

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

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

For HCRS use only
received AUG 7 1979
date entered OCT 31 1979

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

1. Name

historic Kingston Springs Hotel Complex *and Buildings*
and/or common _____

2. Location

street & number Kingston Springs Rd. _____ not for publication
city, town Kingston Springs _____ vicinity of _____ congressional district _____
state Tennessee code 047 county Cheatham code 021

3. Classification

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

4. Owner of Property

name Priscilla Beard Dorris
street & number Route 2, Box 002
city, town Kingston Springs _____ vicinity of _____ state Tennessee 37082

5. Location of Legal Description

courthouse, registry of deeds, etc. Cheatham County Courthouse
street & number _____
city, town Ashland City state Tennessee

6. Representation in Existing Surveys

title State of TN Cultural Resource Survey has this property been determined eligible? yes no
date December 6, 1978 _____ federal state _____ county _____ local _____
depository for survey records Tennessee Historical Commission
city, town Nashville, state Tennessee

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input 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 original hotel built by Kreider in 1849 was a logged building that burned in the late 1880s. The present hotel was built by Matt F. Allen during the early 1890s from designs of Nashville architect Baxter J. Hodge. The new Victorian styled hotel was built to accommodate fifteen to twenty people.

The framed hotel has remained unchanged throughout the years. The original cedar panelling in most of the rooms is unaltered and the remaining three rooms retain the original wall paper. Many of the original furnishings are still in the hotel. Several beds, tables, dressers, and washstands remain, in addition to several cast iron and brass kerosene lamps that hung in the dining room. Several of the gas lamps that once lined the driveway are stored within the hotel.

Today the entrance drive past the springs to the hotel is lined with numerous large maple and oak trees. A series of thirteen framed guest cottages flanked the main hotel. These 1½ story cottages, built around 1860, were of similar construction with two large rooms on the first floor and two smaller rooms on the second floor. Two of these framed cottages remain today. Additionally, a logged double cottage is present. This building was constructed about 1850 of oak and poplar logs joined with half dovetail notching. The interior and passage are sheathed in beaded horizontal boards. The roof is gone and the building is currently in a state of deterioration.

At the turn of the century the springs were covered by a shed with lattice siding. The springs had three distinct outflows that produced three different types of mineral water: black, red, and white sulphur water. Recent regrading of the road passing by the springs has greatly reduced the outflow of the springs.

A number of additional outbuildings associated with the hotel are still standing. Several barns and sheds are located near the hotel and a sturdy stone springhouse used for drinking water covers what is locally known as Freestone Springs. Two framed guest cottages built around 1900 are also located near the hotel.

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 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 checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Health Spa
		<input type="checkbox"/> invention		

Specific dates Early 1890s **Builder/Architect** Baxter J. Hodge

Statement of Significance (in one paragraph)

The hotel and resort complex that developed at Kingston Springs was one of many health spas that were established throughout the central basin area of Middle Tennessee during the nineteenth century. Established in 1849, the Kingston Springs Hotel was an outgrowth of an inn/tavern owned by Emanuel Kreider. Of the 31 major health spas known in Middle Tennessee, the Kingston Springs Hotel is one of four that survived and helps to remind one of a time and lifestyle long since vanished.

Advertisements in the June 28, 1855 Nashville Union and American newspaper revealed that Kreider's inn evolved into a "well known and popular watering place." Kingston Springs offered its guests an abundance of refreshing mineral water, comfortable accommodations, and a relaxed peaceful atmosphere. Rates for boarding ranged from \$1.50 per day, \$8.00 per week, to \$28.00 per month. Rates for children under eleven and servants were reduced by half. Prior to the establishment of the Louisville and Nashville Railroad in 1861, transportation from Nashville (about 20 miles to the east) to Kingston Springs was provided by a six passenger omnibus that made the round trip three times each week.

By 1860, Kreider had acquired a partner, William T. Yeatman. Census information indicated that Yeatman bought out Kreider by 1870. Yeatman retained interest in the Springs, and by 1880 had another partner listed, James R. Winbourn.

The original logged hotel burned in the late 1880s and the property was later sold to Matt F. Allen. Allen retained the services of noted Nashville architect Baxter J. Hodge to design a new hotel. Hodge's signed drawings have survived, and the new hotel was built in the mid 1890s.

The hotel guest register for the years 1896-1908 is very informative. Acclaimed as "the place to visit in Middle Tennessee around the turn of the century," Kingston Springs was the host of many prominent Nashville families who spent weekends or entire summers at the resort. Although the resort was enjoyed primarily by Tennesseans, the register included guests from any other states and countries; New York, Texas, Missouri, Germany, Cuba, and the Phillipines.

While the mineral springs were the main attraction, the resort boasted a dance hall and bowling alley. Older residents in the area remember a lattice sided shed that covered the springs. It became a very popular spot for young lovers to meet. A stile was constructed over the fence that enclosed the immediate spring area, making the springs accessible to those who passed by.

Allen operated the hotel and resort complex until 1908 when ownership passed to W. C. West and A. E. Beard. The hotel continued in operation under West and Beard until 1917. With the outbreak of World War I, the doors to Kingston Springs closed forever. The present owner is very much interested in preserving this historic landmark of the area.

9. Major Bibliographical References

Thorne, Charles B., The Watering Spas of Middle Tennessee, Tennessee Historical Quarterly, winter 1970-1971, pp. 321-359.
 United States Census Schedules; 1850 Davidson County; 1860, 1870, 1880, 1900 Cheatham County

10. Geographical Data

Acreeage of nominated property 22

Quadrangle name Kingston Springs

Quadrangle scale 1:24000

UMT References

A

1	6	4	8	9	9	3	0	3	9	9	4	4	5	0
Zone	Easting				Northing									

B

1	6	4	9	0	0	0	0	3	9	9	4	2	4	0
Zone	Easting				Northing									

C

1	6	4	8	9	6	8	0	3	9	9	4	1	0	0
Zone	Easting				Northing									

D

1	6	4	8	9	6	1	0	3	9	9	4	3	1	0
Zone	Easting				Northing									

E

Zone	Easting				Northing									

F

Zone	Easting				Northing									

G

Zone	Easting				Northing									

H

Zone	Easting				Northing									

Verbal boundary description and justification

The nominated property consists of a single 22 acre tract of land that is outlined in red on the accompanying map. The map is drawn to the scale of 1 inch=400 feet. The entire tract is owned by Mrs. Priscilla Davis and constitutes that portion of the original Kingston Springs Hotel acreage near the hotel, springs and guest cabins.

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 Priscilla Dorris and Leonard Measures C.G.R.S.

organization _____ date May 21, 1979

street & number Route 2, Box 002 telephone 615/797-2129

city or town Kingston Springs state Tennessee 37082

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

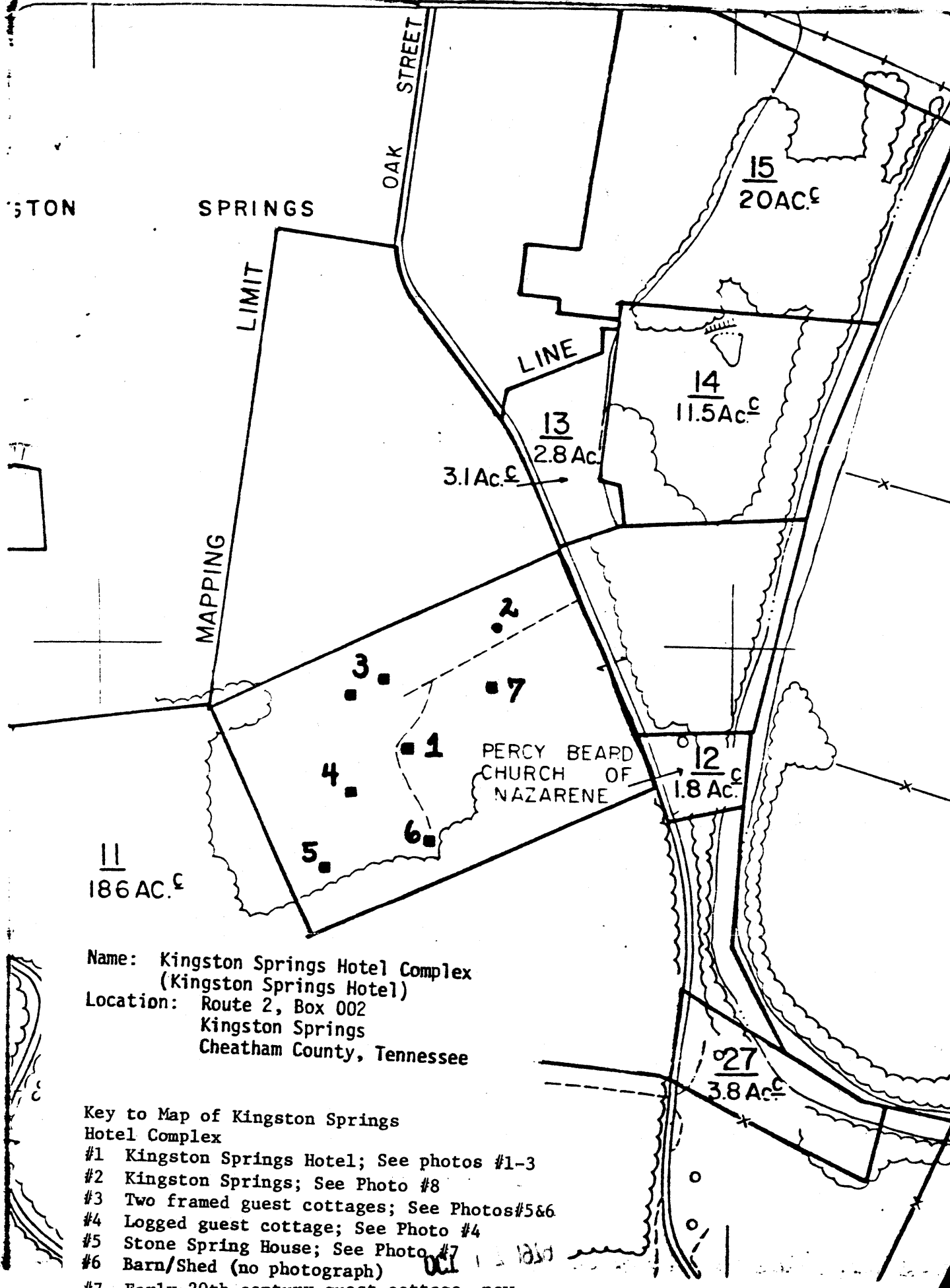
national state local

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. Harper

Herbert L. Harper, Executive Director and State Historic Preservation Officer, Tennessee Historical Commission date 8/2/79

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>Carol Shull</u>	date <u>10-31-79</u>
Keeper of the National Register	
Attest: <u>Beth Groover</u>	date <u>10/30/79</u>
Chief of Registration	



Name: Kingston Springs Hotel Complex
 (Kingston Springs Hotel)
 Location: Route 2, Box 002
 Kingston Springs
 Cheatham County, Tennessee

- Key to Map of Kingston Springs
 Hotel Complex
- #1 Kingston Springs Hotel; See photos #1-3
 - #2 Kingston Springs; See Photo #8
 - #3 Two framed guest cottages; See Photos #5&6
 - #4 Logged guest cottage; See Photo #4
 - #5 Stone Spring House; See Photo #7
 - #6 Barn/Shed (no photograph)
 - #7 Early 20th century guest cottage, now used as rental house (no photograph)