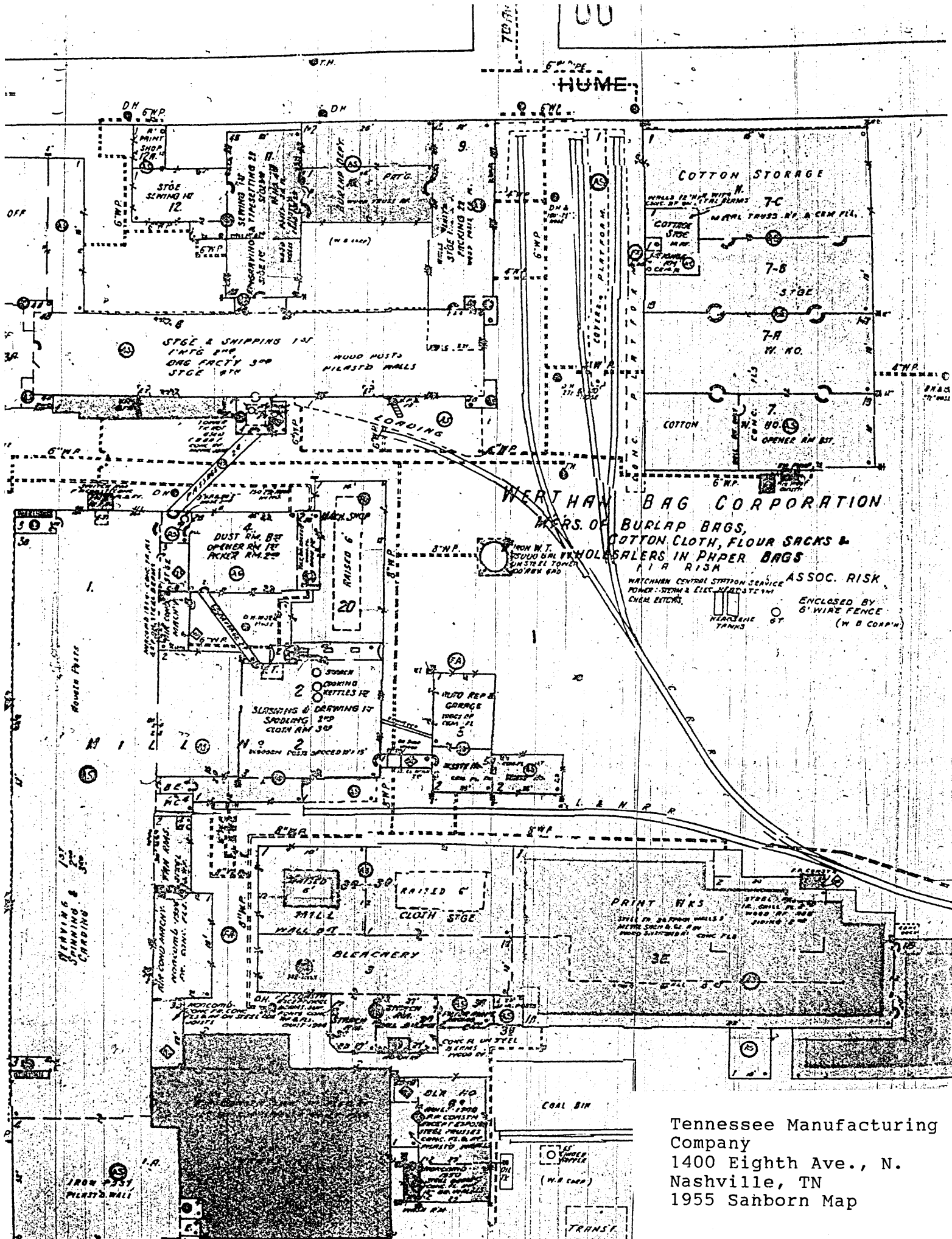
MORGAN & HAMILTON CO.
MILLS OF BURLAP BAGS & COTTON
FLOUR SACKS & WHOLESALE MILLS IN PAPER BAGS

WAROTO COTTON MILLS
MILLS OF COTTON CL.

NEAT SYSTEM FULL CUMULATIVE & LIGHTS ELECTRIC
BURNING WORKED AS PLUMBING IN DANIEL R. J. D.
SPRINKLERS AND SYSTEMS IN CASES OF FIRE IN FACTORY
WHICH IS BUILT HEADS IN CASES OF FIRE IN FACTORY
OVER ONE AND CONNECTION TO CITY WATER SUPPLY SYSTEM
IN SECONDARY SUPPLY SYSTEMS WORKS UNDER PRESSURE
FROM CITY WATER SUPPLY SYSTEMS IN CASES OF FIRE IN FACTORY
PUMP SIZE 1/2 IN. CAPACITY 100 GALS PER MINUTE FROM 150 FT. HEAD
SINGLE RETENTION TANK ALL DRAWING FROM 100 GALS
RESERVOIR SUPPLIED BY CITY WATER SUPPLY SYSTEMS IN CASES OF FIRE
PUMP CAPACITY 100 GALS PER MINUTE DRAWING FROM 100 GALS
RESERVOIR SUPPLY SYSTEMS IN CASES OF FIRE IN FACTORY
GROUND OF 20 FEET HEADSTOCK SPRINKLER HEADS SUPPLY TO
CITY WATER SUPPLY SYSTEMS IN CASES OF FIRE IN FACTORY
CITY WATER SUPPLY SYSTEMS IN CASES OF FIRE IN FACTORY

Tennessee Manufacturing
Company
1400 Eighth Ave., N.
Nashville, TN
1914 Sanborn Map





Tennessee Manufacturing Company
 1400 Eighth Ave., N.
 Nashville, TN
 1955 Sanborn Map