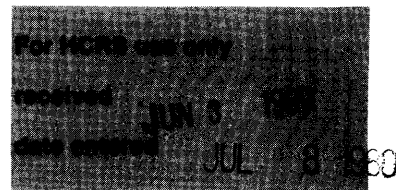


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Rutledge Hill Historic District

and/or common same

2. Location

bounded by Middleton St, Lea, and Hermitage Blvd.

The district incorporates the area of eleven city lots on Lea, Middleton, and Rutledge Streets
street & number located approx. 1/2 mile south southeast of downtown Nashville. not for publication

city, town Nashville — vicinity of _____ congressional district 5th

state Tennessee code 47 county Davidson code 037

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 checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input 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 multiple ownership - see continuation sheet

street & number _____

city, town _____ — vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Register's Office

street & number Davidson County Courthouse

city, town Nashville state Tennessee 38201

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		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Rutledge Hill area lies about one-half mile to the south southeast of downtown Nashville on a bluff above the Cumberland River. The crest of the hill, sixty-five feet above the river, is the second highest elevation in the old city of Nashville after State Capitol hill. The proposed district sits at the top of Rutledge Hill. Its boundary encompasses eleven city lots on which are located eleven buildings.

At its zenith in the late nineteenth and early twentieth centuries, Rutledge Hill was an elegant residential neighborhood and a center of higher education. In the intervening years, the area has been seriously damaged by the construction of Interstate 265 and continuing urban decay. While isolated nineteenth century buildings remain scattered throughout the 20-block Rutledge Hill area, the proposed district is the last remaining cluster of nineteenth century buildings in the area and serves to represent the former Victorian character of Rutledge Hill. The district is located within sight of three other National Register properties, Lindsley Hall and Litterer Laboratory, the last remaining university buildings in the area, and the Geddes Engine Company No. 6, a Victorian fire house.

Given its small number of structures, the nominated district includes a surprising range of architectural styles. Represented are a very simple brick residence dating from Nashville's earliest years and examples of three post-Civil War eclectic styles. Two bungalows are also within the district. These, while over fifty years old, have been classified non-contributing buildings because of the prevailing Victorian character of the district and because both are mediocre examples of the bungalow style at best.

Taken as a group, the buildings in the district are only in fair condition, reflecting neglectful absentee ownership and, in one case, insensitive conversion from residential to commercial use. Two of the houses are rapidly becoming dilapidated. However, the future of the district and the Rutledge Hill area is brighter than appearance might indicate. Two district buildings are currently undergoing sympathetic renovation, and renovation during 1980 is planned for three others. Four property owners in the district have recently joined with owners of both residential and commercial properties in the larger Rutledge Hill area to form an association to promote the area's betterment.

The following buildings contribute to the character of the district:

1. House (101 Lea Avenue): ca. 1820, ca. 1885, simple early nineteenth century residence with eclectic Victorian addition, two-story, brick.

Now divided into a series of small apartments, this house was built in two or perhaps three sections and was used as a single-family residence until well into this century. The earliest part of the house, it is generally agreed, dates to ca. 1820 and was built by Henry Rutledge. In the 1880s, an elaborate Victorian addition was added to the northwest end of the house. On the opposite end of the house is another section which possibly is also an addition. A view of the north-east side reveals the early section of the house, a simple two-story brick, gable-roofed building. An exterior chimney stands slightly to the right of the center of this otherwise symmetrical facade. This arrangement is repeated on the opposite side. Original window openings have been partially bricked in, and the sashes replaced with twentieth century metal casement windows. A second-story arched doorway, now closed off, is visible at the center of this section of the house, but no evidence of a porch or balcony onto which it might have opened

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can be seen. Written evidence hints that this section was the original house, and this was its front facade which faced east northeast toward the river. To the left of this section and at a right angle to it is a gabled, slightly projecting bay which has a taller second story and a correspondingly higher roof. This appears to be a later addition, but the many layers of paint on the brick and the lack of original windows and written evidence to prove it make this difficult to determine. Much more obvious is the 1880s addition, a one-room deep, three-room wide wing several feet taller than the original house and added to the northwest, changing the orientation of the house from overlooking the river to overlooking downtown. Its elaborate facade has been altered but retains much of its original Italianate character. Original slender, round-headed windows with decorative eyebrows remain on the second story to the left and right of the center bay. All others have been replaced with smaller metal-frame windows. The central bay is a five-sided projection crowned by a tall, almost pointed, octagonal dome. The dome's decorative metal work, the elaborate cornice, and the full width one-story veranda, all rich in Victorian detail, survive largely intact. Despite its division into apartments, which alters the original plan and obscures most interior detailing, the house is in basically sound condition.

3. House (37 Rutledge Street); ca. 1880, eclectic Victorian, two-story, brick. This roughly ell-shaped house was built on ground sloping away from the street. Its main floor appears to be set on a high foundation, but the rapidly sloping terrain provides for a story of full height beneath the main floor and identical in plan. Records indicate the house was built between 1879 and 1882. Architecturally it bears earmarks of the Italianate style--heavy cornice, characteristic woodwork on the porch and entrance, slender arched windows--while the slate mansard-like parapet which masks the single-plane shed roof adds a touch of the Second Empire style. The decorative iron cresting on the parapet is intact and among the very few remaining examples of such iron-work in Nashville. The front porch, which originally did not extend beyond the side of the facade, was extended to wrap around the left corner of the house at some time after the house was built; and a two-story addition adding one room to each floor was made at the rear of the ell. Both these changes apparently were made not long after the original construction and are worked into the original fabric quite well. The house, although neglected in recent years, is basically sound and is currently undergoing renovation as an owner-occupied residence with a rental apartment on the lower floor.

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4. Carriage House (37 Rutledge Street): ca. 1890, brick.
Following the construction of the main house, this building was built by Mayor Robert H. Dudley, whose initials are carved in the keystone of the carriage door arch. Over the years, extensive alterations, both additions and subtractions, have been made in bringing it to its present condition--housing three apartments which are now vacant. The carriage door was filled in with concrete block, a gable over the hayloft window at the center of the facade was removed, and the gabled roof replaced with a shed roof. A modern addition extended the building several feet on the left side. In spite of these changes, decorative brickwork at the top of the facade and carved stone trim remain and give evidence that this was an impressive carriage house. The owner of the property plans renovation of the building to serve as one rental unit when renovation of the main house is complete.
5. House (45 Rutledge Street): ca. 1880, eclectic Victorian, two-story, brick.
This house, like 37 Rutledge, is a full two stories with the main floor a half flight up from street-level, above a full lower story. It is also an ell shape but presents its narrow end to Rutledge Street. A bit more modest in scale and architectural pretensions than 37 Rutledge, the house stylistically falls into the Italianate mode with its bracketed cornice (brackets are missing from the front bay window cornice), segmentally arched windows, and decorative woodwork on the small entrance porch. Once a single family residence, this house now serves as offices for a moving and storage company. Several inappropriate changes have been made, including the enclosure of an open porch which followed the inside of the ell, the removal of some detail work, including the brackets mentioned above, and a decorative attic vent above the bay window. Unfortunately, the brick was painted for the first time in 1976. The house is in sound condition.
6. House (40 Rutledge Street): ca. 1890, eclectic Victorian, two-story, brick.
This is a late and rather restrained example of the Queen Anne style, with hints on the inside of the neo-classic fashion to come. The ample brick house is basically a square covered by a decked hip roof with gabled projection on the left of the front facade and a kitchen wing with a now-enclosed two-story back porch at the rear. Roof slates and metal ridging are intact. Exterior woodwork is ornate but limited in its application. Simple stone window lintels and sills add visual contrast to the front facade. Interior woodwork juxtaposes typically ornate Victorian spindles on the main stair with sedate Corinthian columned mantles and rectangular overmantle mirrors, devoid of Victorian fancy work. This house is becoming deteriorated but has recently been purchased by a business concern which is planning its rehabilitation.

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7. House (42 Rutledge): ca. 1890, eclectic Victorian, two-story, brick.
Although more rambling and irregular in shape than its neighbor at 40 Rutledge, this house is also a rather restrained example of the Queen Anne style. The house is basically rectangular with a one-story wing at the rear. The roof is a series of hips and gables, formerly slate, now covered with asphalt shingles. On the Rutledge Street facade to the right is a slightly projecting bay. At the corner of this bay is a hesitant circular projection--the base of a turret on a more exuberant house--which is modestly terminated at the base of the second story. On the left of the first floor a veranda rounds the corner. The supports are not all alike which makes it difficult to assess them, but all appear to be some variation on the Tuscan column. At the front, the roof forms two broad overlapping gables; the smaller one sits to the right over the projecting bay. Under this gable, on the second floor, is a variation on the Palladian window, with the center arched window only as tall as the side two and dangling between them. In transoms over several front and side windows are simple squares of varicolored glass. This house is also in deteriorated condition; but, like its neighbor, it is now owned by a business concern which is currently involved in planning a tax-act renovation after which it will occupy the building.
8. House (28 Middleton Street): ca. 1895, eclectic Victorian, two-story, brick.
Except for its street facade, this deep, narrow two-story house is devoid of ornament, like a row house detached from the rest of its block. The street facade is arranged with the front door recessed in a narrow, slightly projecting entrance bay on the left and a three-sided two-story bay window projection on the right. The distinguishing decorative feature is the tall slate mansard roof over the entrance on the left and the similar, though lower, false mansard extending the rest of the facade width to the right. This roof treatment places the house under the Second Empire style designation, but the rest of the decorative detailing--bracketed cornice, window eyebrows--are characteristic of the Italianate mode as well. The house is only in fair condition on the interior, but the exterior is largely intact. Currently the owners are planning a careful renovation for a combined commercial and residential use.
9. House (30 Middleton Street): ca. 1890, eclectic Victorian, one and one-half-story, frame.
The principal decorative feature of this moderately sized ell-shaped house is an imposing octagonal Queen Anne-style turret over a recessed entry. Its tall slate roof with metal ridging and decorative cap is intact, though the rest of the roof has been re-shingled. Extending from the right of the entry is a two-bay veranda supported by a partially fluted variation on the Tuscan column. The tall slender windows are segmentally arched and devoid of decorative trim. The original siding has been covered by imitation-brick roll siding. This house is in fair condition.

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11. House (40 Middleton Street): ca. 1890, eclectic Victorian, one-story, brick.

As its neighbor at 40 Rutledge, this house is basically Victorian in character with hints of neo-classical decorative work. The house's basic hip-roofed rectangle is extended by gabled projections on front and sides. Decorative woodwork is partially intact under the eaves and in the dormer gable. The now-missing front porch, which extended from the projecting bay on the right to the left side of the house, had an octagonal projection at the corner topped by an eight-sided pointed roof. The pattern of the turned porch supports can still be seen on the brick of the house in two places. Bricks cast with an egg and dart motif form a restrained decorative line over the right front window and the street facade, and classical motifs dominate the interior woodwork. The owner-occupants are currently involved in a complete renovation.

The following houses do not contribute to the character of the district:

2. House (33 Rutledge Street): ca. 1920, bungalow-style duplex, one-story, frame.
10. House (36 Middleton Street): ca. 1920, bungalow, one-story, frame with imitation brick siding.

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 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 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)

Rutledge Hill is a very significant area in Nashville's history. Its name comes from that of an early resident on the hill and the owner of much of its land, Henry Middleton Rutledge, a lawyer, whose father and father-in-law both signed the Declaration of Independence as delegates from South Carolina. Rutledge and his wife, the former Septima Sexta Middleton, left South Carolina to come to live in Nashville in 1816. Though there is some disagreement about the date, most sources concur that the Rutledges occupied the early part of the house which stands at 101 Lea Avenue by 1820 and owned much of the land in the nominated district.

Well removed from the heart of town, the area in time began to develop as Nashville's first suburb. It was separately incorporated as South Nashville from 1850 to 1854 after which it became a part of Nashville. Rutledge Hill's fashionable era lasted till the early twentieth century. A number of prominent Nashvillians lived there, among them Mayor Robert H. Dudley, who lived at 37 Rutledge, and riverboat captain Tom Ryman, who sponsored construction of the Ryman Auditorium, now a National Historic Landmark. Captain Ryman's house, now demolished, was located on Lea Avenue across from the Rutledge house.

Rutledge Hill was equally important to Nashville as a center of higher education. The University of Nashville, which no longer exists per se, was chartered by the North Carolina legislature in 1785 before Tennessee had become a state. The University was located on Rutledge Hill, and Henry Rutledge was one of its early trustees. Vanderbilt University, George Peabody College, and Montgomery Bell Academy, a secondary school for young men, all had their origins on Rutledge Hill.

Two buildings, Lindsley Hall and the Litterer Laboratory, both listed in the National Register, serve to represent the educational significance of the area. The nominated district is illustrative of the Victorian residential character of a neighborhood which once covered almost twenty blocks and is now severely decimated.

The district contains the Nashville residence of Henry Rutledge, a distinguished early citizen, and houses built after the division of his estate in 1869. It is the only concentrated group of nineteenth century houses left on Rutledge Hill, representative of its former character and architecturally distinguished in its own right.

9. Major Bibliographical References

Davis, Louise. "Independence...and On to Nashville." The Tennessean, July 4, 1976.

Nashville: A Short History and Selected Buildings. Nashville: Metropolitan Historical Commission, 1974.

Nashville: Conserving A Heritage. Nashville: Metropolitan Historical Commission 1977.

10. Geographical Data

Acreeage of nominated property 6

UTM NOT VERIFIED

Quadrangle name Nashville West

Quadrangle scale 1:24000

UMT References

ACREAGE NOT VERIFIED

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Verbal boundary description and justification

See area outlined in orange on attached map.

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title David H. Paine/Architectural Historian

organization Metropolitan Historical Commission

date March, 1980

street & number Second Ave. N. at Broad

telephone 615-259-5027

city or town Nashville

state Tennessee 37201

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. Hyer

title Executive Director, Tennessee Historical Commission

date 5/29/80

For HCAS use only

I hereby certify that this property is included in the National Register

John W. Ray
Keeper of the National Register
date 7/8/80

Paula O'Connell
date 7/1/80