



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

March 21, 2011

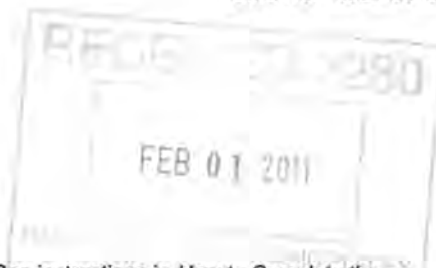
Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

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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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Leming, John H., House
other names/site number Leming House Bed & Breakfast

2. Location

street & number 414 East Main Street N/A not for publication
city or town Manchester N/A vicinity
state Tennessee code TN county Coffee code 031 zip code 37128

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 for in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
E. Patrick McIntyre, Jr. January 26, 2011
Signature of certifying official/Title Date
State Historic Preservation Officer, 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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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:)

Signature of the Keeper Edson H. Beall Date of Action 3-21-11

Leming, John H., House
Name of Property

Coffee County, Tennessee
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in count)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing

Noncontributing

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

N/A

Number of Contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/hotel
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian
Other: Folk Victorian, gable front and wing

Materials
(Enter categories from instructions)

foundation Stone, concrete
walls Weatherboard
roof Asphalt shingles
other Brick, terra cotta

Narrative Description

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

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Leming, John H., House
Coffee County, TN

7. NARRATIVE DESCRIPTION

The John H. Leming House is a two-story, frame, Folk Victorian gable-front-and-wing with a front porch and was constructed by 1899. The walls are covered with weatherboard, the foundation is limestone (some is covered with concrete), and the pitched roof is covered with asphalt shingles. There are two brick chimneys. All of the original windows are intact. Around the porch and windows, and on the corners of the building, original wood spindlework and Victorian-era wood embellishment remains. Vinyl siding has recently been removed from the house to expose the original cedar weatherboard and woodwork that remained underneath. Some of the wood decoration had deteriorated and has been replicated, but the majority of it is original. The house is near the downtown business district in Manchester, Tennessee (pop 9,442). The area is currently a business district, but historically it was residential. The house is situated on the corner of East Main Street and South Waite Street, with the façade facing East Main Street. At the southwestern corner of the lot sits a non-contributing garage and it is reached by a straight driveway from East Main Street. The property demonstrates historic integrity in its location, workmanship, design, and materials.

Exterior

The north facade of the John H. Leming House is a gable-front-and-wing. The gable end, on the eastern end of the façade, has one bay, with a window on each story. The wing has two bays and the main entrance is nearer the gable. The original door has a rectangular transom window above it. All five of the windows on the facade are arched one-over-one double-hung sash windows. The façade is covered with the original cedar weatherboard and has decorative beaded spindlework around each window and the door. The window surrounds consist of turned and engaged spindlework supporting a decorative cap. Each has a single drop pendant hanging over the center beneath the cap. A wooden porch runs the length of the wing and is as deep as the gable. Beneath the porch, the façade is beadboard rather than weatherboard. The porch has four turned posts and scroll-sawn spandrels between them and there are dentils along the porch just beneath the roofline. One of the building's two chimneys is visible from the front and it rises between the two bays on the wing side of the house. Modern gutters and downspouts have been added on the facade and each elevation, but, with the exception of the rear, they are placed as unobtrusively as is possible. Turned and engaged spindlework which matches the window surrounds is on each corner of the building.

The west elevation of the building consists of the gable-end of the wing covered with the original weatherboard siding. It has one bay, with a window on each story. These are also arched one-over-one, double-hung sash windows. Window surrounds match the front of the building. A flood light has been added about halfway up the elevation towards the rear of the building.

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The south/rear elevation of the building shows additions to the house. The original weatherboard covers this elevation. Here the gable and wing form also dominates. The gable and the wing each have a single arched one-over-one double-hung sash window on the second story. The window on the wing is in its easternmost bay and has the same surround found on most other windows on the building. Both chimneys are visible from the rear elevation of the building but only the chimney in the wing has a chimney pot. The gable end has a single story gabled roof addition that is currently in use as a kitchen. There is not an exact date on this addition, but the 1899 tax rolls show that, at that time, the house was completed and awaiting an addition, so it is not unreasonable to surmise that the kitchen addition was early and was possibly intended during the original construction of the building. It has paired windows, although one is a three-over-one double-hung sash and the other is a two-over-two double hung sash. These windows have plain wooden surrounds. A second addition to the rear elevation consists of a porch that was enclosed at some point and wraps along the south side of the wing and west side of the gable end, though it does not reach the extent of the building on either side. It is uncertain when the porch was first enclosed although oral history of neighbors suggests that it had been enclosed by the 1950s. This enclosed porch is covered in new weatherboard, replacing the vinyl siding that was recently removed. Under the siding were portions of the wood, glass, and some metal screen material from the porch's first enclosure. On the wing portion of the enclosed porch, there are small paired two-over-two double-hung windows with a plain surround. There is a modern screen door and porch light on the gable side of the enclosed porch.

The east elevation is two stories with two bays and is covered with the original weatherboard. One of the chimneys is visible to the southern end. There are four windows, one in each story for both bays. These windows are also arched one-over-one double-hung sash windows with surrounds to match those on the facade of the building. The side of the rear addition is also visible and it has a single bay with a one-over-one double-hung sash window which does not have the spindlework of the other window surrounds, although it does have the drop pendant and cap.

Interior

Throughout many spaces in the house, drywall ceilings have been added at an angle to conceal modern duct and electrical work, though this has not been done in the entryway, and most of the interior walls are drywall. Original baseboards and decorative elements framing doors and windows remain in the majority of the house. A major remodel of the interior occurred in 1994, when all restrooms except the downstairs bath were added and the duct and electrical work was completed.

The main entry leads to an open hall with the original stairs and banister. The wooden floor is a replacement. The staircase faces the door and adjoins the west wall. It retains original turned balusters and a large turned newel post that has a turned finial on its top. The stairs have an undercarriage partially enclosed by beadboard to create a small closet. Family history says that

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John's brother George built the stairs. Indeed it is possible that he built the entire house since he was a local building contractor.¹

On the west side of the hall a door with a rectangular transom leads to the west parlor, now a bedroom, with the original wood flooring exposed. The walls are drywall and the ceiling has the angled addition of drywall around the perimeter of the room. Original baseboards, window and door surrounds, and molding remain intact. There is a fireplace on the east wall, though it is now enclosed and covered by a closet, added in 1994.

On the east side of the hall another door with a rectangular transom leads to the east parlor. This room has its original beaded panel wainscoting, baseboards, window and door surrounds, and molding. There is a filled in fireplace on the south wall, now obscured by an electric fireplace. The original simple wooden mantel and surround remains in place. It has a plain detail panel and simple mantel shelf supported by curved wooden brackets. The room is currently carpeted, but the original flooring remains beneath. The walls are drywall and the ceiling has the angled addition of drywall around the perimeter of the room.

A door in the southeast end of the hallway leads into the dining room. This room is currently carpeted, but the original wood floors are intact. The dining room has original beaded panel wainscoting, baseboards, window and door surrounds, and molding. The walls are drywall and the ceiling has the angled addition of drywall around the perimeter of the room. There is a raised platform in the south of the room running between the now-covered fireplace and the eastern wall. There is currently a mirror in the south wall but this space was originally a window. It was converted to a pass-through and then a mirror at some point after the addition currently serving as a kitchen was added to the building.

To the west of the enclosed fireplace, there is an arched doorway leading south from the dining room to the kitchen, which was added historically and has been modernized. While the space was likely a historic doorway, the arch is modern and was created in 1994 during the major interior remodel of the house.

At the rear of the entry hall, a door leads to what was once the back porch. This space has been enclosed to create a small square hallway, a modernized bathroom with linoleum flooring, and a laundry and storage room, also with linoleum flooring. The small square hallway is carpeted and has four doors: one to the bathroom, one to the laundry room, one to the dining room, and one into the entryway.

Upstairs there are three bedrooms, one in the western wing portion of the building and two in the eastern gable portion. The bedroom in the western wing portion of the building has original wood floors beneath carpet, drywall walls, and a dropped drywall ceiling. Original baseboards, window

¹ Leighton Ewell, *History of Coffee County Tennessee*, (Manchester, TN: Doak Printing Co, 1936).

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and door surrounds, and molding remain intact. A modern bathroom has been placed in the southeast corner of the room and is separated by a partition wall.

The eastern bedrooms in the gable portion of the house are similar and there has been a modern pass-through bathroom built between them. Both have carpeting over the original wood floors, drywall walls, and a dropped drywall ceiling. Original baseboards, window and door surrounds, and molding remain intact.

On the southwest of the property sits a non-contributing garage building of indeterminate date. It is a gable-front concrete block building with asphalt shingles on the roof and a single garage entry on the north gable end, facing the driveway. The eastern side of the garage has a poured concrete porch with a tin roof that extends approximately five feet out to the north and just over halfway along the building. To the south of the porch, also on the eastern side of the garage, are two wooden doors.

The John Leming House maintains its integrity of location, setting, materials, and workmanship. Some original materials have been covered, such as carpeting over the original floors. However, the original materials remain underneath and the current property owner is working to uncover these original elements. All of these modifications are removable, and the original woodwork and detailing remains visible over these modifications.

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 boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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 # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

- Architecture _____
- Education _____
- _____
- _____
- _____
- _____

Period of Significance

1899-1946

Significant Dates

1899, 1917-1920, 1925-1927

Significant Person

(complete if Criterion B is marked)

Leming, John H.

Cultural Affiliation

N/A

Architect/Builder

Unknown

Previous documentation on file (NPS): N/A

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

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8. STATEMENT OF SIGNIFICANCE

The John H. Leming home is locally significant under criteria B and C for its association with John H. Leming and his work in education and as a local politician and for its architecture. The Leming House is a good local example of a Late Victorian era house in Manchester. The Folk Victorian home has some unusual features, such as cedar siding, and there are very few other nearby two-story Late Victorian era homes. John H. Leming served as the Superintendent of Schools in Coffee County, Tennessee, from 1917-1920 and again from 1925-1927. For at least part of his first term, Leming also served on the Coffee County Board of Education. During this time Leming helped to move through a variety of educational reforms which affected all of the students of the county during those years and the years which followed. These reforms fit into the broader social history of the Progressive Era, and Leming provides a strong local example of a national trend in education.

During the Progressive Era, reformers tackled many of society's problems, and some of them focused their efforts on rural reform. Throughout rural areas in the nation, reformers worked on many things, not the least of which were schools. Education, seen as a particular force for improvement during the first three decades of the twentieth century, was a focus for communities. In *Rebuilding the Rural Southern Community: Reformers, Schools, and Homes in Tennessee 1900-1930*, Mary Hoffschwelle argues that those in rural towns, like Manchester, Tennessee, did not adopt the Progressive agenda wholesale.² Rather, they chose the initiatives that most appealed to their sensibilities. This holds true for educational reforms and makes the choices of individual reformers, like John H. Leming, that much more significant. Typical state-wide Progressive reforms, which Leming helped to usher through the Coffee County system, include higher standards for teachers, longer school years and increased mandatory attendance, and providing a way for some students to reach the schools. The Progressives reorganized districts and built more schools. By keeping buildings in good repair and well-painted as well as providing running water when they were able to do so, school boards kept pace with other Progressive era reformers. As Superintendent of Schools, John H. Leming led the local implementation of these reforms in Coffee County.

John H. Leming:

John H. Leming was born c. 1866 to Isaiah Leming and Martha Townsend Leming. By 1899, Leming had built and was living in the house at 414 East Main Street in Manchester and had married his wife, Alice. He had acquired the deed to the land at 414 East Main Street in 1893 from

² Mary S. Hoffschwelle, *Rebuilding the Rural Southern Community: Reformers, Schools, and Homes in Tennessee 1900-1930*, (Knoxville, TN: University of Tennessee Press: 1998), 10ff.

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N.L. and Amanda May.³ The Townsends were one of the prominent families in Coffee County, having settled there in 1845. Along with the Lemings and a few other families, they were the founding members of the Asbury community in Coffee County.⁴ John Leming spent his whole life in Manchester, the majority of his adult years at 414 East Main Street. He lived there through his years of activity on the School Board and until his death on April 10, 1946.

John H. Leming taught school in Manchester from at least 1909, as there is a listing of him earning teaching certificates that year in the Board of Education records.⁵ Leming served as the Superintendent of Schools from 1917-1920 and again from 1925-1927. For at least part of his first term, Leming also served on the Coffee County High School Board of Education.

During his tenure on the Coffee County Board of Education, John H. Leming helped to move through several educational reforms. From the minutes of the Board of Education, it is clear that Leming served both as superintendent and as secretary. According to the minutes, the Board of Education routinely recommended buildings for repair, hired teachers for the schools under their purview, and provided for wagons to shuttle students to and from schools. Leming and the other Board of Education members embraced the Progressive ideals of neat and tidy school buildings and expanded access to education. Previously, rural schools, such as those in Coffee County had been cared for and largely neglected by the communities surrounding them.⁶ In the first decade of the twentieth century, the State of Tennessee began encouraging local school boards and improvement associations to clean up schools and bring to them the "better physical surroundings, good books for all, and art in the school room" that was required to meet new standards of "health, comfort, beauty, and attractiveness" which would help students to learn better.⁷ While the state provided guidance and made suggestions, it was up to local groups to actually implement these changes. During the 1910s and 1920s, the Board of Education, under Leming's direction, took on this role in Coffee County.

According to the *Manchester Times*, in February of 1917, as superintendent of schools, John H. Leming moved to new offices, next door to the newspaper, and those offices included a "first class public rest room" and a public library.⁸ Leming appealed to the public to contribute volumes to the library, although at the time of the newspaper article, he already had commitments for several

³ Deed from N.L. May to John H. Leming, July 1, 1893, Coffee County Deed Book 1: 109, Manchester, Tennessee.

⁴ Leighton Ewell, *History of Coffee County Tennessee*, (Manchester, TN: Doak Printing Co, 1936).

⁵ Coffee County Board of Education Minutes, 1907-1968, microfilm images on dvd, no roll specified, supplied by Tennessee State Library and Archives, Nashville, Tennessee. References to Board of Education minutes throughout this statement are from this source.

⁶ Hoffschwelle, *Rebuilding the Rural Southern Community*, 23.

⁷ Virginia P. Moore, "School Improvement Associations of Tennessee," 1909, quoted in Hoffschwelle, *Rebuilding the Rural Southern Community*, 23.

⁸ "New Office Soon to be Occupied," *Manchester Times*, February 2, 1917.

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volumes.⁹ Downtown public libraries and rest rooms, such as these, were aspects of rural progressive reform throughout the American south in the first decades of the twentieth century which encouraged public health and education. Leming's actions reflect the rising number of Tennessee towns which built public restrooms and libraries in the 1910s and 1920s. As Leming personally solicited and donated volumes to the public library, he proved an advocate for educating adults as well as the children of Coffee County.

In September of 1917, soon after Leming became Superintendent, the Board voted to extend the school term to 5 months, requiring students to receive more education. By 1912 city school terms were already close to nine months and many were advocating for longer terms in rural schools.¹⁰ Rural schools' terms fluctuated based both on the growing season and available county funds. Many progressive reformers argued for the advantages of longer school terms, but the actual length of the term remained up to each county.¹¹ Leming worked to bring Coffee County closer to the average term lengths in cities like Nashville. At that same meeting in 1917, the Board voted that no one should promise a school to a teacher unless that teacher has a certificate. State law had started requiring certificates in 1914, but, in order to allow teachers to meet this standard, the state continued issuing permits for several years to those who could not earn the certificate.¹² The *Manchester Times* regularly reported the number of teachers that Leming certified, giving him the credit for pushing Coffee County teachers to reach the standard of all holding certificates. A busy meeting, they also decided in September to hire a truancy officer for one month, to stay on longer provided the Superintendent (Leming) believed he was needed. Not only was Coffee County extending their school year, they were taking steps to ensure that students attended and were taught by certified educators, all aspects of the national trends in education reform in the 1910s and 1920s.

Reformers in Nashville at the State Board of Education set out model school building plans in 1907 and again in 1920 which focused on simplicity and included increased natural light and ventilation for the buildings (aspects which catered to public health reforms and were intended to inspire students).¹³ In 1914, Tennessee formed a General Education Board (GEB) to lead in rural school projects. The primary role of the GEB was to address the "unattractive, uncomfortable, unsanitary" schools which made students into "physical and mental cripples, and moral perverts" by replacing the many smaller schools with larger "more attractive, more comfortable and more

⁹ Ibid.

¹⁰ Andrew David Holt, *The Struggle for a State System of Public Schools in Tennessee, 1903-1936*, (New York: Columbia University, 1938), 190.

¹¹ In 1925, the state legislature passed a General Education Bill which included a clause that, for any county which would set aside fifty cents from each one hundred dollars of property taxes for education, the state would provide additional funds to enable elementary schools to run for eight months; Holt *The Struggle for a State System of Public Schools in Tennessee*, 353.

¹² Holt, *The Struggle for a State System of Public Schools in Tennessee*, 277.

¹³ Hoffschwelle, *Rebuilding the Rural Southern Community*, 22 ff, 45.

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sanitary" consolidated school buildings.¹⁴ State initiatives in the 1910s and 1920s encouraged local school boards to clean up some schools and to replace several smaller schools with consolidated schools which provide greater resources for students. The Coffee County Board of Education minutes show that the Board accomplished these goals by working in conjunction with communities, demonstrating that Progressives believed in shared responsibility for public initiatives. For example, in September 1917, the Board voted to provide paint for any school house that needed it if the community would do the painting themselves. In early 1918, two new school houses were authorized by the Board and funding was to be provided to those communities, provided they followed plans set out by the Superintendent (Leming). When Leming first became superintendent, in 1917, there were 60 schools in Coffee County, but by 1925 it is clear that Leming and the school board had embraced consolidation as only 23 schools are listed in the minutes. The state did not obligate anyone to follow these models for cleanliness and consolidation, but, at least from 1919, the state only provided funding if counties followed state-approved plans.¹⁵ Leming and the Coffee County Board of Education clearly thought these plans were important, as they required control over the plans for each school building, presumably following the state plans in order to help fund the local consolidated schools.

Leming worked to improve and expand school buildings for students. A history of Coffee County sites Leming as "instrumental" in enabling the first high school to be expanded. Central High School was originally constructed in 1909-1910, and the 1926 addition included a separate building with 5 classrooms, a gymnasium, and an auditorium.¹⁶ According to the minutes from 1926, Leming went to the State Board of Education requesting that the state supplement county funds to see that the teachers got paid. Leming's advocacy for Coffee County enabled the schools to keep running.

Also in 1925, the Coffee County Board of Education under Leming voted that all new teachers must have degrees. The Tennessee state law passed in 1913 required all teachers to be certified by the State Superintendent.¹⁷ There is no evidence that the state required degrees at this time, but Hoffschwelle discusses that throughout the early twentieth century, demand for teacher training increased and new normal schools for that training were constructed throughout the state.¹⁸ The Coffee County Board of Education also concluded in 1925 that written contracts were required for the wagon drivers that would spell out their responsibilities, the routes they would serve, and their monthly pay rate. In August of 1926, the Board voted to put water into the kitchen of the new high school, so that students would not have to carry it in buckets. Improved teacher

¹⁴ *Biennial Report, State Superintendent of Public Instruction of Tennessee, for 1913-1914*, 1915, 247, 249, quoted in Hoffschwelle, *Rebuilding the Rural Southern Community*, 36.

¹⁵ Hoffschwelle, *Rebuilding the Rural Southern Community*, 45.

¹⁶ Coffee County Conservation Board, *Coffee County From Arrowheads to Rockets*, (Tullahoma, TN: 1969), 228.

¹⁷ Robert Hiram White, *Development of the Tennessee State Educational Organization, 1876-1929*, (Kingsport, TN: Southern Publishers, Inc, 1929), 233.

¹⁸ Hoffschwelle, *Rebuilding the Rural Southern Community*, 20.

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training and modern school building plans were the two main pillars of Progressive era educational reforms which Leming helped to implement in Coffee County.

It was decided in June of 1925 that the superintendent, Leming, would select African American teachers for the African American schools. The School Board records that list the schools, teachers hired, and their pay do not indicate race. The relationship between the white and African American schools in Coffee County during the period of significance for the Leming House is somewhat unclear. Presumably in Coffee County, as throughout the South, school building improvement and consolidation sponsored by local tax funds did not extend to the African American schools. It was left for the Julius Rosenwald Fund to assist African American communities in their school building. Agents for the Rosenwald School Fund made a note of several Tennessee counties in which they faced particularly strong opposition in the mid-1920s, Coffee County being one of these.¹⁹

During the years he served as Superintendent of Schools for Coffee County, Tennessee, John H. Leming guided several Progressive educational reforms in the county, implementing state initiatives at the local level. Many of the changes that Leming brought to the Coffee County education system were front page news, the *Manchester Times* giving Leming the credit for these reforms. In 1925, for example, nearly every edition has at least one mention of Leming and the schools. He lived at 414 East Main Street, in Manchester, during this time that he was guiding Coffee County schools into national educational trends. The building that was Leming's home during the significant years of his superintendency, 1917-1920 and 1925-1927, retains integrity in its location, setting, workmanship, design, materials, and its association with John H. Leming.

In 1931, John and Alice deeded the house and land to their son Hugh S. Leming for \$700 and the stipulation that he care for them for the rest of their lives and the additional stipulation that they could purchase the property back from Hugh after four years had passed for \$2500.²⁰ John Leming continued to live in the house until his death, on April 10, 1946. Hugh Leming retained control of the house and lot and willed it to the First Methodist Church. Following Hugh Leming's death in 1980, ownership of the house went to the church. It then passed through several hands before it was purchased by its current owners in 2009. It has recently been adapted to function as a bed and breakfast in the city of Manchester.

There are no other two story Late Victorian homes in the neighborhood of the Leming House in Manchester. This Folk Victorian gable-front-and-wing home may share some details, such as window style, with other Manchester homes, but none have the number and quality of design features that the Leming House retains. There are few houses from this period in the immediate vicinity as the once residential area has been largely absorbed into the central business district of

¹⁹ Hoffschwelle, *Rebuilding the Rural Southern Community*, 77.

²⁰ Deed from John H. Leming to Hugh S. Leming, October 10, 1931, Coffee County Deed Book 41: 56, Manchester, Tennessee.

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Manchester. The only other National Register property in Manchester, the Wilkinson-Keele House (NR 11/15/2006), is two blocks south of the Leming House. The decorative details of the Wilkinson-Keele House, including prominent bay windows and distinctive spindlework mark it as a more traditional example of Queen Anne style, rather than the Folk Victorian expressed in the Leming House. The Leming House is a folk gable-front-and-wing adaptation of the Late Victorian era, as expressed in its unusual cedar plank weatherboard siding and majority original spindlework window surrounds and decorative details.

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Leming, John H., House
Coffee County, TN

9. MAJOR BIBLIOGRAPHICAL REFERENCES

- Deed from N.L May to John H. Leming. July 1, 1893. Coffee County Deed Book 1: 109, Manchester, Tennessee.
- Deed from John H. Leming to Hugh S. Leming. October 10, 1931. Coffee County Deed Book 41: 56, Manchester, Tennessee.
- Deed from First Methodist Church to Frank T. Waterman. December 4, 1989. Coffee County Deed Book 214: 492, Manchester, Tennessee.
- Deed from Frank T. Waterman to Tim Brown. March 17, 1994. Coffee County Deed Book 238: 145, Manchester, Tennessee.
- Deed from Mark K. Taylor to Long Beach Mortgage Corporation. February 1, 2001. Coffee County Deed Book 279: 1003, Manchester, Tennessee.
- Deed from Long Beach Mortgage Company to Neal Miller. April 17, 2001. Coffee County Deed Book 280: 914, Manchester, Tennessee.
- Deed from Neal Miller to Charles W. Cook. July 23, 2009. Coffee County Deed Book 334: 696, Manchester, Tennessee.
- Ewell, Leighton. *History of Coffee County Tennessee*. Manchester, TN: Doak Printing Co, 1936.
- Hoffschwelle, Mary S. *Rebuilding the Rural Southern Community: Reformers, Schools, and Homes in Tennessee 1900-1930*. Knoxville, TN: University of Tennessee Press: 1998.
- Holt, Andrew David. *The Struggle for a State System of Public Schools in Tennessee, 1903-1936*. New York: Columbia University, 1938.
- Martinez, Corinne. *Coffee County From Arrowheads to Rockets*. Tullahoma, TN: Coffee County Conservation Board, 1969.
- "New Office Soon to be Occupied." *Manchester Times*. February 2, 1917.
- White, Robert Hiram. *Development of the Tennessee State Educational Organization, 1876-1929*. Kingsport, TN: Southern Publishers, Inc, 1929.

Leming, John H., House
Name of Property

Coffee County, Tennessee
County and State

10. Geographical Data

Acreage of Property Less than one acre Manchester 86 NE

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>583173</u>	<u>3926905</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

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 Kristen Baldwin Deathridge, PhD Research Assistant
organization MTSU Center for Historic Preservation date May 28, 2010
street & number PO Box 80 telephone 615-898-2947
city or town Murfreesboro state TN zip code 37130

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 SHPO or FPO.)

name Sherry and Charles Cook
street & number 3748 Micklaus Way telephone
city or town Murfreesboro state TN zip code 37128

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 12

Leming, John H., House
Coffee County, TN

10. GEOGRAPHICAL DATA

Boundary Description and Justification

The nominated property consists of a less than one acre parcel, indicated on the attached Coffee County GIS Property Tax Map as parcel # 076G B 035.00. It is bounded on the north by East Main Street, on the east by South Waite Street, and on the west and south by residential parcels. The nominated property encompasses all of the extant property historically associated with the John H. Leming House.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 13

Leming, John H., House
Coffee County, TN



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number PHOTOS Page 14

Leming, John H., House
Coffee County, TN

PHOTOGRAPHS

Photographs by: Elizabeth Moore, Projects Coordinator
MTSU Center for Historic Preservation

Date: March, July 2010

Digital Files: Tennessee Historical Commission
Nashville, Tennessee

- 1 of 19 North Façade, photographer facing south
- 2 of 19 West Elevation, photographer facing east
- 3 of 19 South Elevation, photographer facing northeast
- 4 of 19 South and East Elevations, photographer facing northwest
- 5 of 19 East Elevation, photographer facing southwest
- 6 of 19 Entry Hall, photographer facing southwest
- 7 of 19 Entry Hall, photographer facing north
- 8 of 19 West Parlor, photographer facing northeast
- 9 of 19 East Parlor, photographer facing northeast
- 10 of 19 East Parlor fireplace, photographer facing south
- 11 of 19 Dining Room, photographer facing west
- 12 of 19 Kitchen, photographer facing southeast
- 13 of 19 Rear Hall and Laundry, photographer facing south
- 14 of 19 Downstairs Bath, photographer facing west
- 15 of 19 Upstairs Hall, photographer facing east

United States Department of the Interior
National Park Service

National Register of Historic Places

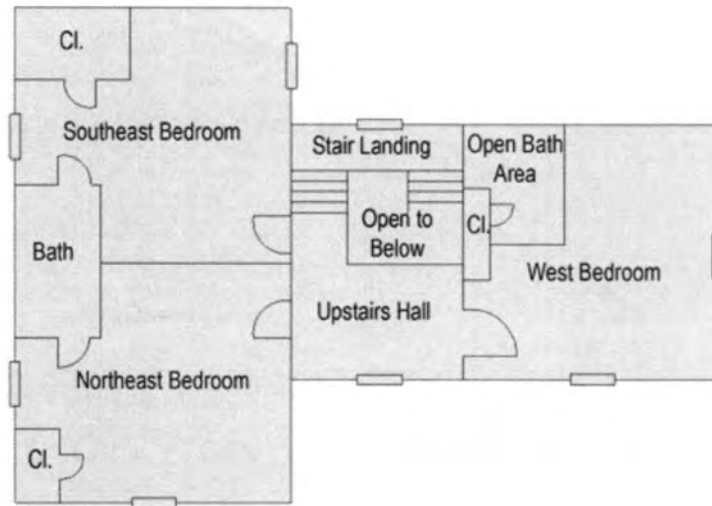
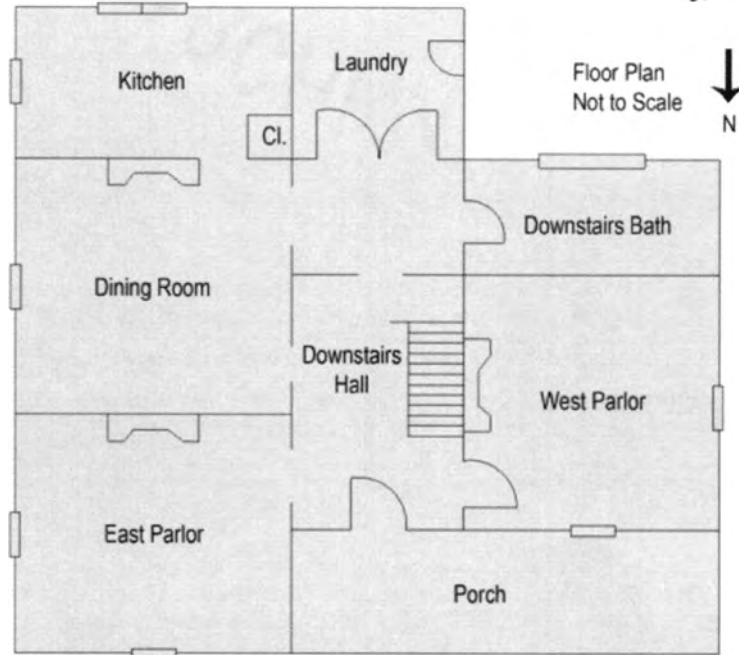
Continuation Sheet

Section number PHOTOS Page 15

Leming, John H., House
Coffee County, TN

- 16 of 19 West Bedroom, photographer facing northeast
- 17 of 19 Northeast Bedroom, photographer facing east
- 18 of 19 Southeast Bedroom, photographer facing northwest
- 19 of 19 Garage, photographer facing south

Leming, John, House
Coffee County, TN



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Leming, John H., House

MULTIPLE NAME:

STATE & COUNTY: TENNESSEE, Coffee

DATE RECEIVED: 2/01/11 DATE OF PENDING LIST: 3/09/11
DATE OF 16TH DAY: 3/24/11 DATE OF 45TH DAY: 3/19/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000092

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3-21-11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



































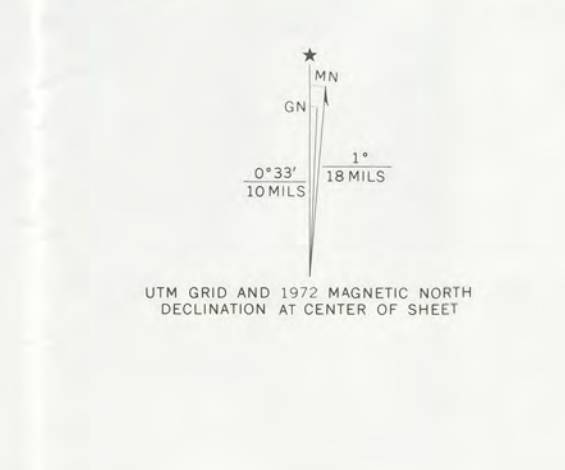




LEWIS, JOHN H. HOUSE
COFFEE COUNTY, TN
16 583173 3926905



Mapped and edited by Tennessee Valley Authority
Published by the Geological Survey
Control by USC&GS, USGS, WPA, and TVA
Revised by TVA in 1969 by photogrammetric methods using
aerial photographs taken 1968 and by reference to TVA-USGS
quadrangle dated 1963. Map field checked by TVA, 1972
Polyconic projection. 1927 North American datum
10,000-foot grid based on Tennessee rectangular
coordinate system
1000 meter Universal Transverse Mercator Grid ticks,
Zone 16, shown in blue
Fine red dashed lines indicate selected fence and field lines
visible on aerial photography. This information is unchecked
To place on the predicted North American Datum 1983,
move the projection lines 7 meters south and
2 meters west as shown by dashed corner ticks



SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
TENNESSEE DIVISION OF GEOLOGY, NASHVILLE, TENNESSEE 37219
AND U. S. TENNESSEE VALLEY AUTHORITY, CHATTANOOGA 37401 OR KNOXVILLE, TENNESSEE 37902
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Heavy-duty	Poor motor road
Medium-duty	Wagon and jeep track
Light-duty	Foot trail
Interstate Route	U. S. Route
	State Route

In developed areas, only through roads are classified

QUADRANGLE LOCATION

Div. of Geology Sales Office
MANCHESTER, TENN.
35086-D1-TF-024
1972
DMA 3754 I NE-SERIES V841

9 780607 493436



TENNESSEE HISTORICAL COMMISSION
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
2941 LEBANON ROAD
NASHVILLE, TN 37243-0442
(615) 532-1550

January 24, 2011

Carol Shull
Keeper of the National Register
National Park Service
National Register Branch
1201 Eye Street NW
8th floor
Washington, DC 20005

Dear Ms. Shull:

Please find the enclosed documentation to nominate the *John H. Leming House* to the National Register of Historic Places.

If you have any questions or if more information is needed, contact Brian Beadles at 615/532-1550, extension 125 or Brian.Beadles@tn.gov.

Sincerely,

E. Patrick McIntyre, Jr.
State Historic Preservation Officer

Enclosures