

United States Department of the Interior
National Park Service



National Register of Historic Places
Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

Historic Resources of Brownsville, Tennessee 1823-1970

B. Associated Historic Contexts

- Early settlement of Brownsville, Tennessee, ca. 1823 – 1930
- Residential Development of Brownsville, Tennessee, ca. 1823 – 1964
- Commercial Development of Brownsville, Tennessee, ca. 1823 – 1964
- African American Heritage of Brownsville, Tennessee, ca. 1910 – 1970

C. Form Prepared by

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Organization Thomason and Associates Date February 17, 2014

Street & Number P.O. Box 121225 Telephone (615) 385-4960

City or Town Nashville State TN Zip Code 37212

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

Signature and title of certifying official

12/5/14
Date

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

1-27-2015
Date

**United States Department of the Interior
National Park Service**

Historic Resources of Brownsville, Tennessee

Tennessee

Name of Multiple Property Listing

State

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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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 listings. 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 120 hours per response including the 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 Project (1024-0018), Washington, DC 20503.

Introduction

This multiple property documentation form addresses the historic residential and commercial architecture in Brownsville. The form also includes historic context associated with the African American community.

The contexts contained within this nomination are based upon the recommendations of the "City of Brownsville, Historic Properties Survey Report" prepared in September 2013. That report recommended the preparation of National Register Nominations for the expansion of an existing historic district and three new districts. A number of individual properties were also identified as eligible for individual listing to the National Register. Historic resources and periods pertaining to the four contexts and identified during the survey included the following:

- (1) Early settlement of Brownsville, Tennessee, ca. 1823 – 1860
- (2) Residential Development of Brownsville, Tennessee, ca. 1823 – 1964
- (3) Commercial Development of Brownsville, Tennessee, ca. 1823 – 1964
- (4) African American Heritage of Brownsville, Tennessee, ca. 1910 – 1970

In Brownsville, there are three individual properties and one historic district currently listed in the National Register of Historic Places:

- Zion Church (Christ Episcopal Church), listed 1978, located at 140 N. Washington Avenue
- Temple Adas Israel, listed 1979, located at 131 N. Washington Avenue
- College Hill Historic District, listed 1980, northwest of the downtown commercial area
- Joshua K. Hutchison House, listed 1988, located at 124 N. Church Avenue

Historic Overview:

In 1785, Henry Rutherford, along with an entourage from North Carolina, conducted an excursion surveying West Tennessee and the Cumberland, Ohio, and Mississippi Rivers. They came upon a small stream named "Okeena" by the Native Americans. Okeena was later named Forked Deer by the surveying party. Rutherford called this point "Key Corner."¹ The road leading from the west into Brownsville is also named Key Corner due to its origin from this designation.² At the time of Rutherford's land survey, the land was occupied by Native Americans and the soil was a mixture of clay and sand, ideal for the growth of cotton and grains. As a result of the treaty of 1818, the Chickasaw Indians sold their interest in the West Tennessee land located between the Tennessee and Mississippi Rivers. Tennessee's acquisition of this land spurred interest from speculators, especially those from North Carolina who moved to the Tennessee area by boat, wagon, and foot after the Panic of 1819, which instigated the migration of many North Carolinians to the agriculturally rich land of West Tennessee.³

1 Brownsville-Haywood County Historical Society, *History of Haywood County Tennessee* (Marceline, MO: Walsworth Publishing, 1989), 234.

2 Ibid.

3 USGenWeb Archives online, *Historical Sketch of Haywood County*, May 1, 2013, <http://files.usgarchives.net/tn/haywood/history/1872/westtenn/historic20nms.txt>

In 1819, Colonel Archibald Murphy of North Carolina sent Herndon Haralson to oversee his land grants in Madison County.⁴ Haralson was elected chairman of the Board of Commissioners of Madison County in 1821 and later moved to Haywood County after its establishment to take part in handling Haywood County affairs. Haywood County was once part of Madison County to the east until the county was separated in a legislative act in 1823.⁵ At that time, Haywood County was named after Judge John Haywood from North Carolina.⁶

Colonel Richard Nixon of North Carolina was one of the first settlers in Haywood County in 1821. Colonel Nixon's father, a Revolutionary War soldier, received a land grant of 3,600 acres in Haywood County for his services in the war. Nixon inherited the land from his father and settled near a tributary of the Hatchie River, later named Nixon Creek. Soon after settlement, Nixon was appointed a justice of the peace and built one of the first log houses in the county, a building measuring twenty eight feet by thirty three feet, which was used as the Court of Pleas and Quarterly.⁷ Nixon was also one of Brownsville's pioneer merchants.

In 1823, Haywood County comprised 575 square miles divided into fifteen Civil Districts with the eleventh to fourteenth lying to the north of the Forked Deer River. Geographically located toward the center of Haywood County, Brownsville was selected as the county seat through a legislative act on October 16, 1824 and named after General Jacob Jennings Brown of Pennsylvania for his contributions in the War of 1812.⁸ General Brown was said to have had a trading post on the southeast corner of the town square even before the treaty with the Chickasaw Indians.⁹

The legislative act creating Brownsville as the county seat stipulated that a commission be appointed to create a plan for the town, sell lots, and erect public buildings. It required that the city be fifty acres with a four-acre town square. On December 14, 1825, Thomas M. Johnson deeded the required fifty acres to the planning commission of Brownsville for one dollar plus one town lot. While the town plan fulfilled the stipulation of fifty acre size and that the roads be ninety feet wide, the city square only took up two and seven-eighths of an acre rather than the four acres required in the Act.¹⁰ The town was one square mile and all the boundary streets were named Margin, i.e. N. Margin, S. Margin, E. Margin and W. Margin. Brownsville incorporated in 1826. In 1835, part of the county to the west was divided to create Lauderdale County.¹¹ The fifty lots that were created in the initial legislative act in 1824 were sold and sufficient funds were raised to begin erecting public buildings to include the first Haywood County courthouse on the square. As seen in an 1842 town plat map of Brownsville, it is illustrated that the first town expansion was one square mile equidistant from the courthouse to the new city boundaries and included a total of 150 lots.¹² The map also indicates that the original "Margin" streets were renamed from N. Margin to Franklin Street, W. Margin to Hatchie Street, S. Margin to Jefferson Street, and E. Margin to Jackson Street. It also depicts Main Street running from east to west on from the center of the public square and Lafayette and Washington Streets along the east and west sides of the square running from north to south.

4 Ibid.

5 Ibid.

6 Tennessee Library and Archives website. THS Collection: "John Haywood (1762-1826) Papers (1768-1796)", April 30, 2012. <http://www.tn.gov/tsla/history/manuscripts/findingaids/ths448.pdf>.

7 Bob Moses, Lynn Shaw, Walter Baird and Harrell Clement, Haywood County, Tennessee (Paducah, KY: Turner Publishing Company, 1998), 7.

8 Ibid.

9 Brownsville-Haywood County Historical Society, 237.

10 USGenWeb Archives online.

11 Brownsville-Haywood County Historical Society, 234.

12 Ibid., 237.

Land owners built and maintained roads connecting Brownsville to the Haywood County lines. These roads were the only land-based means of transportation before the stage coach from Jackson to Memphis came through Denmark, Brownsville, Durhamville, Covington, and Randolph in 1836, and the rail system was introduced in 1846.¹³ The Hatchie and the Forked Deer Rivers afforded boats transportation access. In 1827, the *Red Rover* was the first steamboat to come to Haywood County and navigate between Brownsville Landing and Bradford's Landing. Piloted by a Captain Newman, the *Red Rover* was the only steamboat operating in Brownsville traveling up the Hatchie River in the 1820s until prominent planter Thomas Bond established his own steamboat in 1829 to carry his merchandise.

In 1824, the Haywood County census documented 265 families; by 1832 Brownsville had a population of four hundred.¹⁴ The first lawyers to locate in Brownsville were W. R. Hess and John W. Strother. The first physicians were William C Bruce, Johnson, Barbee, Dillard, Dorthel, and Penn. The pioneer merchants included Hiram Bradford, Richard W. Nixon, Thomas Dobbins, James Smith, E.S. Tappan, Hubbard, J.R. Boyd, Francis S Cox, C. Guyer, L.R. Leonard, J.C. Jones, Valentine Sevier, Houston & Mulholland, W.E. Owen, R. W. Jones, M. & J.D. Ware, and Wafford & Coleman.¹⁵ Businesses operating in Brownsville during the early part of its settlement included: John Hardwick, cabinet maker; W.J. Berson, silversmith and jeweler; C.W. Pracht, carriage builder; Mr. Farrington, cotton gins; J.J. Crowley, stone cutter and marble fabricator; J. Eader, window sash and door factory; J. David McLeod, tailor; a brick factory; and a E.W. Capell, bookstore that opened in 1857 on the west side of the square. E.S. Tappen built the first brick store building on the square in 1834. The first newspaper printed in Brownsville was *The Phoenix* in 1837 and Brownsville received telegraph service in 1848. Many of Brownsville's merchants built homes either on the same lot as their store or near the downtown square on Main, College, Washington, and Lafayette Streets.

One of Brownsville's most influential merchants at this time was Hiram Bradford. Mr. Bradford bought one of the first lots on the southeast section of the town square where he built a storeroom and a house. There was a large oak tree on this lot, which Bradford cut down and hand sawed into slabs with which he built his twelve-foot-by-fourteen-foot store. His establishment soon became the only store "where a yard of tape or paper of pins could be had between Jackson and Memphis."¹⁶ Bradford, an enterprising man, next established Bradford's Landing on the Hatchie River ten miles south of Brownsville's landing and erected a saw mill (hand-driven).¹⁷ He also built the first wood frame hotel that remained until 1868 when the Exchange Hotel was constructed in its place.

Cotton was first planted in Haywood County in 1828 and soon became the basis for Brownsville's agricultural economy. Hiram Bradford built the first cotton gin in the county and others soon followed. In 1829, the horse propelled grist mill was introduced and later a large cotton mill and compress in 1874. With access to two rivers and several county roads by wagon, Brownsville had adequate means to transport cotton products and other agricultural crops. By the 1840s, Haywood County was one of the leading cotton producers in Tennessee.

13 USGenWeb Archives online, A History of Haywood County, April 30, 2013,

<http://files.usgwarchives.net/tn/haywood/history/history.txt>

14 U.S. Census Bureau State and County Quick Facts website, April 30, 2013, <http://quickfacts.census.gov/qdf/states/47/47075.html>

15 Brownsville-Haywood County Historical Society, 238.

16 Brownsville-Haywood County Historical Society, 238.

17 Ibid.

The city and county constructed public buildings paid for by the sale of the fifty lots originally deeded to the city by Thomas M. Johnson. Merchant, Richard Nixon built the first log cabin courthouse in the middle of the square in 1824. A second official courthouse was built in 1826 in the town square by Joseph Coe at a cost of \$4,000. In 1845, the current county courthouse was rebuilt in brick with an additional west wing was constructed for the Supreme Court at a cost of \$12,000 in 1868.¹⁸ The first jail, “sixteen feet square in the clear,” was constructed from squared logs a foot thick in 1825 on Jackson Street, opposite the Methodist Episcopal Church.¹⁹ In addition to these public buildings, schools were established soon after settlement. All early established schools were subscription schools with a tuition averaging ten dollars per year.²⁰ Some of the early schools were Brownsville Academy, 1831; Brownsville Male Academy, 1835-36; Brownsville Female Institute (Presbyterian), 1842; and Brownsville Baptist Female College, 1851. Other schools included Union Academy and Wesleyan Female College.²¹

As the population of Brownsville increased, eight religious groups built houses of worship in the mid-nineteenth century. These included Methodist, Presbyterian, Episcopalian, Baptist, Catholic, AME, Church of Christ, and Jewish. The Methodist, Baptist, and Presbyterian congregations built churches in Brownsville between 1831 - 1833, with the Episcopalian congregation following in 1834. The Catholic congregation was established around 1870. During the late nineteenth century through the mid-twentieth century, Brownsville had a strong Jewish community. The Jewish congregation began when Joseph Sternberger immigrated to Brownsville from Germany in 1860 and brought with him a century old Torah. This community worshiped in member homes until they were able to build their own synagogue in 1882: Temple Adas Israel.²² The First United Methodist Church was the first brick building in Brownsville erected in 1831. In 1917 the Church of Christ constructed a brick, Gothic Revival church on Lafayette Street, just north of the town square, and the Presbyterian Church rebuilt their sanctuary of brick in 1931 on College Street. There was also First Baptist Church of Brownsville, a “colored” church, located on College Street west of Hatchie Street. Of these religious institutions, two are currently listed on the National Register: Temple Adas Israel listed in 1978 and Christ Episcopal Church listed in 1979.

During the mid-nineteenth century, Brownsville prospered as the center of a rich agricultural area and a transportation hub for east-west roads through the state. One of the city’s most important businessmen from this period was Thomas Bond, who settled in Haywood County from North Carolina in 1826. He “built one of the greatest fortunes in Tennessee.”²³ Bond owned and operated his own steamboat to carry supplies and his cotton products. Bond became the largest taxpayer in the county before and after the Civil War.²⁴ He also had a hand in the establishment of the Agriculture and Mechanical Association formed in 1853.²⁵ Cotton farming was primarily operated by slave labor until the Civil War. Bond himself brought over five hundred slaves with him to Haywood County.

18 Ibid.

19 Ibid.

20 USGenWeb Archives online, Schools of Haywood County TN, April 30, 2013,
<http://files.usgwarchives.net/tn/haywood/history/history.txt>

21 Brownsville-Haywood County Historical Society, 238.

22 Emma Nunn, Haywood County, Tennessee Encyclopedia of History and Culture online, April 30, 2013,
<http://tennesseeencyclopedia.net/entry.php?rec=615>

23 Ibid.

24 Emma Nunn, Haywood County, Tennessee Encyclopedia of History and Culture online, April 30, 2013,
<http://tennesseeencyclopedia.net/entry.php?rec=615>

25 Brownsville-Haywood County Historical Society, 236.

In 1846, Brownsville began constructing narrow-gauge railroads connecting Brownsville to cities to the east and west. Narrow-gauge railroads were often used in Europe before they became popular in the United States in the 1840s. These railways were built to be thirty-six inches wide instead of the standard four feet and eight inches.²⁶ Narrow-gauge railways were often less expensive and easier to build, and were more frequently used for agricultural or industrial transportation rather than passenger carriage. In 1856, the Memphis and Ohio Railroad (later the Louisville & Nashville Railroad) was constructed through Brownsville taking over the original narrow-gauge railroads and affording an additional route for transporting goods, as well as carrying passengers. The railroad was initially chartered in 1852 to connect Memphis, Tennessee and Louisville, Kentucky. Construction began in 1854 and was completed in 1860.²⁷ The men of Brownsville are credited with a majority of the railroad construction located south of Brownsville's city center. Tennessee later ventured to install three new narrow-gauge railways throughout the state. One of these three narrow-gauge railways was the Brownsville and Ohio Railroad organized by A.H. Bradford in 1870 to extend north of Brownsville.²⁸ Chief Engineer W.D. Pickett began grading miles to Friendship, Tennessee but the project stalled. The project was later revived in the 1870s as the Holly Springs, Brownsville, Ohio Railroad with hopes to extend not only north to Friendship, Tennessee but also south to Holly Springs, Mississippi.²⁹ Haywood County issued stocks and bonds to cover the \$100,000 cost of the project. The railroad construction began completing over twelve miles of track to the north by 1878. This railroad is illustrated on the 1877 map of Haywood County running north along what is now Russell Avenue. Management became in need of funds, but was unsuccessful in convincing the Louisville & Nashville management to take over the project. The project came to an end and the tracks were taken up to be used in narrow gauge railroads in Arkansas.³⁰ This became one of three failed narrow-gauge projects in Tennessee in the 1870s; however, the Louisville & Nashville (L & N) Railroad continued its dominant railroad route through Brownsville.

In the years before the Civil War, Brownsville's merchants and planters built many two-story frame dwellings reflecting the Greek Revival and other popular architectural styles of the period. Many of these planters owned large farms in the county, but built their primary homes in the city. Many of these dwellings were built on Main and Washington Streets, the major thoroughfares through the city.

With the coming of the Civil War in 1861, Brownsville became an "armed camp." Military drills were often done on lots to the northeast of the downtown square at N. Church Avenue and College Street. Brownsville initially remained against the secession of the state, but was not offensive to the confederate or the union movement as men of Brownsville fought alongside the Union and Confederate Armies.³¹ Brownsville was occupied at times by both Union and Confederate troops.³² One documented campaign was the Confederate guerilla raid on Brownsville in July 1862. During this raid, nearly one hundred Confederate soldiers appeared in Brownsville outside the Exchange Hotel on S. Washington Street, arrested several citizens with ties to the

26 George W. Hilton, *American Narrow Gauge Railroads*. (Stanford California: Stanford University Press, 1990), 521.

27 David L. Bright, *Confederate Railroads*, March 3, 2014 http://www.csa-railroads.com/Memphis_and_Ohio.htm

28 Ibid.

29 Ibid.

30 Ibid.

31 The States Graphic- Haywood County Sesquicentennial. (1973, September 21). Folder Brownsville, Tenn., Local History Vertical File, Tennessee State Library and Archives.

32 The Brownsville-Haywood County Bicentennial Book Committee, *Heart of the Tennessee Delta*. (Brownsville, Tennessee: Dixie Printing Company, 1996), 3.

cotton industry, and gathered up and burned all the cotton in the city; an estimated three hundred bales.³³ Fortunately, during this raid, no homes or buildings were destroyed.

During the war Brownsville's economy slowed considerably; merchants closed their doors and farmers stopped planting crops. No major fighting took place in or around Brownsville and the city was spared destructive fires that destroyed buildings in many other locations throughout Tennessee.³⁴ At the end of the Civil War in 1865, although money was scarce, merchants began reopening their stores and many farmers resumed the cultivation of crops. The economy began to boom once more with the high price of cotton and the construction of many new residences began. Several one-story frame commercial buildings were replaced with two-story masonry buildings. The first bank, Brownsville Savings Bank, was organized in 1869. In 1870, all districts north of the Forked Deer River were separated from Haywood County to create Crockett County. County boundaries became set with Crockett County on the north, Madison County on the east, Hardeman and Fayette Counties on the south, and Tipton and Lauderdale Counties on the west.

By 1870, the economy in Brownsville was thriving and the population of Haywood County reached 25,094. Towards the end of the nineteenth century, another Bond family member, Robert Bond, owned the Brownsville Cotton Oil & Ice Co. as well as the Electric Light and Power Plant. To celebrate the establishment of the Gas Works Company, the city streets of Brownsville were illuminated by gas by 1872 for the entire month of August.³⁵ Also in 1872 a cotton factory, Brownsville Manufacturing Company, was organized and underwritten by several large landowners, cotton farmers, and merchants of Brownsville including: James A. Rogers, President, James Bond, A.H. Bradford, James D. Read, H.L. Taylor, and James A. Wilder. They employed over 120 people, mostly women. Other prominent companies established themselves in Brownsville in the years following the Civil War. One of these companies was created by Edward Sturdivant, who came to Haywood County from Virginia and brought with him his wife's family's recipe for Old Brunswick Stew in 1849. He built a factory on Wilson Avenue and this product was sold across the country.³⁶

The financial boom of Brownsville remained strong until an economic bubble burst hit the cotton industry in 1872, causing another decline in business.³⁷ This financial depression continued through the mid-1880s and was only reinforced when the Yellow Fever Epidemic reached Brownsville in 1878. The disease forced many businesses to close their doors and took the lives of more than three hundred residents.³⁸ Several of those affected by the epidemic were local family merchants who lost their businesses as a result. However, family merchants such as the Tamm's, Levy's, and Rothschild's remained unaffected and had long standing family businesses through the mid-twentieth century.³⁹ The financial depression continued until 1886, when industry began to thrive once more. Industry and technology began to have an impact on Brownsville bringing various businesses to town like the Bell Telephone Company established in 1895 on S. Washington Avenue and emerging mill and cotton gins continued to spring up to the south and east of the commercial square.

33 Tennessee Library and Archives website. THS Collection: Civil War Articles, March 3, 2014.

<http://tn.gov/tsla/cwsb/1862-07-Article-178-Page260.pdf>

34 The Brownsville-Haywood County Bicentennial Book Committee, Heart of the Tennessee Delta (Dixie Printing Company, 1996), 3.

35 USGenWeb Archives online, Historical Sketch of Haywood County, May 1, 2013,

<http://files.usgwebarchives.net/tn/haywood/history/1872/westtenn/historic20nms.txt>

36 Brownsville-Haywood County Historical Society, 237.

37 Tennessee GenWeb Archives online, Brownsville, County Seat, May 1, 2013, <http://tngenweb.org/haywood/city/bville.htm>

38 Ibid.

39 Ibid.

By 1890 Brownsville's population exceeded 2,500, and its prosperity was expressed through its many entertainment venues. The city was recognized as one of the cultural centers of West Tennessee by many of the surrounding counties of West Tennessee. Before the turn of the century, Brownsville had an Opera House on S. Washington Street. It was a commodious building with a spacious auditorium, a balcony and moveable seats, a large stage, dressing rooms, and a picture show on the third floor. Not only were local programs and talent shows performed, but many traveling companies would play in Memphis and then come to Brownsville to perform at the Opera House. Large dances were held at the Opera House and people would arrive by train to attend special events. The Opera House was the cultural hub of the community until it burned in 1931.⁴⁰ Brownsville also had theaters on the square such as the Ritz Theater, Capitol Theater, and the Gem Theater but all of these were destroyed either by fire or razed in the twentieth century.

Most of Brownsville's private schools continued to operate through the Civil War, but were closed when public schools were opened in 1897. Brownsville's first public school was a large masonry building constructed by Mr. McLeish on West College Street.⁴¹ The school later burned in 1928. Haywood County purchased the Baptist Female College building in 1910 and reopened the facility as the Haywood County High School in 1911. It operated as the county's main high school until the segregated school system was shut down in 1970 and a new school complex was built on the north side of the city. The Baptist Female College Building was then converted into the Haywood County Museum.

By the early 1900s Brownsville was a prosperous county seat boasting brick commercial buildings surrounding the courthouse on the square and an array of industrial and agricultural companies along the railroad. The Haywood County Bank opened in 1902 later becoming the First National Bank.⁴² A local newspaper, *The States Democrat* was established in 1886 followed by the *Graphic* in 1899. These two newspapers merged in 1900 to become the *States Graphic*.⁴³ In 1909, Andrew Carnegie donated \$7,500 for a free public library and the next year the city bought property on West Main Street for \$800 and constructed a new library building.⁴⁴ The city continued its improvements throughout the 1920s and 1930s, including sewers and sidewalks introduced in the 1930s through the Works Progress Administration.⁴⁵ Brownsville also received a new brick U. S. Post Office in 1931 at the former location of the Opera House on S. Washington Street. The Wells Lamont Glove Company established a factory in Brownsville in the 1930s, which also boosted the local economy.⁴⁶

The Haywood County Courthouse and court square underwent several changes in the 1920s and 1930s. By the time the Confederate Soldier Memorial was placed in front of the courthouse in 1908, few alterations had been completed to the square since the 1868 wing created for the Supreme Court. In 1923, plank sidewalks were laid on the adjacent commercial streets and the square sidewalks were laid with brick. There was also a crossing laid at the middle points on all four sides of the court square; these crossings were made of wooden logs set two feet

40 Brownsville-Haywood County Historical Society, 238.

41 The States Graphic- Haywood County Sesquicentennial. (1973, September 21). Folder Brownsville, Tenn., Local History Vertical File, Tennessee State Library and Archives.

42 Brownsville-Haywood County Historical Society, 236.

43 Ibid, 237.

44 Ibid, 238.

45 Ibid.

46 Ibid.

apart.⁴⁷ In 1928, the courthouse underwent an extensive Art Deco style renovation costing approximately \$40,000.

In the early twentieth century Tennessee continued to recognize Haywood County as the location of one of the state's most productive farmland. A 1923 description of Haywood County took note of its fertile soil, making it suitable for crop diversification. In addition to cotton, crops included fruit, corn, soybean, and the raising of livestock. The development of new breeds in livestock and in crops was encouraged by the State Agricultural Extension Agency. This era also witnessed progressive farming practices, including erosion prevention, lime application, crop rotation, specialty crops, and development in breeding livestock. While other occupations in Brownsville continued to consist of city merchants, doctors, lawyers, and lumber yards, agriculture was the primary occupation of county residents until World War II.

The African American community of Brownsville saw a rise in middle class citizens in the 1920s and 1930s. These citizens were well educated and held occupations including: doctors, lawyers, teachers, reverends, and business owners. Segregation between the African American community and the white society of Brownsville was at an all-time high during this period. Due to segregation, the middle-class African American community of Brownsville created a small commercial district for themselves so that they could shop and enjoy services and entertainment in peace. Several African American business owners bought property southeast of the downtown commercial area along Jefferson Street and Jackson Avenue to establish businesses such as: grocery stores, pool halls, jazz clubs, pharmacies, barber shops, dry cleaners, and offices.

During the 1920s, road conditions across the south improved dramatically. In 1922, Tennessee maintained only 244 miles of road. By 1926, Governor Austin Peay's emphasis on funding road development resulted in the improvement of a 6,000-mile system of state roads. One of these roads was the Memphis-Bristol Highway completed in 1926, directly connecting Brownsville to Memphis to the west, and Jackson to the east.⁴⁸ The Memphis-Bristol Highway is also named U.S. Highway 70, and runs directly through the center of downtown Brownsville and the College Hill Historic District. The Louisville & Nashville Railroad continued its dominant route through Brownsville for much of the twentieth century. Brownsville began construction of a train depot in 1905 which was completed in January 1906. The depot remained active with passenger carriers through 1968. Once passenger transportation was discontinued in 1968, the depot was razed in 1971. The Louisville & Nashville Railroad merged with the Seaboard Air Line Railroad in the 1960s, which in turn merged with CSX transportation in 1980. CSX continues to operate the railroad through Brownsville today.⁴⁹

Brownsville experienced substantial growth between 1930 and 1940 when its population grew from 3,204 residents to 4,012. During the Great Depression of the 1930s many rural farmers and tenant farmers were forced to leave their land and move to nearby communities to seek work. America also experienced the demand of the automobile industry in the 1930s and 1940s. With the Memphis-Bristol Highway directing transportation and travelers straight through Brownsville, several private owned mechanic shops and gas stations began to emerge throughout Haywood County and the city center, particularly along Main Street and Washington Avenue. In 1940, C.T. Hooper built an Esso gas station in the Art Deco style which remains standing one block north of the court square on N. Washington Avenue.

47 The States Graphic- Haywood County Sesquicentennial. (1973, September 21). Folder Brownsville, Tenn., Local History Vertical File, Tennessee State Library and Archives.

48 Emma Nunn, Haywood County, Tennessee Encyclopedia of History and Culture online, April 30, 2013 <http://tennesseencyclopedia.net/entry.php?rec=615>

49 Charles Castner, A Brief History of The Louisville & Nashville Railroad, March 3, 2014 <http://www.lnrr.org/History.aspx>

After World War II, Brownsville's economy began to slowly diversify. Several factories were established in the community in the 1950s and 1960s and cotton ginning and production continued to be a major source of employment. Factories that operated in the 1960s included: the Sellari Natural Wax Company, originally established in 1935; Wells Lemont Glove Corporation; Federal Compress Warehouse, established in 1915; McDow Feed and Seed, established in 1958; Powell Lumber and Smith Lumber; and the Bridgewater Sawmill.⁵⁰ The combined employment of these factories was over five hundred workers. Brownsville's city landscape also changed with the introduction of strip malls and big box stores like Wal-Mart. Sam Walton opened the first Wal-Mart in Brownsville on E. Main Street in a strip mall in 1963. Wal-Mart was later relocated to the east of town on S. Dupree Street in 1990. In the 1960s the construction of Interstate 40 diverted travelers from US Highway 70 and a number of businesses dependent on automobile traffic through the city closed.

In the 1970s, several industrial and agricultural companies remained major employers in Brownsville. New industrial companies included the American Air Filter Company, the Brownsville Bearing Company, the Brownsville Sportswear Manufacturing Company, Coca Cola Bottling Company established in 1913, Dixie Press Publishing, Haywood County Vinyl Manufacturing, Kleer Vu Plastics Company, Lasco Industries, Powell Tire and Timber, and Ross Manufacturing.⁵¹ Combined, these companies employed over 1,200 workers through the 1980s. In 1988, the Methodist Healthcare Hospital opened on the north side of Brownsville.

In 1989, artist and Brownsville native, Billy Tripp began creating an artistic structure representing his life and eventually dedicated to his deceased father Reverend Charles Tripp and mother, both residents of Brownsville. This structure became known as the "Mindfield" and is a 100-foot, multi-faceted metalwork sculpture. Tripp began this expanding artistic monument as a life's work to which he adds pieces to each year until his own death. Many pieces were taken from businesses or warehouses that had closed in Brownsville, for example the trusses used were taken from the Ritz Theater once it closed and was slated for demolition.⁵² The Mindfield has become a significant structure in Brownsville as it dominates the skyline and is visible over the tree line from numerous historic properties in Brownsville. The structure continues to bring in tourists from around the world and has become a consistent topic of discussion between tourists, residents, and city government.

By the end of the twentieth century, several of the established factories and warehouses were shut down or relocated out of Brownsville. Businesses that continued to thrive through the 1990s and be major employers included Brownsville Machine Works, Brownsville Sawmill, States-Graphic Newspaper, Custom Pallet Manufacturing, E.Z. Soil, Dixie Press Publishing, Lasco Industries, Ross Manufacturing, Haywood County Vinyl Manufacturing, and Stackpole Limited, Inc.⁵³ These companies employed over seven hundred Brownsville citizens. Today, Brownsville's population has grown to just over ten thousand residents. Agriculture continues to be the basis of the economy: Haywood County grows more cotton than any other county in Tennessee. In 2007, Haywood County produced close to 110,000 bales of cotton and cultivated close

50 Brownsville Community Profile. (1960). Folder Brownsville, Tenn., Local History Vertical File, Tennessee State Library and Archives.

51 Ibid.

52 The Mindfield- A Life of One website, May 15, 2013 <https://sites.google.com/site/billytripp/>

53 Brownsville Community Profile. (1996). Folder Brownsville, Tenn., Local History Vertical File, Tennessee State Library and Archives.

to 58,000 acres.⁵⁴ The community takes pride in its heritage and a marker program was begun in the 1990s to identify historic homes in the city.

Early settlement of Brownsville, Tennessee, ca. 1823 – 1860

The legislative act designating Brownsville the county seat of Haywood County stipulated that the county seat be fifty acres with a four acre court square and all roads be ninety feet wide. In December 1825, Thomas M. Johnson deeded the required fifty acres to the planning commission of Brownsville. While the town plan fulfilled the stipulation of fifty acre size and that the roads be ninety feet wide, the city square only took up two and seven-eighths of an acre rather than the four acres required in the act. The planning commission sold all fifty lots for a mix of residential and commercial land use. The funds collected from the sale of these lots were as sufficient to begin erecting public buildings. The town was one square mile total and all the boundary streets were named Margin, i.e. N. Margin, S. Margin, E. Margin and W. Margin. At this time Brownsville's population was 256 residents; by 1832 the population of Brownsville had grown to four hundred. Many of these early settlers migrated from North Carolina after the Panic of 1819 to take advantage of the rich soil and land prospects. These pioneer families built their homes, typically using wood frame construction, adjacent to the Brownsville court square. The first recorded dwelling was a log cabin built in 1825 by Reverend Rueben Alfin of the Methodist congregation.⁵⁵

Cotton and other forms of agriculture were the backbone of Brownsville's economy from the beginning. From pioneer settlement to the Civil War, several small cotton mills, lumber yards and grist mills were established to the south of Brownsville's commercial district. By 1828 cotton had become the agricultural basis of Brownsville's economy, producing income for many large landowners. While it was a traditional practice during the antebellum era for large landowners or plantation farmers, like those of Haywood County, to build a grand estate or family home on the land they cultivated, wealthy farmers in Brownsville built their family homes in the city center. This preference for city living resulted in the construction of several stately homes to the north and west of the commercial downtown district in the 1830s through the 1870s. On an 1842 town plat map of Brownsville, it is illustrated that the first town expansion was one square mile equidistant from the courthouse to the city limits and include a total of 150 lots.⁵⁶ The map also indicates that the original "Margin" streets were renamed from N. Margin to Franklin Street, W. Margin to Hatchie Street, S. Margin to Jefferson Street, and E. Margin to Jackson Street. It also depicts Main Street running from east to west on from the center of the public square and Lafayette and Washington Streets along the east and west sides of the square running from north to south. At the time of this first town expansion, several of these prominent landowners were building their homes in an area considered to be outside city limits to the west.

The wealthiest and most influential of these landowners was Thomas Bond, who became Brownville's most prosperous cotton farmer. Bond came from North Carolina in the 1820s, bringing several family members with him. Before the Civil War, he had become the largest landowner in Haywood County with over 17,000 acres and largest number of slaves: 220 by 1859.⁵⁷ The Bond family was the first family in the area to build dwellings along W. Main Street and W. College Street, to the west of the downtown square in the 1830s.

54 Haywood County, City of Brownsville Tennessee Website, August 21, 2013,

<http://www.haywoodcountybrownsville.com/Brownsville/BusinessAndIndustry.aspx>

55 Tennessee GenWeb Archives online, Brownsville, County Seat, May 1, 2013, <http://tngenweb.org/haywood/city/bville.htm>

56 Brownsville-Haywood County Historical Society, 237.

57 Robert McKenzie, University of Washington, James Bond, Tennessee Encyclopedia of History and Culture online, February 7, 2014, <http://tennesseencyclopedia.net/entry.php?rec=107>

Due to Brownsville's central location within Haywood County, schools were established fairly quickly after the pioneer settlement of Brownsville. All early established schools were subscription schools with a tuition averaging two dollars per year. Some of the early schools were Brownsville Academy, 1831; Brownsville Male Academy, 1835-1836; Brownsville Female Institute (Presbyterian), 1842 and Brownsville Baptist Female College, 1851. Among the private schools established before the Civil War, the Brownsville Baptist Female College is the most significant to Brownsville's educational history and remains extant along N. Grand Avenue in the College Hill Historic District. The Bond's, a wealthy cotton merchant family, of Brownsville purchased the property north of West Main Street for the Brownsville Female College in 1851. The Brownsville Female College was organized by the West Tennessee Baptist Convention in 1850, and its buildings were constructed in 1852. The school played a large part in the early educational development of West Tennessee.

In addition to institutional facilities, religion played a significant role in the settlement of Brownsville. There were eight denominations represented in Brownsville at the time of its settlement: Methodist, Presbyterian, Episcopalian, Baptist, Cumberland Presbyterian, Jewish, etc. The Methodist, Baptist, and Presbyterian established congregations in Brownsville from 1831-1833, with the Episcopalian congregation established in 1834. All of these congregations have buildings represented on the 1878 Map of Haywood County. Churches were often built on the periphery of residential development to remain in close proximity to the patrons of a congregation. Of these religious institutions, Temple Adas Israel and Christ Episcopal Church are now individually listed on the National Register of Historic Places.

The First United Methodist Church was the first brick building in Brownsville erected in 1831 constructed on the northeast corner of Jackson Avenue and Franklin Street. This small brick church burned in 1848 and a new frame church was built in its place. In 1825, a church known as Russell Springs Baptist Church was organized approximately 1 ½ miles west of Brownsville. In 1835, a division within the church related to foreign missionary work caused the church to split. The majority members were in favor of missionary work and retained the property. In 1842, Thomas Bond gave land for a new two-story frame church to be built on the northwest corner of what is now Washington and College Streets. The first floor was the sanctuary and featured a slave gallery.

The Episcopalian congregation was founded in 1834, but did not raise funds to build a church until 1858. Organized August 25, 1832, the Rev. John Chilton (first priest ordained in Tennessee) was the first rector. In 1854, enough funds were collected to build the Gothic Revival structure situated on the southeast corner of N. Washington Avenue and E. College Street. In 1858, additional funds were raised to build a tower with battlements on the façade. In 1860, the Cumberland Presbyterian Church built a brick, Gothic Revival Church on N. Lafayette Avenue, just north of the town square. The First Presbyterian Church was organized in 1829 with seventeen members. The first church structure was built on W. College Street, the same location of the present church. From 1855 to 1860, a new church replaced the original structure which is part of the sanctuary present today.

Cotton and other forms of agriculture were the main source of Brownsville's economy. From pioneer settlement to the Civil War, several small cotton mills, lumber yards and grist mills were established to the south of Brownsville's commercial district. Commercial development and businesses began after the first wood frame store was established in 1824 by Hiram Bradford. Continuous construction of wood frame commercial buildings and service structures continued steadily to the south of the town square. The economy began to boom with the construction of the Memphis and Ohio Railroad in 1856. The railroad, along with a depot, was completed by 1860. Along with construction of the Memphis and Ohio Railroad, commercial and industrial

development began to accelerate occupying lots directly south of the town square to later surround the railroad tracks by 1860. Until the beginning of the Civil War, residential, commercial, religious, institutional and industrial development maintained steady growth from 1823 to 1860.

Residential Development of Brownsville, Tennessee, ca. 1823-1964

Brownsville contains a notable collection of residential architecture which dates from the mid-1800s to the early twentieth century. This architectural legacy includes many popular American architectural styles such as Greek Revival, Italianate, and Colonial Revival. The city has significant collections of residential architecture in the College Hill area and along N. Washington and Lafayette Streets. A more modest collection is along E. Jefferson Street, which is associated with the city's African American community. Much of the city's historic residential architecture retains integrity, and preservation of these resources has been important to the city for many years.

As previously discussed, many of the early settlers of Brownsville migrated from North Carolina after the Panic of 1819 to take advantage of the rich soil and land prospects and built their homes, typically using wood frame construction, adjacent to the Brownsville court square. The first recorded dwelling was a log cabin built in 1825 by Reverend Rueben Alfin of the Methodist congregation.⁵⁸

Cotton being the backbone to Brownsville's economy developed an expansive community of large landowners. While it was a traditional practice during the antebellum era for large landowners or plantation farmers, like those of Haywood County, to build a grand estate or family home on the land they cultivated, wealthy farmers in Brownsville built their family homes in the city center. This preference for city living resulted in the construction of several stately homes to the north and west of the commercial downtown district in the 1830s through the 1870s. At the time of this first town expansion in 1842, several of these prominent landowners were building their homes in an area considered to be outside city limits to the west.

Brownsville's most prominent family, the Bond family, were the first in the area to build dwellings in the Greek Revival style, constructing several distinguished homes along W. Main Street and W. College Street, to the west of the downtown square in the 1830s. Bond is credited for building Brownsville's oldest dwelling, 420 W. Main Street, built in 1824.

Thomas Bond's nephew, James Bond migrated with him from North Carolina. James Bond also became one of the wealthiest landowners in Brownsville with stock in not only land, but various merchants and manufacturing companies throughout the city. James Bond is credited with building several homes along W. Main Street many of which were for his children. In 1850, Bond built the property at 843 W. Main Street for his daughter, Penelope, who married Calvin Halbert. Also in 1850, Bond built 105 S. McLemore Avenue for his son William P. Bond, who became a lawyer and legislator in Brownsville. In 1868, James Bond built 727 W. Main Street for his daughter Kathryn Bond Estes. These are just a few houses representative of the wealth of the Bond family through their land ownership and all of the homes were constructed in the Greek Revival style.

The Bond family also purchased the property for the Brownsville Female College in 1851. The land donated by the Bond family for the school's development was situated on N. Grand Avenue, just north of W. Main Street. A dense residential area grew up around the school, to the north and east, extending back toward the

58 Tennessee GenWeb Archives online, Brownsville, County Seat, May 1, 2013, <http://tngenweb.org/haywood/city/bville.htm>

commercial district. The homes built prior to 1880 were grand homes on significantly large lots. Eventually the college acted as an anchor for this residential development to become Brownsville's oldest residential district with a majority of the properties dating from 1830-1930.⁵⁹

By the 1840s, other settlers had arrived Brownsville, many of whom were immigrants from Central Europe and were of Jewish descent. The Jewish community began immigrating to Brownsville in the 1830s and 1840s to become local merchants. Prominent family names among this group include Felsenthal, Sternberger, Tamm, and Rothschild. These families quickly became the primary merchants in Brownsville's downtown commercial district owning department stores, grocery stores, dry goods stores, etc. Numerous merchants initially built their homes on the same lot as their store rooms or lived in an apartment above the store if the building was two stories. The Rothschild family, for example, had a grocery store on Main Street, just east of the public square, and lived in an apartment upstairs for several years.

Eventually by 1870, the Jewish immigrants of Brownsville prospered so well that many merchants began building large homes to the north and west of the downtown district. These merchants built in close proximity to the square enabling them to walk to their businesses. This residential development was situated adjacent to the area of the wealthier residences associated with the Brownsville Female College. Several of these merchant family homes, built along N. Washington Avenue and N. Lafayette Avenue, are extant. The Jewish population reached its peak in the 1890s comprising nearly two hundred residents. The financial depression of 1890 forced many of these merchants out of business, and by the 1930s only approximately sixty Jewish residents remained.⁶⁰

When the financial depression of 1872 hit Haywood County, several merchants lost their businesses and many farmers' lost land interests and were forced to move to surrounding communities. The depression was further accelerated when the Yellow Fever Epidemic swept through Brownsville killing more than three hundred residents. Of the deceased were several business owners and land owners causing a shift and land and business ownership. However, family merchants such as the Tamm's, Levy's, and Rothschild's remained unaffected and had long-standing family businesses through the mid-twentieth century.⁶¹ This depression stalled the construction of residences throughout Brownsville causing a gap in construction from 1872 to 1888.

A map of Haywood County dated 1877 illustrates the residential, commercial and industrial resources of the community. Residences extended from the public square to the borders of the railroad tracks to the south and west. At this time there were two railroads running through Brownsville. Beginning in 1856, the Louisville & Nashville Railroad had the main business line through Brownsville, located three blocks south of the public square. Commercial buildings and factories were most prevalent within these three blocks. In the 1870s the Holly Springs, Brownsville, Ohio Railroad was established with plans to extend north to Friendship, Tennessee and south to Holly Springs, Mississippi.⁶² The Holly Springs, Brownsville, Ohio Railroad was a narrow-gauge railroad stemming from the L & N line and running just west of Lafayette and Hatchie Streets. This narrow-gauge railroad became the western border for much of the dense residential development prior to 1880. The Holly Springs, Brownsville, Ohio Railroad failed to meet its business goals and ran out of funding. The L & N management was unwilling to take over and complete the project, therefore, the tracks were taken up and the

59 Ibid

60 The Goldring/Waldenberg Institute of Southern Jewish Life website, Brownsville, Tennessee, February 14, 2014, <http://isjl.org/history/archive/tn/brownsville.html>

61 Ibid.

62 Ibid.

railroad bed was turned into a street named Margin. The disassembly of the railroad opened up the northwestern section of Brownsville to further residential development.

By 1890 Brownsville's population reached 2,516 citizens and at the turn of the twentieth century Brownsville contained a number of industries employing hundreds of workers. These factories included the Cotton Oil & Ice Company established in the 1890s, the Electric Light and Power Plant established in 1895, the Sturdivant Stew Factory established in the 1870s, and the Brownsville Manufacturing Company established in 1872. Several of these companies employed an average of one hundred employees. Interspersed with factories were numerous saw mills, roller mills, and grist mills. Companies include Baxter Mills established in 1870, the Brownsville Roller Mill established in 1872, the Brownsville Cotton Compressing Company established in 1888, and Eader and Son Lumber and Brickyard established in 1868. Several of these mills employed an average of fifty employees.

This surge of employment opportunities attracted residents from all over West Tennessee, creating a need for further residential development. Several established families to the north and west of the court square and commercial district began splitting and selling their large lots to create small lots for smaller scale homes along Key Corner, College, Washington, Lafayette, Hatchie, and Main Streets. Factory workers built homes on these smaller lots in areas close to the established residential districts. This suburban growth began to stretch farther north and west of both established residential districts as well as east of the commercial district on E. Main Street. The dwellings built in the late nineteenth and early twentieth centuries in Brownsville mirrored styles built throughout the country. The Victorian era styles of Italianate and Queen Anne featured asymmetrical forms and extensive use of decorative wood elements such as vergeboard and eave brackets. Folk Vernacular forms also used millwork decoration and the city contains numerous examples of these types of dwellings built in the gabled ell or pyramid square forms. By the early twentieth century the Colonial Revival style replaced the earlier Victorian era forms and other revival styles such as Tudor were also popular.

The 1910s also saw a shift in residential development to the south. As the agricultural economy in Brownsville continued to boom, additional cotton gins, saw mills and manufacturing companies became established adjacent to the north and south of the railroad tracks. These new factories included the Coca Cola Bottling Company, Smith and Son Ice Factory, Farmers Cooperative Gin, and the Howard Powell Sawmill Factory. Warehouse workers began moving to the new, small residential lots to the south of the railroad tracks in order to remain close as many workers walked to work. Throughout the early 1900s residences continued to be built south of the railroad tracks and to the north, east and west of the commercial square creating more densely packed residential developments. Many of the homes built in these years were designed in the popular Craftsman or Bungalow style which featured wide eaves, a variety of exterior decoration and horizontal forms. The 1929 Sanborn Fire Insurance Maps illustrate that while the main thoroughfares through town continued to have the same name, several side streets were renamed during this period. For example, Hatchie was renamed Wilson, Margin was renamed Russell, and Factory was renamed McLemore.

Brownsville experienced substantial growth between 1930 and 1940 when its population grew from 3,204 residents to 4,012. The 1930s was termed the Great Depression and many farmers of West Tennessee and Haywood County were forced to leave their farms and move to nearby communities for new work opportunities. The automobile also became popular in the 1920s and 1930s. With the increase in automobile transportation, the need for close proximity to the court square and commercial businesses became less important and new "automobile subdivisions" were built further north, west, and east of Brownsville's city limits. The Sanborn Fire Insurance Map of 1944 indicates new streets were established to include Monroe,

Cherry, Grand, Park, Tyus, and Bond containing small residential lots with Bungalows, Colonial Revival, and Tudor Revival dwellings.

After World War II, Brownsville's residential developments and resident demographics began to shift as the economy began to diversify. World War II veterans returned to Brownsville to build homes and work in the local factories. Veterans took advantage of the GI Bill afforded to them to make building new homes easy and affordable.⁶³ This era brought about small homes for the working class with more basic and functional architectural styles like the Minimal Traditional style. These small homes were built on small lots primarily located north of the existing residential districts and became densely packed toward the east along Bradford, Park, Bond, Reid, and Scott Avenues. Several factories located in the community in the 1950s and 1960s and cotton ginning and production continued to be a major employer. By 1960 Brownsville's population reached 5,424 residents.

Brownsville's city landscape was also changed in the 1960s with the introduction of strip malls and big box stores like Wal-Mart. The first Wal-Mart in Brownsville opened on E. Main Street in a strip mall in 1963. These strip malls and large commercial stores resulted in the razing of several historic properties along E. Main Street. The construction of Interstate 40 diverted travelers from US Highway 70 and created easier access to surrounding cities like Memphis and Jackson that offered a more diverse employment opportunities as well as higher education institutions.

In the 1970s, several industrial and agricultural companies remained major employers in Brownsville. New industrial companies included the American Air Filter Company, the Brownsville Bearing Company, the Brownsville Sportswear Manufacturing Company, Haywood County Vinyl Manufacturing, Kleer Vu Plastics Company, Lasco Industries, Ross Manufacturing, and the Methodist Healthcare Hospital which opened in 1988. These large industries situated themselves along the outer city limits such as State Highway 54 to the west, State Route Highway 79 to the north, State Route Highway 76 to the south, and Dupree Street to the east. Locating facilities along the outer edges of the city limits provided easy access to Interstate 40 for transporting goods. These industries also brought a new surge in population with the city's population reaching over nine thousand residents. The wave of new home buyers created a demand for additional residential development. At this time Brownsville saw post-1985 subdivisions of traditional style homes to the north and east.

Commercial Development of Brownsville, Tennessee, ca. 1823-1964

Brownsville consists of a central commercial area with older residential areas located primarily to the north, west, and east of the downtown core. While suburban growth extended city boundaries to the north and west, the commercial district remained the central location from which all residential development stemmed. In 1823 when Haywood County was created, the legislative act called for a planning commission and required that the county seat of Brownsville be centrally located within the county and on at least fifty acres of land. The act also required that the town square be four acres and all roads ninety feet wide. In 1825, Thomas M. Johnson deeded the required fifty acres to the planning commission for \$1.00 plus one lot. The commission then sold the lots surrounding the town square to pay for the erecting public buildings including the first Haywood County Courthouse.

63 The States Graphic- Haywood County Sesquicentennial. (1973, September 21). Folder Brownsville, Tenn., Local History Vertical File, Tennessee State Library and Archives.

In 1824, Hiram Bradford bought one of the first lots on the southeast section of the town square where he erected a storeroom and a house. There was a large oak tree on this lot, which Bradford cut down and hand sawed into slabs with which he built his twelve foot by fourteen foot store. Soon his place became the only store “where a yard of tape or paper of pins could be had between Jackson and Memphis.”⁶⁴ Mr. Bradford also built the first wood frame hotel that stood until 1868 when it was replaced with the Exchange Hotel. The first brick storeroom, built by E.S. Tappen in 1834, was also located in the southeast section of the town square. By 1832, Brownsville had a population of four hundred.⁶⁵ Additional pioneer merchants included: Thomas Dobbins, James Smith, Hubbard, J.R. Boyd, Francis S Cox, C. Guyer, L.R. Leonard, J.C. Jones, Valentine Sevier, Houston & Mulholland, W.E. Owen, R. W. Jones, M. & J.D. Ware, and Wafford & Coleman.⁶⁶ Businesses in Brownsville during the early part of its settlement included: John Hardwick, cabinet maker; W.J. Berson, silversmith and jeweler; C.W. Pracht, carriage builder; Mr. Farrington, cotton gins; J.J. Crowley, stone cutter and marble fabricator; J. Eader, window sash and door factory; J. David McLeod, tailor; a brick factory, and a bookstore that opened in 1857 on the west side of the square. Brownsville’s first newspaper, *The Phoenix*, printed in 1837. Many of the merchants originally lived in wood frame houses built on the same lot or in an apartment above the store if it was a two-story building.

Brownsville continued to expand its commercial businesses until the Panic of 1837 caused numerous pioneer businesses to close. Of the original ten storerooms constructed on the town square, only three were still in operation.⁶⁷ The initial Legislative Act of 1824 sold all fifty lots within the town limits. As seen in the 1842 town plat map of Brownsville, the first town expansion was one square mile equidistant from the courthouse to the city limits and included 150 lots.⁶⁸ The 1842 town plat map also indicates the renaming of all original streets from Margin to Franklin Street, Main Street and Jefferson Street running from east to west and Hatchie Street (Wilson Avenue today), Lafayette Street, Washington Street, and Jackson Street from north to south. This expansion stimulated the establishment of additional merchants and storerooms. By the 1840s immigrants from Central Europe began to settle in Brownsville to open mercantile businesses. Many of these immigrants were of Jewish descent, forming a large Jewish community in Brownsville. Prominent family names include Felsenthal, Sternberger, Tamm, and Rothschild. These families quickly became the primary merchants in Brownsville’s downtown commercial district owning department stores, grocery stores, and dry goods stores.⁶⁹ Jewish family businesses included Solomon and Sons apparel on the north side of the square, Rothschild Grocery on Main Street, Felsenthal Dry Goods on the north side of the square, E. Tamm and Sons Department Store on Washington Street, and Sternberger Grocery on the south side of the square.⁷⁰

The Civil War curtailed business activity in the city, but the downtown area was largely spared the destruction that occurred in other parts of the state. Following the end of the war, money was scarce, but merchants began reopening their stores by contacting local creditors. The Jewish merchants in particular were able to reopen their businesses and Brownsville prospered so well during the Reconstruction period that several of these merchants

64 Brownsville-Haywood County Historical Society, 238.

65 U.S. Census Bureau State and County Quick Facts website, April 30, 2013, <http://quickfacts.census.gov/qdf/states/47/47075.html>

66 Brownsville-Haywood County Historical Society, 238.

67 Tennessee GenWeb Archives online, Brownsville, County Seat, May 1, 2013, <http://tngenweb.org/haywood/city/bville.htm>

68 Brownsville-Haywood County Historical Society, 237.

69 The Goldring/Waldenberg Institute of Southern Jewish Life website, Brownsville, Tennessee, February 14, 2014, <http://isjl.org/history/archive/tn/brownsville.html>

70 The States Graphic- Haywood County Sesquicentennial. (1973, September 21). Folder Brownsville, Tenn., Local History Vertical File, Tennessee State Library and Archives.

were able to pay off their debts within three to five years.⁷¹ The economy began to boom once more with the high price of cotton and the construction of many new commercial buildings began. Several one-story, frame commercial buildings were replaced with two-story masonry buildings around the public square in the 1870s and 1880s. Post-Civil War businesses included the Exchange Hotel on Washington Street, T.I. Webb Drug Store, Bradford Bros. & Felsenthal Bros. Dry Good Stores, Sternberger Bros, Bond Bros. and Taylor, Wood and Co. Grocers, T.B. King Hardware, R.H. Anderson Furniture, P. Shaw Harnesses, and O.S. Taliaferro Jewelry.

Commercial building development continued to expand around the town square as well as down side streets such as Jackson Avenue, E. Franklin Street, E. Jefferson Street and Wilson Avenue. A majority of these buildings were constructed of brick. In addition to the construction of brick commercial buildings surrounding the public square, there was also commercial and industrial growth to the south of the court square toward the railroad. One block south of the court square was the Exchange Hotel which was a two-story frame hotel in operation from the 1860s through 1896 with close proximity to the railroad tracks. Adjacent and south of the Exchange Hotel, businesses including sawmills, grist mills, cotton gins, and lumber yards contiguous to the freight house and the railroad tracks.⁷² Continuing further south from the L & N Railroad tracks were several substantial brick warehouses and factories, including the Brownsville Manufacturing Company and Baxter Mills.

A financial depression in the mid-1870s was exacerbated when the Yellow Fever Epidemic reached Brownsville in 1878. The disease forced many businesses to close their doors and took the lives of more than three hundred residents.⁷³ Several of those affected by the epidemic were local family merchants who lost their businesses as a result. However, family merchants such as the Tamm's, Levy's and Rothschild's remained unaffected and had long standing family businesses through the early twentieth century.⁷⁴ The financial depression continued until the mid-1880s when businesses expanded once more and new buildings were completed on the public square.

By the early 1900s the public square contained solid rows of brick commercial buildings on each block. These buildings contained businesses such as dry goods stores, drug stores, hardware stores, jewelry stores, and grocers operating primarily on the first floor. The second floor was rented out to house doctor's offices, lawyer's offices, and specialty operations. The L & N Railroad carried a steady stream of freight and passengers, leading to the construction of new hotel buildings for travelers. In the 1890s the Exchange Hotel was replaced with the Pythian Hotel, a large two-story brick hotel. A second hotel, the Hilderbrandt Hotel, was established on the next block to the west.

Most of the buildings constructed in the late nineteenth and early twentieth centuries reflected the Italianate style with arched windows on the upper floors and corbelled brick or sheet metal cornices at the roofline. By the early twentieth century commercial buildings reflected the simpler forms of the Colonial Revival style or were designed with restrained ornamentation. Commercial buildings reflecting these designs are often called "Brick Front" or "Tapestry Brick" and display simple brick cornices or decorative brick banding on the upper façade. The use of other materials such as concrete and terra cotta also became popular in the early twentieth century.

71 The Goldring/Waldenberg Institute of Southern Jewish Life website, Brownsville, Tennessee, February 14, 2014, <http://isjl.org/history/archive/tn/brownsville.html>

72 D.G. Beers Company. Map of Haywood County, Tennessee. (Philadelphia, PA: D.G. Beers Company, 1877).

73 Ibid.

74 Ibid.

In the mid-to-late twentieth century, numerous original buildings around Brownsville's public square were significantly altered or razed to make way for new construction. In 1952, more than seven buildings were destroyed by fire on the north side of the square.⁷⁵ In addition, the expansion of the city limits in the 1950s to the south, north and east and the increased use of automobiles led to commercial businesses relocating away from the public square and close to transportation routes such as Interstate 40 to the south and further out along E. Main Street. This departure of commercial businesses left many historic commercial properties vacant. Those left standing often underwent alterations, including remodeling of original storefronts and concealment of upper facades beneath added materials. As a result, there is no concentration of historic commercial buildings on the public square that meet National Register criteria.

A small collection of commercial buildings in the 100 block of E. Jefferson Street retains sufficient integrity to meet National Register criteria for their association with the African American community of the city. With primary operation in the 1930s through the 1970s, these commercial buildings are modest in design and scale and are significant in the African American heritage of the community rather than their architecture.

African American Heritage of Brownsville, Tennessee, ca. 1910-1970:

Brownsville's African American community developed a distinct commercial and residential area in the city in the twentieth century. This area along E. Jefferson Street became home to African American businesses, schools, churches, and residences of the middle-class. This area is significant in the ethnic history of the city and the heritage of Brownsville's African American residents.

In the early 1800s, several African American slaves were shipped to Haywood County via boat down the Hatchie River. Planter Thomas Bond brought with him over five hundred slaves when he settled in Brownsville in the 1820s. By 1830 the population of Haywood County reached just over 5,000 residents, of which 1,200 were slaves, or 34% of the population. Eventually, Haywood County had one of the largest ratios of slaves to white owners in the state. By 1840 Haywood County's population more than doubled to 13,870 residents with more than 6,250 enslaved or 45.39%. A vast majority of the work completed before the Civil War, such as tending to large fields or building homes and commercial buildings, was completed by slave labor. During this time some three thousand slaves escaped from Haywood County and sought refuge with members of the Chickasaw tribe further west.⁷⁶ While many were never captured, those that were caught were either shot or enslaved and forced back to Haywood County. By 1860 Haywood County's population reached 19,232 and 11,026 of that population or 57.4% were slaves.⁷⁷

After the Civil War, the federal government placed offices for the newly assembled Freedmen's Bureau throughout the United States and especially in the South to aid African Americans in finding employment, and encourage whites and blacks to work together after the abolishment of slavery.⁷⁸ With the assistance and guidance of the Freedmen's Bureau, many freed slaves were able stay and work on the farms as sharecroppers or tenant farmers under an employer/employee arrangement rather than a master/slave arrangement.⁷⁹

75 Mr. Lynn Shaw, interview by Denise Gallagher and Rebecca Hightower, Haywood County Museum, August 14, 2013

76 Norris, Sharon, Black America Series: Haywood County, TN (Charleston, SC: Arcadia Publishing, 2000), 7.

77 "Telling the Haywood County Story" The Dunbar-Carver Museum. February 26, 2014.

78 Emma Nunn, Haywood County, Tennessee Encyclopedia of History and Culture online, April 30, 2013,

<http://tennesseencyclopedia.net/entry.php?rec=615>

79 Ibid.

Sharecropping became the most common occupation within the African American community following the Civil War. Sharecropping was the process in which a landowner would allow African Americans to work a portion of the land and would take a portion of the profit from the harvest at the end of the year. Illiteracy was a common problem for some African Americans and they were often cheated out of larger profit portions of what was rightfully theirs.⁸⁰ Few freed slaves remained in Brownsville's city limits and instead moved throughout Haywood County to seek opportunities in agricultural production. African Americans quickly began buying up land or renting farm plots. Farming and land ownership became vital to the African American community as it was their primary means of income as well as provided a means to feed their families. Frank Evans and Cato Walker were the earliest known African American landowners in Brownsville in 1872. By 1870 Haywood County's population reached 25,094 and 13,832 of that or 55.12% were freed slaves. African Americans quickly became the largest demographic percentage of landowners in Haywood County at 64%.⁸¹

Throughout slavery and the Reconstruction period, many African Americans sought access to intellectual and educational opportunities. A notable leader in the education of African Americans of Haywood County was Reverend Hardin Smith. Smith was one of many sons fathered by their white owner, Abner Smith in Hanover County, Virginia.⁸² General William H. Loving bought Hardin at a young age and brought him to Haywood County in 1840. Hardin had a light complexion from his father and General Loving's wife began teaching him to read and write.⁸³ At sixteen, Smith was given permission to preach to a slave congregation at night at the Woodland Baptist Church in Nutbush which was white-owned at the time.⁸⁴ Smith also began teaching his congregations to read and write and went on to establish several other churches in small communities throughout Haywood County.

The post-Civil War Reconstruction period in Brownsville was one filled with a racial divide between whites and blacks as African Americans resented the conditions in which they were treated. This divide was only intensified when the Tennessee Legislature and other states passed the "Jim Crow Laws" in 1876 bringing an end to the formal Reconstruction period in 1877. Jim Crow laws were considered any law or ordinance put in place to support racial segregation.⁸⁵ Most whites felt superior to African Americans and the Jim Crow Laws made racism or racist acts towards African Americans legal, including the separation of whites and blacks through public education and public transportation.⁸⁶ These laws eventually extended to all public places, including restaurants, theaters, cemeteries, parks, and other establishments. As a result, African Americans began establishing their own churches and schools throughout Brownsville. A map of Haywood County dated 1877 illustrates one of the first "Colored" churches on W. College Street. This church was the First Baptist Church of Brownsville and was founded by Reverend Martin Winfield.⁸⁷

80 Carrie Parker, interview by Rebecca Hightower, Dunbar-Carver Museum, February 26, 2014.

81 "Telling the Haywood County Story" The Dunbar-Carver Museum. February 26, 2014

82 Emma Nunn, Hardin Smith, Tennessee Encyclopedia of History and Culture online, February 27, 2014, <http://tennesseencyclopedia.net/entry.php?rec=1217>

83 Norris, Sharon, Black America Series: Haywood County, TN (Charleston, SC: Arcadia Publishing, 2000), 8.

84 Emma Nunn, Hardin Smith, Tennessee Encyclopedia of History and Culture online, February 27, 2014, <http://tennesseencyclopedia.net/entry.php?rec=1217>

85 Encyclopedia Britannica, Jim Crow Law. Encyclopedia Britannica online. Accessed February 28, 2014. <http://www.britannica.com/EBchecked/topic/303897/Jim-Crow-law>

86 Ibid.

87 "Telling the Haywood County Story" The Dunbar-Carver Museum. February 26, 2014

Establishing a school became a major focus of the African American community. The Freedman School for Blacks, or the Normal School for Coloreds as it was originally called, was established as part of the Freedman Bureau in 1866. Reverend Hardin Smith, Maltimore Bond, Charles Somerville, Thomas Claiborne, Frank Peeples, and Samuel Williams raised funds to build the first African American School on E. Jefferson Street in Brownsville as it was centrally located within the county.⁸⁸ The wooden school was erected in 1866 and was two-stories in height with six to eight classrooms. Reverend Martin Winfield convinced John R. Gloster to come to Brownsville and be the school's first principal. Gloster, along with his wife, had been educated at Roger Williams University in Nashville, Tennessee. The Normal School for Coloreds became known as the Dunbar School in 1880 and offered high school training. George Currie took over as temporary principal when the Gloster's left Brownsville in 1915. This school quickly became the focal point of the African American community and residences and commercial buildings began being constructed on E. Jefferson Street into the early twentieth century.

The Dunbar School on E. Jefferson Street was destroyed by a fire in 1920. Local churches such as the First Baptist Church of Brownsville, Holiness Church, and Farmer's Chapel CME took over the responsibility and continued to operate classes in their facilities.⁸⁹ The school was rebuilt using funds from the Rosenwald Foundation. Booker T. Washington and Julius Rosenwald collaborated to build schools for African American children in the early 1900s. Rosenwald was part owner of the Sears-Roebuck Company and a philanthropist. Rosenwald's school funding program eventually built over five thousand schools between 1910 and 1935.⁹⁰ In 1922, the Dunbar School was rebuilt with the assistance from Rosenwald school funds as the Haywood County Training School. It was decided at that time to move the school further west on E. Jefferson Street closer to the railroad tracks and the local churches.⁹¹ The school was rebuilt of brick, two-stories in height with six classrooms, a cafeteria, a gym, office space, and a library costing \$23,000. Some \$1,600 of the total amount was paid for by the Rosenwald Fund and the rest, a collection of state and county funds and donations.⁹²

The school's programs were offered to African American children across Haywood County. Dr. F.E. Jefferies became the first principal of the newly built school. Dr. Jefferies was a professor at Dunbar School before it burned and he remained principal of Haywood County Training School until 1936 when he took a position as the first African American State Agricultural Extension Agent.⁹³ As an agricultural agent, Jefferies taught farming and cropping skills to African American farmers throughout Haywood County. Professor Roy Bond replaced Dr. Jefferies as Principal. Until the 1930s there was no bussing system for African American students and children often had to walk several miles to get to school each day. Principal Bond encouraged students to bring in any cotton they could obtain and in 1938, the students gathered enough cotton to make a bale of cotton which they sold to buy the first school bus. In 1950, the school was named Dunbar-Haywood County Training-Carver High School or Carver High School after George Washington Carver.⁹⁴

African American residential development in Brownsville was limited until the 1910s. Following the passage of the Jim Crow Laws in 1877, racial tensions in Brownsville and Haywood County rose dramatically, causing a

88 Carrie Parker, interview by Rebecca Hightower, Dunbar-Carver Museum, February 26, 2014

89 Ibid.

90 Tom Hanchett. Rosenwald Schools. History South website. February 7, 2014 <http://www.historysouth.org/rosenwaldhome.html>

91 Carrie Parker, interview by Rebecca Hightower, Dunbar-Carver Museum, February 26, 2014

92 "Telling the Haywood County Story" The Dunbar-Carver Museum. February 26, 2014

93 Brownsville-Haywood County Historical Society, 168.

94 Carver Dunbar Alumni website. About Us: History. Accessed February 6, 2014

http://www.carverdunbaralumni.com/About_Us.html

number of African Americans to move to other states to escape the severity of discrimination. A majority of the county's African Americans continued farming as their occupation and only a small community lived in the Brownsville city limits. By the 1910s several educated African Americans settled in Brownsville taking up occupations such as teachers, preachers, and doctors. These professions created a middle-class economy of the African American community and many began building modest city homes. The implementation of the Jim Crow Laws created a segregated society pushing African Americans to build a community for themselves, removed from Brownsville's white society which was already concentrated around the public square as well as to the north and west of the square. As a result, the African American community began to settle around the newly established Dunbar School on E. Jefferson Street and close to the railroad tracks where several factories were located.

According to the Sanborn Fire Insurance Maps of 1910, 1929, and 1944, several modest to small scale dwellings were constructed along E. Jefferson Street, east of Jackson Avenue east near the Dunbar School. These houses were often less ornate versions of popular architectural styles from Folk Vernacular to Craftsman Bungalow. The African American working class also developed a collection of row houses or "shotgun" houses along the street as well. These houses were generally one-story, frame dwellings that were inexpensive and easy to build. Shotgun houses were built throughout the South in African American communities and featured a side entrance and continuous hallway from the front to the back of the house. This house form was commonly building following the Reconstruction Period through the 1940s. The residential development also contained boarding houses for students and teachers of Dunbar School. Due to the distance students had to travel to school, many were boarded for payment of food so that they could attend school. Boarding houses were also built to house teachers who specifically came to Brownsville to teach at Dunbar School. These boarding houses were built adjacent or across the street from the school, but have since been razed.⁹⁵ African American churches such as the First Baptist of Brownsville and the Church of Christ relocated their churches to be close to the school and the African American residential community as well.

Booker T. Washington gave a speech in Brownsville's city square in 1916 encouraging self-improvement among the African American community and this led to the establishment of social groups and businesses. In the 1920s and 1930s racial tensions continued to promote segregation. The Jim Crow Laws made it legal for white businesses to refuse service to African American citizens and if not refuse them, served them last or force them to enter through separate entrances. The buildings on E. Jefferson Street and Jackson Avenue southeast of the public square became the home to the segregated businesses serving the African American community. Originally these buildings were white-owned livery, storage or office operations, but during the 1920s they began housing African American businesses such as restaurants, grocery stores, dry cleaners, pharmacies, barber and beauty shops, and offices. Businesses included Tom Wilson's café and jazz club in the basement of 34 E. Main Street, Buddy Rawl's Pool Hall on the first floor of 36 S. Jackson Avenue and Kozy's Beauty Shoppe on the second floor, Rawl's Dry Cleaners at 18 E. Jefferson Street, and Sander's Grocery at 33 E. Jefferson Street. Jackson Avenue quickly became a popular entertainment district in the community with restaurants, pool halls, and jazz clubs. In 1939, several prominent African Americans gathered to create the National Association for the Advancement of Colored People (NAACP) chapter of Haywood County. The NAACP established an office at 26 E. Jefferson Street in Brownsville in 1940 and remains at the location today. The oldest buildings remaining in this district were built ca. 1910 to ca. 1930 and reflect common commercial building forms of the period. This commercial district continued to be a vital hub of the African American community through the mid-twentieth century.

95 Carrie Parker, interview by Rebecca Hightower, Dunbar-Carver Museum, February 26, 2014

After World War II, African American veterans took advantage of the opportunities provided by the GI Bill to buy houses, establish families in cities and towns, or even move from their hometown to seek higher education. Veterans returning to Brownsville resented the substandard conditions in which they were treated and agitated for the right to vote. With a large ratio of African Americans to whites, the fear of political change in what was a traditional southern society became a dividing force.⁹⁶ This fear of change began a violent period in the Civil Rights Movement. Founding members of the NAACP and those at the forefront of the voting movement for African Americans became targets to the white society that opposed African American equal rights. Violent acts such as lynching or means for intimidation were at an all-time high.

Several founding members of the NAACP lived on E. Jefferson Street and operated Civil Rights activist meetings in their homes.⁹⁷ Ollie S. Bond, a World War II veteran and a founding member of the NAACP, suffered violent acts intended to intimidate member to close the NAACP chapter. Bond was beaten several times, his house was set on fire, and he and his family were eventually run out of town by police for his promoting voting rights.⁹⁸ Elbert Williams, another founding member of the NAACP, was murdered in 1940 for his advocating voting rights. Williams' death led to several leaders in the African American community moving from Brownsville out of fear for their own safety. The murder of Elbert Williams led to the investigation into the violence against African Americans by the Federal Bureau of Investigation (FBI). Williams' case drew national attention resulting in visits from African American leaders such as Thurgood Marshall.⁹⁹ With many members of the NAACP chapter, leaving Brownsville after Williams' murder, the chapter was disbanded.¹⁰⁰

During the late 1950s and early 1960s, efforts to increase voting among the county's African Americans once again were initiated. The NAACP chapter was reinstated in 1961 to assist in these efforts. Many tenant farmers and sharecroppers in the county came to Brownsville to register to vote and these efforts were met with economic retaliation by white farmers. Several white landowners, either by choice or intimidation to do so, forced African American tenant farmers who had registered to vote off their lands. Nearly four hundred African American families were evicted and sought refuge in places such as "Tent City" in Fayette County.¹⁰¹ Tent City was on land donated by a black man, Shephard Towles, on which tents provided by an anonymous white merchant, housed several families left homeless after being forced off farmlands. Federal aid came to those evicted when it was realized that these families were not receiving basic needs like proper nutrition.¹⁰² Tent City gained national attention because of the substandard living conditions and the level of hostility towards the African American farmers of Haywood and Fayette Counties.

While many factories and businesses in Brownsville remained predominantly white-owned in the 1950s, one African American-owned business established during this period was the Golden Circle Life Insurance Company, which began in Brownsville in 1950. In 1938, the idea for the Golden Circle was created by Charles Allen Rawls, an influential citizen and leading business owner in the African American community. He started the business to assist the impoverished and homeless African American farmers and families throughout West Tennessee by creating a cash benefit service the community could turn to in their time of need.¹⁰³ A fraternity of

96 Jan Voogt, "The War in Vietnam: The View from a Southern Community" (PhD diss., University of Leiden, 2005), 65.

97 Brownsville States-Graphic, "Black History Month 2014 supplement." February 27, 2014, 4.

98 Ibid.

99 Carrie Parker, interview by Rebecca Hightower, Dunbar-Carver Museum, February 26, 2014

100 Ibid, 10.

101 Brownsville States-Graphic, "Black History Month 2014 supplement." February 27, 2014, 5.

102 Jan Voogt, "The War in Vietnam: The View from a Southern Community" (PhD diss., University of Leiden, 2005), 68.

103 Emma Nunn of Nutbush Heritage Productions, Golden Circle Life Insurance Company, Tennessee Encyclopedia of History and

influential business men and women throughout Haywood County were organized together in 1950 to raise and collect funds. The funds were used to provide loans for families in danger of losing their homes or farms. The organization also began plans to build a “Black Only” hospital on E. Jefferson Street but funds were never secured and the hospital never came to fruition.¹⁰⁴ In 1958, the fraternity was officially incorporated as the Golden Circle Life Insurance Company and set up an office at 39 S. Jackson Avenue. The company continues to operate on S. Jackson Street in Brownsville and is one of the top ranked African American businesses in America.¹⁰⁵

In 1954, the Supreme Court reversed the Jim Crow Laws with the Brown vs. Board of Education case which declared that segregation in public schools was unconstitutional. The ruling created a domino effect applying the ruling to segregation in other public facilities and overturning any future segregated based legislation.¹⁰⁶ However, even with the removal of the Jim Crow Laws, the Civil Rights Movement continued through the 1960s and segregation remained very present among Brownsville’s society. Civil Rights activists, such as Eric Weinberger, came to Brownsville and gathered together citizens in the African American community to perform marches in Brownsville’s public square between 1960 and 1963.¹⁰⁷ Although African Americans did achieve the right to vote in 1963, the African American community remembers enduring acts of retaliation. For example to deter voting, the courthouse would set out fans and blow black pepper in the direction of African Americans standing in line to vote.¹⁰⁸ Eventually the Civil Rights Act of 1964 declared that discrimination based on race, sex, age, religion, etc. was illegal, beginning the end of segregated facilities and businesses in Brownsville.

In 1965 the Haywood County Board of Education planned to integrate schools in accordance with the Civil Rights Act of 1964 and created the “Freedom of Choice Plan.”¹⁰⁹ The Freedom of Choice Plan declared that students could choose which school they wanted to attend and the Board of Education would assign students to a school. The school board also guaranteed that the assignment would not be based on race, color, national origin, or religion.¹¹⁰ The Freedom of Choice plan met resistance and continued to create a division in the community. The plan was not enforced effectively. While some African American students were assigned to Haywood County public schools, the ratio continued to be predominantly white as there were more than 4,200 African American pupils in the education system with only 44 attending white public schools.¹¹¹ The Klu Klux Klan was also very present in Brownsville at this time hosting rallies in front of the courthouse in Brownsville’s public square and burning homes or crosses in front of homes of African Americans who openly supported the integration of the Haywood County schools and public facilities. The incidents of Klu Klux Klan actions were addressed in the 1967 court case of the Justice Department vs. Haywood County Board of Education. This court case was filed against the Board of Education in response to the ineffectiveness of the Freedom of Choice Plan, which created a dual school system and fostered hostility in the community.¹¹² The courts ruled in favor of the Justice Department and put steps in place for the Board of Education to begin full integration.

Culture online, February 7, 2014 <http://tennesseencyclopedia.net/entry.php?rec=552>

104 Ibid.

105 Ibid.

106 Encyclopedia Britannica, Jim Crow Law. Encyclopedia Britannica online. Accessed February 28, 2014.

<http://www.britannica.com/EBchecked/topic/303897/Jim-Crow-law>

107 Jan Voogt, “The War in Vietnam: The View from a Southern Community” (PhD diss., University of Leiden, 2005), 71.

108 Carrie Parker, interview by Denise Gallagher, Elma Ross Public Library, August 13, 2013

109 Jan Voogt, “The War in Vietnam: The View from a Southern Community” (PhD diss., University of Leiden, 2005), 72.

110 Jan Voogt, “The War in Vietnam: The View from a Southern Community” (PhD diss., University of Leiden, 2005), 72.

111 Ibid, 73.

112 Ibid, 74.

The Carver High School was finally closed after the dual school system was officially shut down in 1970 and a new Haywood County High School was built for all students on the north side of Brownsville. The wife of Dr. F.E. Jefferies became the first African American math teacher at the newly integrated high school. The Carver High School facilities were closed in 1970, and until 2007 the building was used for alumni functions and eventually housed the Boys and Girls Club who began using the gym, cafeteria, and office in 2003. In 2007 the unused classrooms were reopened as the Dunbar-Carver Museum to educate the public on African American history and accomplishments in Haywood County. With Carver High School shut down and a transition in industry in Brownsville in the 1970s, 1980s, and 1990s, several of the boarding houses, middle class homes and small businesses were abandoned or razed as many African Americans moved out of their once-segregated area along E. Jefferson Street. What remains of the once dominant African American community includes a small commercial district and a collection of modest Craftsman and Folk Victorian dwellings anchored by the Dunbar-Carver Museum.

The E. Jefferson Street commercial and residential district continues to represent Brownsville's African American heritage and the struggle for equality in Brownsville. The Dunbar-Carver Museum contains exhibits and historical information on the growth and development of the African American community. The First Baptist Church of Brownsville is also an important landmark in the community. This section of the city continues to retain a unique identity and is a significant center for the city's African American community.

Associated Property Types

Property types associated with the historic contexts for Historic Resources of Brownsville, Tennessee include residential and commercial historic districts and buildings, as well as, institutional, religious and industrial buildings.

Property Type: Residential Historic Districts of Brownsville, Tennessee, ca. 1823 – 1964

Description:

Residential Historic Districts are defined as a significant collection of residential sites, structures, buildings, or objects that are linked together through their historic or aesthetic development.¹¹³ Individual properties within these collections must possess integrity of location, design, setting, materials, workmanship, feeling, and association. Collections must also be historically associated with events that have made a significant contribution to the board patterns of history, associated with the lives of a significant person, embody the distinctive characteristics of a type, period, or method of construction that possess high artistic value, or that yield or have potential to yield information important in history or prehistory such as archeological sites.¹¹⁴ Residential historic districts are often a collection of remaining residential properties anchored by a city or community structure such as a church, school, park or structure of service to the community. These districts should have limited intrusions which would include a high percentage of altered structures, new construction infill, or vacant lots to the extent that the district no longer conveys its sense of time and place as a nineteenth- or twentieth- century historical environment. Existing properties within a residential historic district are evaluated as a contributing or non-contributing property based on their level of alterations and integrity of association with the historic context of the collection. Religious and institutional properties were often intertwined within residential development of Brownsville. These property types were often built within and on the periphery of these neighborhoods to remain close to congregation patrons and within walking distance of educational facilities. Therefore, as part of the Residential Historic District property type of Brownsville, inclusion of religious and institutional properties may be included as a registration requirement. Religious and Institutional property types are discussed further in section F pages 10-15.

The two larger residential historic districts include the College Hill Historic District and the North Washington Historic District. The environmental barrier of Sugar Creek to the south of Brownsville's commercial business district, as well as the introduction of the Memphis and Ohio Railroad extending from the south to the southeast section of Brownville, created a natural direction for residential development north and west of the town square. Residents often built homes close to churches and institutional buildings, and with the industrial development surrounding the railroad to the south, residential growth and development continued to the north and west until mass production of the automobile became popular during the 1920s through the 1940s. The fast expansion of the commercial and industrial properties in Brownsville began an infusion of blue-collar workers into the residential developments established by Brownsville's wealthy landowners and merchants. With exponential expansion, these wealthy landowners began to split and sell large residential lots, providing an opportunity for

113 National Park Service, National Register of Historic Places Program: Frequently Asked Questions. Accessed March 27, 2014
<http://www.nps.gov/nr/faq.htm>

114 National Park Service, How to Apply the National Register Criteria for Evaluation. Accessed March 27, 2014
http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm

blue-collar workers to build smaller sized homes within the established districts. This infusion of small scale dwellings began at the turn of the 20th century and continued through the late 1950s.

With a residential growth pattern primarily to the west of Brownsville commercial business district, the College Hill Historic District is a collection of residential properties that were built and owned by several significant landowners in Brownsville and Haywood County and/or significant individuals that played a role in the pioneer settlement of Brownsville. Originally built on large residential lots, the homes within this district tend to be grander in scale than any other residential development in Brownsville. This district is also a significant collection of properties constructed between 1824 and 1940 with several variations of architectural styles described in section F pages 2-7. The College Hill Historic District as limited intrusions and is anchored by the Brownsville Baptist Female College constructed in 1851.

With residential growth primarily to the north of the Brownsville's commercial business district, the North Washington Residential Historic District is a collection of residential properties that were built and owned by several pioneer and late nineteenth century merchants of Brownsville's downtown commercial square. The district is also a collection of residential properties that illustrate the residential growth of Brownsville in the early to mid-twentieth century. This district contains a number of significant properties constructed between 1857 and 1960 with several variations of architectural styles described in section F pages 2-7. The homes built within this district were built on smaller plots than what is illustrated to the west; therefore, homes tend to be small or modest in scale than what is seen in the College Hill Historic District. The residential properties within the North Washington Historic District illustrate the residential growth initiated by the early merchants of Brownsville in the late nineteenth century spanning to the introduction of a blue-collar work force who established small homes in the area in the early to mid-twentieth century to remain close to Brownsville's manufacturing warehouses and factories.

Another residential historic district is the Dunbar-Carver Historic District. This residential historic district is a collection of residential properties more significant with their association with African American heritage and the Civil Rights Movement in Brownsville rather than their architectural significance. The district is anchored by the Dunbar-Carver High School facilities which played a vital role in African American education in Haywood County from 1866 to 1970 and stands as a symbol of the official end of the segregation and the Civil Rights Movement in Brownsville. This collection of residential properties was built by African American principals, teachers, merchants, equal rights activists, and reverends between 1910 and 1970. The area continues to reflect the segregation of the African American community from the white society in Brownsville.

Property Sub-type Type: Residential Buildings of Brownsville, Tennessee, ca. 1823 – 1964**Description:**

Residences (houses, dwellings) are domestic buildings constructed to provide shelter for one or more families. In Brownsville, most residences were built to house individuals and families rather than multiple uses such as commerce, education, or religious activities. In order to be significant under this property type, the building should have functioned primarily as a dwelling during its period of significance. Houses constructed in the nineteenth century generally also had outbuildings erected on the same parcel. These outbuildings such as barns, privies, sheds, carriage houses, and farmhand or slave quarters served to support domestic activities.

Brownsville's residences and residential outbuildings from ca. 1830 to 1900 reflect the nineteenth century growth and development of the city. Established in 1824, most of the early dwellings built in the city were of frame construction and clustered around the courthouse or near the Hatchie River. Brownsville was created from fifty acres of land deeded to the town by Thomas M. Johnson. The town took up two and seven-eighths of an acre and nearly all roads were ninety feet wide; however, according to the legislative act that established Brownsville, the town square was intended to be four acres. The town was one square mile and all the boundary streets were named Margin, i.e. N. Margin, S. Margin, E. Margin, and W. Margin. The town later expanded to one mile equidistant from the Court House in 1842 creating an additional one hundred lots. At this time, several of the grand plantation owned homes were built west of the commercial district, which was considered to be outside of Brownsville city limits. Like many county seats in Tennessee, Brownsville attracted hundreds of residents in the years after its founding. The 1840s and 1850s witnessed rapid residential construction west, north, and east of the downtown commercial area which evolved in this decade.

A majority of homes built before the turn of the twentieth century were grand style homes for several of the wealthy landowners, farmers, and merchants in Haywood County. While it was customary for plantation owners to have large houses on the land they cultivated, Haywood County farmers had an unconventional arrangement to where they would work their lands by day and retreat to their main homes in the city center. A few of these dwellings date from the 1830s and 1840s and were built with influences of the Greek Revival and Gothic Revival styles. Popular during the early to mid-nineteenth century, the Greek Revival style reflects the symmetrical forms and classicism of ancient Greek culture. This style became so popular during the early to mid-nineteenth century, that it was often referred to as the "National Style".¹¹⁵ Prominent features of the style include central entrance porticos, often two-story, with classical columns, plain window lintels, and entrances with sidelights and transoms. Several of these dwellings were built following a two-story, central hall plan, such as the Bond-Livingston-Tripp House at 420 W. Main Street. The house displays dominant Greek Revival architectural features including the two story, full width portico with a central, gabled pediment, all supported by round Doric style columns. Other Greek Revival dwellings in Brownsville include: the Bond-Whitehall-Estes-Stark House at 727 W. Main Street, the Wood Anderson Thompson House at 1208 E. Main Street, 523 N. Monroe Ave., 230 N. Washington Ave., 105 E. College St., and the Currie-Dickinson-Jarratt House at 86 Jarratt's Corner. The Joshua K. Hutchison House located at 124 N. Church Avenue is a Greek Revival home that was listed in the National Register in 1980.

With the Sugar Creek located to the south of Brownsville's city limits, a majority of property owners began to build farther north of Brownsville's commercial district and town square. Residents often presumed that close proximity to low lying areas and water sources would bring disease and other irritants. Therefore, the area just north of Sugar Creek became a prime location to construct a railroad. The Memphis and Ohio Railroad began construction in Brownsville in 1856 and was completed in 1860. The railroad ran through the southern and southeastern wards of the city crossing over E. Main Street east of Park Avenue creating a physical and visual boundary between the residential development and the commercial and industrial development. Town resident's often preferred separation from the pollution and noise industrial areas often produced. For these reasons, residential development purposefully began its progress to the north and west of the commercial district and town square through the early 20th century.

Seen more often in urban areas, the Gothic Revival style reflects the romantic and decorative forms of the medieval period. The style was popularized in America through the pattern books such as those by Andrew

115 Virginia Savage McAlester, *A Field Guide to American Houses*. (New York, New York: Alfred P. Knopf, 2013), 250.

Jackson Downing.¹¹⁶ Prominent features of the style include steep pitched gable roofs, decorative wooden balustrades along a full or partial width porch, ornamental vergeboard along the eaves, and lancet style arched windows. Several of these houses were built following a two-story, central hall plan, usually in symmetrical form such as Anderson-Austin-Moss House at 823 W. Main Street. The Christ Episcopal Church and Temple Adas Israel were both listed on the National Register in the late 1970s and exemplify the Gothic Revival style. The Greek Revival and Gothic Revival style continued to be a popular choice for Brownsville homes through the 1860s. When the Civil War began in 1861, Brownsville experienced a decrease in business and construction. Construction was stalled until the Reconstruction period when we begin to see additional stately homes built in 1868.

By 1877, Brownsville attempted the inclusion of another railroad, a narrow-gauge railroad named the Holly Springs, Brownsville, Ohio Railroad. The project began in 1870, but was halted due to limited funds. Brownsville put up a \$100,000 insurance bond in 1876 to pay for the construction. Several miles of tracks were laid within Brownsville connecting at the Memphis and Ohio Railroad and running north along what is now Russell Avenue. Due to poor management, the construction was never complete and the tracks were taken up. The tracks remained along Russell Avenue for over ten years. Within this span of time, the narrow-gauge railroad caused a physical barrier in residential development. Historic maps indicate this caused several residences to build directly north and directly west of the commercial business district creating two separate residential neighborhoods.

Brownsville experienced an economic boom from 1867 to 1872 with the high prices of the cotton industry. This afforded plantation owners and wealthy merchants to begin constructing additional grand homes continuing north and west of the commercial district. The economic boom came to a halt in 1872 with the financial bubble burst in the cotton industry. This depression again ceased building construction and continued through 1886 following the Yellow Fever Epidemic. Following the depression and the epidemic landowners began building more ornate homes. Another common dwelling of the 1870s and 1880s in Brownsville with an identifiable architectural style are those built in Italianate design. This style arose in England as part of the Picturesque movement, which emphasized rambling, informal Italian farmhouses and villas.¹¹⁷ The principal features of the Italianate style are roofs with wide, overhanging eaves with decorative brackets, and tall, narrow windows often with arched hood molding and with elaborate cornices. The style may also feature a square cupola or tower. Examples of this style are found in the College Hill Historic District and the North Washington Residential Historic District to include the Thomas-Halliburton House at 719 Key Corner Street and the Wilder-Whitehead-Rainey-Crockett House at 221 N. Washington Avenue, which has a low pitched gable roof with wide overhangs and decorative brackets. Other decorative Italianate features include the cast iron window hoods and rounded top sash windows. The house is built following a two-story, central hall plan typical of Italianate style homes.

By the mid-1880s, the Queen Anne style became popular and lasted into the early-twentieth century. This style is characterized by asymmetrical floor plans and often features wrap-around porches and corner towers, which can be polygonal, rounded, or square. Details can include wood shingles, dentils, spindle-work, and oriel or bay windows. Balloon framing and mass production of building components such as windows, doors, and decorative details allowed for the extensive decorative trim found on Queen Anne dwellings. Brownsville boasted several lumber companies in the late nineteenth century and all of the surviving Queen Anne style dwellings are of frame construction. The Queen Anne style was the preferred residential architectural style favored by Brownsville's prominent citizens in the 1880s and through the early twentieth century and the city

116 Virginia Savage McAlester, *A Field Guide to American Houses*. (New York, New York: Alfred P. Knopf, 2013), 270.

117 *Ibid*, 286.

contains several outstanding examples to include 619 N. McLemore Avenue, the Brockway-Thornton-Douglas house at 211 E. College Street, 709 N. McLemore Avenue, and 626 W. College Street.

A variation of the Queen Anne style is the Pyramid Square plan. This house plan was characterized by its irregular shape, gable and pyramid roof and detailing similar to that of the Queen Anne style with its wide or wrap around porches and bay or decorative windows. The house located at 17 W. College Street and the house at 127 N. Jackson Avenue are examples of the Pyramid Square plan.

In addition to the formal architectural styles, a portion of the houses in Brownsville can be identified as vernacular forms. These are dwellings identified more by their form than by style as described in Virginia and Lee McAlester's *A Field Guide to American Houses*. Vernacular houses are generally characterized by their basic house forms with a combination of architectural stylistic details.¹¹⁸ The most common dwelling forms in Brownsville from the late nineteenth century are gable-front, gable-front-and-wing, and cross-gable forms and equally vary from one to two stories. In Brownsville, most of these dwellings are of frame construction, have gable roof forms, central brick chimneys and foundations of brick or concrete block. Decorative features may include wood shingles in the gable fields, porches with Tuscan or milled columns, and eave vergeboard. Common combined architectural styles include: Greek Revival and Gothic Revival, Greek Revival and Victorian, and Queen Anne and Victorian. Examples of vernacular form dwellings in Brownsville include: the Estes-Coppedge, Reid, Mann house at 214 N. Washington Avenue, the Caine-Escue house at 515 E. College Street, 1006 N. Lafayette Avenue, and 1005 N. Lafayette Avenue.

The Neoclassical style, or Classical Revival, came in two separate time periods in the United States, the first from 1890 to ca. 1920 and the second from 1930 to 1955. The style is also referred to as Neoclassical Revival. This style was generally symmetrical in form and varied from one to two stories. Details characteristic of the style include a prominent full or partial-width entry porch on the central bay of the façade, pediments or balconets supported by Doric or Corinthian style columns, hipped or gable roofs, dentils, and decorative entry surrounds such as the broken pediment. Examples of the Neoclassical style are found along E. College Street and Key Corner Street.

Colonial Revival was considered a prevalent architectural style of dwellings throughout the early twentieth century. This style was considered as a return to earlier architectural styles such as the Federal or Georgian style.¹¹⁹ This style is characterized by its symmetrical form, hipped, gable, or gambrel rooflines, accentuated front door with an above broken pediment, multi-pane wood windows, and wooden pilasters on the façade. A common porch style is a partial width, central bay pediment portico seen at 621 W. Main Street. The second floor facades usually contain gable dormers and the roof lines are usually a side facing gable roof or a hipped roof. The style remained popular through the early twentieth century to 1930 and returned with influence to the Minimal Traditional style following World War II. A variation of the Colonial Revival style is the American Foursquare plan. This house plan was characterized by its boxed or rectangular shape, hipped roof and detailing such as classical porch columns and dentils.

Tudor Revival was another common dwelling architectural style of the early twentieth century mimicking characteristics from Tudor England of the sixteenth century.¹²⁰ This style became popular in a variety of residential dwelling forms from small cottages to large mansions. This style is characterized by gable front,

118 Virginia Savage McAlester, *A Field Guide to American Houses*. (New York, New York: Alfred P. Knopf, 2013), 389.

119 Ibid, 414.

120 Ibid, 454.

wood frame structures. Architectural details include steep pitched gable front and cross gable roofs, exterior end or front chimneys with decorative chimney pots, half-timbering or stucco in the gable faces, wall cladding, and tall, multiple glaze wood windows. Exterior materials in the Tudor Revival style are almost exclusively brick and brick foundations. Brownsville has a large collection of Tudor Revival dwellings to include: 321 N. Washington Avenue, 513 Key Corner Street, and 409 N. Monroe Avenue.

Originating in California, Craftsman became the dominant dwelling style that continued through the 1930s.¹²¹ The style is characterized by bungalow style floor plans and wood frame construction with massing horizontal lines influenced by the preceding Prairie style. Architectural features include low-pitched gabled roofs with wide open eave overhangs with exposed roof purlins or decorative beams, full or partial width porches supported by tapered or square columns, and shed or gable dormers. Other details can include decorative wood sash windows with horizontal and vertical designs or decorative doors and transoms. Common materials used can vary from wood shingles and weatherboard siding to stone or brick attached to the porch columns, foundation, and fireplaces. The Craftsman style was a residential architectural style favored by Brownsville's citizens in the at the turn of the early twentieth century with several examples to include 312 Key Corner Street, 411 N. McLemore Avenue, 520 N. Monroe Avenue, 108 E. Franklin Street, 505 N. Washington Avenue, and 511 N. Lafayette Avenue.

The Minimal Traditional style was a popular modern style dwelling following World War II in the mid to late 1940s in response to the GI Bill promise that soldiers could afford to build or purchase a home after their return from war.¹²² By the end of World War II, Brownsville has grown as an industrial hub in West Tennessee. Brownsville boasted several cotton gins and compresses, lumber yards and manufacturing companies south of the commercial district and adjacent to the Louisville and Nashville railroad. World War II veterans returned to Brownsville to work in these factories. This surge in population of blue-collar workers began building smaller scale homes on small lots to the east and south of Brownsville's commercial district. An architectural style often identified with this period of construction is the Minimal Traditional style. The Minimal Traditional style is identified for its loose form following previously popular architectural style such as Tudor Revival and Colonial Revival. The style is characterized by its limited architectural detailing and functional layout, front gables, and cutaway porches. This style was the dwelling style of choice through the 1950s until the Ranch style became the modern style in the 1960s. Excellent examples of the Minimal Traditional style house can be seen along N. Lafayette Avenue and E. College Street.

Following the Minimal Traditional style came the Ranch style popular during the 1950s, 1960s, and 1970s. With the prevalent use of the automobile during this period, the Ranch style accommodated storage of automobiles, either through their larger lots or attached garages.¹²³ The Ranch style is characterized by its asymmetrical and rectangular form, low pitched roof line and minimal architectural detailing. These houses are also one-story dwellings. Examples of Ranch style dwellings can be seen along E. Main Street, N. Lafayette Avenue and Haralson Street like 1037 Haralson Street.

Almost all of the residential buildings constructed in Brownsville from ca. 1860 to ca. 1900 were single-family dwellings and there are few examples of apartment buildings, flats or other multi-family dwellings from this period. A majority of the multi-family dwellings or duplexes located in Brownsville were built in the early to

121 Virginia Savage McAlester, *A Field Guide to American Houses*. (New York, New York: Alfred P. Knopf, 2013), 568.

122 *Ibid*, 588.

123 *Ibid*, 603.

mid-twentieth century in the Tudor Revival and Minimal Traditional architectural style such as the duplex located at 220- 222 N. Lafayette Avenue and 523-525 N. Lafayette Avenue.

Associated with the residential dwellings from this period are residential outbuildings such as carriage houses, sheds, and farmhand or slave quarters. These buildings were generally built at the rear of dwellings or adjacent to alleys. Carriage houses were built to shelter carriages and they also often housed one or two horses. Some were built with hay storage on the upper floor and also with servant's quarters. Sheds were built to hold garden implements or to provide additional storage for residents. These were generally small, rectangular plan buildings with hipped or gable roofs and weatherboard or vertical board siding. There are a few farmhand and former slave quarters extant in Brownsville. These buildings were usually much smaller in size compared to the main house, one story, plain in design with a gabled roof and limited to no architectural features. Examples of sheds and a former farmhand house can be seen on the property at 1007 W. Main Street.

Since the 1970s, there have been few new houses built within the existing historic residential areas. However, there has been infill with townhouse developments dating from the 1980s to the present. While these townhouse developments are in good to excellent condition, they were not built in a correlative design to blend into the historic neighborhoods. All other newer built homes were built in subdivisions to the north and west of Brownsville.

In addition to the more grand and high architectural style homes located in the north and west residential areas located in Brownsville, a small African American residential development has been identified located to the southeast of the downtown commercial core. The residences located in this development were constructed between 1910 and 1970. This African American community was historically middle class citizens. Prominent African American citizens, including business owners, founding members of the NAACP, and teachers and principals of the African American school lived within this residential development. Because of this economic class, the homes constructed during this period were simple in form and were modest versions of popular architectural styles. Styles previously discussed in this form include Queen Anne, Craftsman, Minimal Traditional and Ranch.

A very popular style located in this residential development is the best referred to as Folk Vernacular. As previously discussed, these dwellings are identified more by their form than style. The decorative details often used, display a combination of high stylistic details taken from popular architectural styles such as Greek Revival, Gothic Revival, or Victorian. Due to limited wealth to build such elaborate forms of the Folk Vernacular style, another form of the Folk Vernacular style is identified as the Shotgun house. This style became popular in the African American community across the South following the Civil War and abolition of slavery.¹²⁴ This house style is characterized by its modest style, long and narrow in shape and has limited to no windows on the side elevations. These houses were usually two to three rooms deep and termed a Shotgun house, because if a shot came through the front door, it would exit through the back door. Shotgun houses were often referred to as row houses during the 1950s and 1960s. Examples of the Shotgun style can be seen at 816 E. Jefferson Street and 516 E. Jefferson Street. With limited means to purchase transportation or own livestock, there are no significant residential outbuildings identified within the African American community.

124 Virginia Savage McAlester, *A Field Guide to American Houses*. (New York, New York: Alfred P. Knopf, 2013), 138.

Property Type: Commercial Historic Districts of Brownsville, Tennessee, ca. 1870 – 1964**Description:**

Commercial Historic Districts are defined as a significant collection of commercial sites, structures, buildings, or objects that are linked together through their historic or aesthetic development.¹²⁵ Individual properties within these collections must possess integrity of location, design, setting, materials, workmanship, feeling, and association. Collections must also be historically associated with events that have made a significant contribution to the board patterns of history, associated with the lives of a significant person, embody the distinctive characteristics of a type, period, or method of construction that possess high artistic value, or that yield or have potential to yield information important in history or prehistory such as archeological sites.¹²⁶ Commercial historic districts often reflect the settlement of a town or city through commerce and industry. Though not a registration requirement, these districts are often anchored by a city square, park or public building such as a courthouse. These districts should have limited intrusions which would include a high percentage of altered structures, new construction infill, or vacant lots to the extent that the district no longer conveys its sense of time and place as a nineteenth- or twentieth- century historical environment. Existing properties within a commercial historic district are evaluated as a contributing or non-contributing property based on their level of alterations and integrity of association with the historic context of the collection.

The main commercial area of downtown Brownsville does not meet National Register criteria to be eligible as a commercial historic district. While the area is anchored by the Haywood County Courthouse, the existing historic buildings within the downtown commercial district have undergone significant alterations and new commercial building infill since the 1950s creating a significant amount of intrusion to the historic integrity of the district. Therefore, there is only one commercial historic district located in Brownsville. The Jefferson Street Historic District is a small collection of commercial properties more significant for their association with African American heritage and the Civil Rights Movement in Brownsville rather than their architectural significance. These buildings are various, modest versions of commercial architectural styles as discussed in section F pages 6 to 8. This collection of commercial properties was built by African American business owners between 1910 and 1960. The businesses located in this district are still owned and operated by African Americans. The Brownsville NAACP and Golden Circle Life Insurance Company hold historic significance in the fight for African American equal rights during the Civil Rights Movement. These two African American establishments began and are still in operation within this commercial historic district. This area continues to reflect the segregation of the African American community from the white society in Brownsville.

Property Sub-Type: Commercial Buildings of Brownsville, Tennessee, ca. 1870 – 1964**Description:**

Commercial buildings are public buildings constructed to provide a place of business to buy, sell or trade goods and services among the public. In order to be significant under this property type, the building should have functioned primarily as a commercial building dwelling during its period of significance. The commercial business area in Brownsville began developing in the mid-1820s with development surrounding the town square

125 National Park Service, National Register of Historic Places Program: Frequently Asked Questions. Accessed March 27, 2014
<http://www.nps.gov/nr/faq.htm>

126 National Park Service, How to Apply the National Register Criteria for Evaluation. Accessed March 27, 2014
http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm

and County Courthouse. In addition to surrounding the county courthouse, commercial development extended to the south and east to remain in close proximity to the railroad and freight house. The first business was built near the town court square in 1824 by Hiram Bradford, a prominent Brownsville merchant. Mr. Bradford bought one of the first lots on the southeast section of the town square where he erected a storeroom and a house. Bradford's store room was a twelve foot by fourteen foot building built from hand sawn logs of a large oak tree located on the lot. E.S. Tappen later built the first brick storeroom in 1834. Throughout the 1800s, businesses came and went with the financial burdens brought on by the financial depression in 1837, the Civil War and the Yellow Fever Epidemic. Therefore, a majority of the older extant buildings in downtown Brownsville were built ca. 1870 and ca. 1890. The oldest extant commercial building is 14 S. Washington Avenue built ca. 1870.

There a handful of late 1800s and turn of the century commercial buildings extant on the south and southeast sections of the downtown square, but the majority of remaining commercial buildings within the downtown core on the north and west sections, were built in the early to mid-twentieth century after original commercial buildings were razed or destroyed by fire. A majority of the existing commercial buildings are built of masonry construction, either of concrete block or brick. The building plans are generally One-Part, Two-Part or Enframed Window Wall commercial buildings. One-Part Commercial Block buildings are those which are one-story and have storefronts with upper facades.¹²⁷ Most storefronts were originally designed to have entrances with single-light glass and wood doors, transoms above for light and ventilation, and large display windows resting on brick bulkheads. The upper facades of the One-Part Commercial Block buildings vary from simple in design or ornate with corbelled brick or sheet metal cornices or some type of inset decoration such as what is seen at 55 S. Washington Avenue.

Two-Part Commercial Block buildings are those which are two-stories or more and have upper facades with window openings on each floor and some type of termination at the roofline. These buildings usually have multiple uses. The first floor is generally for public use, such as a storefront, while the upper floors are for private use such as apartments or offices.¹²⁸ Windows in the early twentieth century were often wooden sashes and rectangular in design with plain or brick soldier course lintels. At the rooflines corbelled brick or sheet metal cornices were common, such as what is seen at 48 S. Washington Avenue. Roofs on both One-Part and Two-Part buildings were either flat or sloping and hidden behind parapet walls.

Enframed Window Wall commercial buildings are those that are one or more stories, usually with large, display windows along the storefront and often on the upper stories. The large windows are often used to make these modest or simple form commercial buildings appear more prominent such the façade at 24 E. Main Street. Due to large windows occupying a majority of the storefront, these building types tend to be modest in decoration as well.¹²⁹

The architectural style of Brownsville's downtown buildings constructed before 1900 have architectural style facades such as Italianate or Victorian. These stylistic facades often have decorative brick corbels or cornices near the roofline and have decorative storefronts such as stylized cast iron frames on the first floor. By the early twentieth century commercial buildings reflected the simpler forms of the Colonial Revival style or were

127 Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, (Baltimore, MD: John D Lucas Printing Company, 1987), 54.

128 *Ibid*, 58.

129 Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, (Baltimore, MD: John D Lucas Printing Company, 1987), 62.

designed with restrained ornamentation. Commercial buildings reflecting these designs are often called “Brick Front” or “Tapestry Brick” and display simple brick cornices or decorative brick banding on the upper façade. Commercial buildings in Brownsville built after 1920 tend to be modest in architectural style and detail. Materials used in Brownsville’s commercial building construction include a combination of: full brick course exteriors with brick foundations, brick exteriors on wood frame with brick foundations, concrete block foundations with brick or concrete block exteriors, and poured concrete slab with brick exteriors. Brick, Formica tiles, aluminum siding and stucco materials are often seen on the facades. Storefronts often consist of large, fixed display windows with either a flush or recessed central bay entry door. The display windows are either display windows or display cases resting on bulkheads of brick or concrete block.

Many of the historic commercial buildings located around the court square in Brownsville were constructed between 1870-1930 and few of these historic commercial buildings are extant as several have been destroyed either by fire, collapsed or have been razed. Several post-1960 commercial buildings have been constructed in their place. In 1952 for example, nearly seven buildings collapsed on themselves, removing a majority of the north block section of the court square which has since been replaced with ca. 1970s and 1980s commercial buildings. While there are a handful of historic commercial buildings still standing on the south and southeast sections of the court square, a majority of the buildings have undergone significant alterations and renovations over the past several decades. These alterations have either concealed or removed a large percentage of the buildings historic defining features including storefronts and original materials. The changes to the architectural integrity of the existing historic commercial building render them ineligible for individual listing or listing in a National Register Historic District.

While there are no significant commercial buildings extant in Brownsville’s downtown commercial court square, a small African American commercial development has been identified located to the southeast of the downtown commercial area. The commercial buildings located on E. Jefferson Street and S. Jackson Avenue were constructed between 1910 and 1960. The African American community was generally middle class citizens, many of whom were business owners in this commercial district. Because of the economic class, the commercial buildings constructed post-1920 were simple in form. The commercial district contains One-Part and Two-Part Commercial Block buildings. A few of these commercial buildings built ca. 1910 were purchased by African American business owners in the 1920s and 1930s and display more decorative features such as brick corbeling or inset decorative vents which are seen on the façade of 14 E. Jefferson Street.

Property Type: Institutional Buildings of Brownsville, Tennessee, ca. 1823 – 1964:

Due to Brownsville’s central location within Haywood County, schools were established fairly quickly after the pioneer settlement of Brownsville. All early established schools were subscription schools with a tuition averaging two dollars per year. Some of the early schools were Brownsville Academy, 1831; Brownsville Male Academy, 1835-1836; Brownsville Female Institute (Presbyterian), 1842 and Brownsville Baptist Female College, 1851. In the late 1890’s, Dunbar School was built for African American Children. Other schools included Union Academy and Wesleyan Female College. Public Schools were not available in the area until 1897. Schools continued to be primarily located in Brownsville due to its central location within Haywood County even through today.

Among the private schools, the Brownsville Baptist Female College is the most significant to Brownsville’s educational history and remains extant along N. Grand Avenue in the College Hill Historic District. The

Bond's, a wealthy cotton merchant family, of Brownsville purchased the property north of West Main Street for the Brownsville Female College in 1851. The Brownsville Female College was organized by the West Tennessee Baptist Convention in 1850, and its buildings were constructed in 1852. The school played a large part in the early educational development of West Tennessee. Community leaders and residents of Brownsville including W.P. Bond and R. S. Thomas were among the first members of the school's Board of Trustees.¹³⁰ Haywood County purchased the Baptist Female College building in 1910 and reopened the facility as the Haywood County High School in 1911. It operated as the county's main high school until the segregated school system was shut down in 1970 and a new school complex was built on the north side of the city. The old high school is now used as the Haywood County Museum and is the anchor property of the College Hill Historic District added to the National Register of Historic Places in 1980.

The Wesleyan Female College was located on W. Margin Street south of Wilson Avenue. The school was established in 1870 by A.H. Bradford, S.H. Bradford, Rev. John Williams, and P. Yancy. An average of sixty students attended the College every year over its lifetime. On the 1878 Map of Haywood County, a brick building appears on W. Margin Street at the end of Hatchie Ave. The College was closed near the turn of the 20th century. In 1905, the building was used as Ogilvie Training School for Boys, which only remained a school until 1910. At that time the building was used for a cotton oil company, and later became a hotel in 1929. The building was razed by 1944 according the Sanborn Fire Insurance Maps. A Haywood County historical marker was installed where the building once stood on W. Margin Street.

Most of Brownsville's private schools continued to operate through the Civil War, but were closed when public schools were opened in 1897. Brownsville's first public school was a large masonry building constructed by Mr. McLeish on W. College Street.¹³¹ The school later burned in 1928 and was not rebuilt. A Haywood County historical marker was installed where the building once stood on W. College Street.

Establishing a school became a major focus of the African American community. The Freedman School for Blacks, or the Normal School for Coloreds as it was originally called, was established as part of the Freedman Bureau in 1866 following the Civil War. Reverend Hardin Smith, Maltimore Bond, Charles Somerville, Thomas Claiborne, Frank Peeples, and Samuel Williams raised funds to build the first African American school building on E. Jefferson Street in Brownsville as it was centrally located within the county.¹³² A wooden school was erected in the Georgian style in 1866 and was two-stories in height with 6 classrooms. The Normal School for Coloreds became known as the Dunbar School in 1880 which offered high school training.

The Dunbar School was destroyed by a fire in 1920. Local churches such as the First Baptist Church of Brownsville, Holiness Church, and Farmer's Chapel CME took over the responsibility and continued to hold classes in their facilities.¹³³ The school was rebuilt using funds from the Rosenwald Foundation. In 1922, the Dunbar School was rebuilt with the assistance from Rosenwald school funds as the Haywood County Training School. It was decided at that time to move the school further west on E. Jefferson Street closer to the railroad tracks and the local churches.¹³⁴ The school was rebuilt of brick, two-stories in height with six classrooms, a

130 National Register of Historic Places, College Hill Historic District, Brownsville, Haywood, Tennessee, National Register #80003834.

131 The States Graphic- Haywood County Sesquicentennial. (1973, September 21). Folder Brownsville, Tenn., Local History Vertical File, Tennessee State Library and Archives.

132 Carrie Parker, interview by Rebecca Hightower, Dunbar-Carver Museum, February 26, 2014.

133 Carrie Parker, interview by Rebecca Hightower, Dunbar-Carver Museum, February 26, 2014.

134 Carrie Parker, interview by Rebecca Hightower, Dunbar-Carver Museum, February 26, 2014

cafeteria, a gym, office space and a library costing \$23,000. Some \$1,600 of the total amount was paid for by the Rosenwald Fund and the rest, a collection of state and county funds and donations.¹³⁵

African American schools in rural areas only went up to 8th grade at this time; therefore, students had to travel to Haywood County Training School from all over the county to receive a high school education.¹³⁶ Until the 1930s there was no bussing system for African American students. Children often had to walk several miles to get to school each day. Principal Bond encouraged students to bring in any cotton they could obtain and in 1938, the students gathered enough cotton to make a bale of cotton which they sold to buy the first school bus. In 1950, the school was named Dunbar-Haywood County Training-Carver High School or Carver High School after George Washington Carver.¹³⁷ Over time the school had a student population of approximately 1,500.

The Carver High School facilities closed after the dual school system was officially shut down in 1970 and a new Haywood County High School was built for all students on the north side of Brownsville. The Carver High School facilities were closed and from 1970 to 2007 the building was used for alumni functions. The Boys and Girls Club began using the gym, cafeteria and office in 2003 as part of their Brownsville operation. In 2007 the unused classrooms were reopened as the Dunbar-Carver Museum to educate the public on African American history and accomplishments in Haywood County.

A majority of the schools established during Brownsville's settlement have either been razed or destroyed by fire and are no longer extant. The remaining institutional buildings include the Haywood County Museum, formerly Brownsville Baptist Female College and Haywood County High School, and Dunbar Carver Museum, formerly Carver High School. Today, a number of these buildings are located within existing or proposed residential historic districts, while others remain individual properties with no connection to a residential or commercial development.

Property Type: Religious Buildings of Brownsville, Tennessee, ca. 1823 – 1964:

There were eight denominations represented in Brownsville at the time of its settlement: Methodist, Presbyterian, Episcopalian, Baptist, Cumberland Presbyterian, Jewish, etc. The Methodist, Baptist, and Presbyterian established congregations in Brownsville from 1831–1833, with the Episcopalian congregation established in 1834. All of these congregations have buildings represented on the 1878 Map of Haywood County. Churches were often built on the periphery of residential development to remain in close proximity to the patrons of a congregation. Of these religious institutions, Temple Adas Israel and Christ Episcopal Church are now individually listed on the National Register of Historic Places.

The First United Methodist Church was the first brick building in Brownsville erected in 1831 constructed on the northeast corner of Jackson Avenue and Franklin Street. This small brick church burned in 1848 and a new frame church was built in its place. In 1869, that frame church was moved further out in Haywood County and a new two story brick structure was erected in its place. In 1897, a cotton gin across the road caught fire destroying the church and all of its contents. The church was rebuilt in 1899 in the Gothic Revival style with the large stained glass windows seen today. In 1917, the church added a brick wing for Sunday school rooms. Over

135 "Telling the Haywood County Story" The Dunbar-Carver Museum. February 26, 2014

136 Carrie Parker, interview by Denise Gallagher, Elma Ross Public Library, August 13, 2013

137 Carver Dunbar Alumni website. About Us: History. Accessed February 6, 2014

http://www.carverdunbaralumni.com/About_Us.html

the next few decades the church purchased additional parcels surrounding the main church building, razing dwellings to construct additional educational buildings and parking lots.

In 1825, a church known as Russell Springs Baptist Church was organized approximately 1 ½ miles west of Brownsville. In 1835, a division within the church related to foreign missionary work caused the church to split. The majority members were in favor of missionary work and retained the property. In 1842, Thomas Bond gave land for a new two-story frame church to be built on the northwest corner of what is now Washington and College Streets. The first floor was the sanctuary and featured a slave gallery. The second floor was rented to the Masons. In 1871, the Masons bought the church building and James Bond donated a lot on West Main Street for the construction of a new church, which was not completed until 1879 due to the national financial crisis. The building was brick with a bell tower and stained glass windows. In 1921, the church was demolished. A new three story Sunday school building was erected and the foundation laid for a new auditorium designed by architect Wilson Woodcock. While under construction the church met at the courthouse. In 1924, the church moved to the Sunday school building and in 1930, the church held worship in the new auditorium. Only one of the original stained glass windows was used in the new church. In the early 1960s the education building housed the first grade and kindergarten students for a short time.

The Episcopalian congregation was founded in 1834, but did not raise funds to build a church until 1858. Organized August 25, 1832, the Rev. John Chilton (first priest ordained in Tennessee) was the first rector. In 1854, enough funds were collected to build the Gothic Revival structure situated on the southeast corner of N. Washington Avenue and E. College Street. In 1858, additional funds were raised to build a tower with battlements on the façade. From 1869 to 1877 the church increased greatly and a rectory was built. In 1969, the church was renovated and air conditioning installed and the Parish House located in the rear of the church was added. In 1979, the church was officially listed on the National Register of Historic Places. In 1995, the church name was changed to Christ Church due to other churches with Zion names. Both the Zion Church and the First United Methodist Church were cornerstones of the residential community of the North Washington and E. College. Several prominent business owners and landowners attended these two congregations

In 1860, the Cumberland Presbyterian Church built a brick, Gothic Revival Church on N. Lafayette Avenue, just north of the town square. In 1917 the Church of Christ moved into this brick church. The First Presbyterian Church was organized in 1829 with seventeen members. The first church structure was built on W. College Street, the same location of the present church. From 1855 to 1860, a new church replaced the original structure which is part of the sanctuary present today. In 1918, a brick exterior was added.

The Jewish congregation was initiated when Joseph Sternberger immigrated to Brownsville from Germany in 1860 and brought with him a century old Torah. By 1867, the Jewish congregation was officially established and worshiped in the home of Jacob and Karoline Felsenthal on E. College Street. In 1882, the congregation had enough funds to build their own synagogue located on the southwest corner of N. Washington Avenue and E. College Street. The synagogue was named Temple Adas Israel.¹³⁸ The temple was originally built as a frame structure, but was renovated in 1920 with a new brick exterior. The Gothic Revival style temple is noted for its stained glass and lancet style windows. The Temple Adas Israel was listed in the National Register in 1979. Many, if not all of the prominent Jewish community members of Brownsville attended the Temple Adas Israel.

138 Emma Nunn, Haywood County, Tennessee Encyclopedia of History and Culture online, April 30, 2013, <http://tennesseencyclopedia.net/entry.php?rec=615>

There was also First Baptist Church of Brownsville, a “colored” church, located on College Street west of Hatchie Street. In 1868, a lot on College Street was purchased and a structure built by African American carpenters and bricklayers. In 1893, the church was remodeled, stained-glass windows installed, new roof and electric lights installed. In 1900 the church built a parsonage, which burned in 1909 and was rebuilt. From 1910 to 1920 the pressures of a growing town during the Jim Crow era called for a more selective housing arrangement of ethnic groups, making the College Street location undesirable. The church and parsonage were sold and a new site on Jefferson Street was purchased. In 1920, a new church was constructed. In 1923 improvements were made, including new balcony seats, painting, replacing stucco with metal siding and installation of stained glass windows. Under the leadership of Brother S. A. Jones the church membership grew. Reverend E. L. Currie assumed leadership and oversaw the construction of a new church in place of the old in 1963.

A majority of the churches established and erected during Brownsville’s settlement remain extant except for the original “Colored” First Baptist Church. Extant churches include: United Methodist Church, Christ Episcopal Church, Temple Adas Israel, Brownsville Baptist Church, First Presbyterian Church, St. Johns Catholic Church, and the Church of Christ, formerly the Cumberland Presbyterian Church, which today is a Mason’s Lodge. Today, a number of these buildings are located within existing or proposed residential historic districts, while others remain individual properties with no connection to a residential or commercial development.

Property Type: Industrial Buildings of Brownsville, Tennessee, ca. 1823 – 1964:

Cotton and other forms of agriculture were the backbone of Brownsville’s economy. From pioneer settlement to the Civil War, several small cotton mills, lumber yards and grist mills were established to the south of Brownsville’s commercial district. The economy began to prosper with the construction of the Memphis and Ohio Railroad in 1856. The railroad, along with a depot, was completed by 1860. The Civil War put a halt to a majority of the agricultural production in Brownsville closing several of these small mills in the process. Following the Civil War, Brownsville began having an economic boom and by 1870, the economy was thriving once again.

At this time, large brick factories were being constructed close to or south of the Memphis and Ohio Railroad tracks. Robert Bond owned the Brownsville Cotton Oil & Ice Co., as well as the Electric Light and Power Plant located at the corner of S. Church Avenue and Margin Street, just north of the railroad tracks. The Bond’s also owned the Gas Works Company located just south of the Brownsville Cotton and Oil Co. across the railroad tracks. Also in 1872, a cotton factory known as the Brownsville Manufacturing Company, was organized and backed by James A. Rogers, President, James Bond, A.H. Bradford, James D. Read, H.L. Taylor, and James A. Wilder. They employed over 120 people, mostly women. The factory was located farther southeast across the railroad track from Oakwood Cemetery. The two story brick factory burned and was not rebuilt. Baxter Mills was another brick, grist mill located south of the railroad tracks.

In the 1870s, Brownsville ventured to build a narrow-gauge railroad in addition to the Memphis Ohio Railroad. The railroad was the Holly Springs, Brownsville, Ohio railroad and was planned to transport goods from Friendship, Tennessee to Holly Springs, Mississippi. The railroad was partially built by 1877 as depicted on the 1878 Map of Haywood County running along Russell Avenue to connect to the Memphis and Ohio Railroad. Due to poor management of funds, the project came to an end and the tracks were taken up. Memphis and Ohio, later renamed Louisville & Nashville, Railroad remained the dominate transportation in Brownsville through

the turn of the century; therefore, the industrial building and construction continued in close proximity the track and depot.

Other prominent companies established themselves in Brownsville years following the Civil War. Of these companies was Mr. Edward Sturdivent who came to Haywood County from Virginia and brought with him his wife's family's recipe for Old Brunswick Stew in 1849. He built a Stew Factory on Wilson Avenue, just north of Margin Street. In 1918, his son Franklin commercialized on the product. In the 1940s the recipe was sold to Kelly's Foods in Jackson. This company along with the established manufacturing companies remained prosperous through the early 20th century.

After World War II, Brownsville's economy began to slowly diversify. Several factories were established in the community in the 1950s and 1960s and cotton ginning and production continued to be a major source of employment. Factories that operated in the 1960s included: the Sellari Natural Wax Company, originally established in 1935; Wells Lemont Glove Corporation; Federal Compress Warehouse, established in 1915; McDow Feed and Seed, established in 1958; Powell Lumber and Smith Lumber; and the Bridgewater Sawmill.¹³⁹

In the 1970s, several industrial and agricultural companies remained major employers in Brownsville. New industrial companies included the American Air Filter Company, the Brownsville Bearing Company, the Brownsville Sportswear Manufacturing Company, Coca Cola Bottling Company established in 1913, Dixie Press Publishing, Haywood County Vinyl Manufacturing, Kleer Vu Plastics Company, Lasco Industries, Powell Tire and Timber, and Ross Manufacturing.¹⁴⁰ Combined, these companies employed over 1,200 workers through the 1980s.

A majority of the industrial buildings established during Brownsville's settlement and following the Civil War have either been razed or destroyed by fire and are no longer extant. The remaining industrial buildings include the Coca Cola Manufacturing Building, the Wells Lamont Glove Factory, the Sturdivent Stew Factory and the Federal Compress Warehouse. The only property still in use is the Federal Compress Warehouse as cotton is still the primary economic source in Haywood County. Today, these buildings are not located or connected to existing or proposed residential or commercial development and many buildings have fallen into extreme disrepair or have undergone extensive alterations that they have little to no integrity and lack significance; therefore, they are not included within any proposed historic districts within Brownsville or eligible as individual properties; however industrial buildings are an individual associated property type.

Significance:

There are a few residential historic districts located in Brownsville. These districts include residential properties and their contributing outbuildings. These historic districts may be eligible under National Register Criteria A due to their association with the settlement of Brownsville from 1823 to 1964 or the African American Heritage in Brownsville from 1910 to 1970. These districts may be eligible under National Register Criteria C for their collection of architectural styles which represent the residential growth patterns in Brownsville from the mid-nineteenth century to the mid-twentieth century.

¹³⁹ Brownsville Community Profile. (1960). Folder Brownsville, Tenn., Local History Vertical File, Tennessee State Library and Archives.

¹⁴⁰ Ibid.

The significance of residences and residential outbuildings are associated with the growth and development of Brownsville from ca.1823 to 1964 and the Civil Rights Movement of Brownsville which continued through 1970. This hundred and fifty year span witnessed the years after the initial settlement of the city and its evolution into a prosperous county seat. Many houses remain from the period of ca. 1840 to 1900 and these are primarily in the blocks located directly north, west and east of the downtown commercial area. These dwellings are on blocks that were originally part of the city of Brownsville or in subdivisions dating to the 1860s and 1870s. Residential construction continued steadily in Brownsville from 1900 until the Depression of the 1930s. In many cases new dwellings replaced older homes while vacant lots of the city were filled in with dwellings. Following World War II, additional subdivisions were developed on the edges of the older neighborhoods and new construction followed. With the popularity of the automobile and transportation advancements, suburban sprawl began attracting Brownsville residents away from the city center and to areas closer to larger cities like Jackson and Memphis. This sprawl enticed residents to build outside of the established residential developments to the north, east, and west of the public square and residential construction in the existing neighborhoods to cease in the mid-1960s. Residential development continued past 1960 in the African American historic districts as families continued to build close to Carver High School until the facilities were closed in 1970 when the dual education system was shut down.

Residential resources may be eligible for the National Register under various areas of significance, including architecture, commerce, industry, and social history. Most properties will be eligible at a local level of significance. In Brownsville, most residential resources are significant under Criterion C for their architectural style and integrity. Residential resources may be significant that have high architectural integrity and exemplify a particular architectural style or exceptional craftsmanship or design. Individual resources nominated for their architectural significance must retain exceptional character of a style or form and have a high degree of integrity. Residences may be significant under the historic context of residential and neighborhood development or for contexts such as commerce or industry. Such properties must have a direct connection with these contexts and be demonstrated for their significance. Resources may be significant for association with a significant event or pattern of events, for association with a significant person or for their architectural design. For a resource to be associated with a prominent person, the person must have a demonstrated significant impact on the history of Brownsville beyond that of just being a successful businessman, politician, or other occupation.

Generally, residential outbuildings will be eligible as contributing features to an eligible residential property or historic district rather than be individually eligible. Residential outbuildings that are of particular architectural importance may be individually eligible if they are no longer associated with a historic house or if the house has undergone substantial alterations. Most outbuildings will be significant for their association with the pattern and development of residential construction in Brownsville and their changing nature through technological and social advances.

A defined geographical area may also be significant as an historic district if the collection of resources portrays a sense of time and place from Brownsville's past and a sufficient number of resources retain integrity. While many of the residential resources were owned by prominent businessmen, politicians, or landowner there are few properties that have significant ties to a person that had a significant impact on the history of Brownsville. An exception to this statement would be the grand homes built by the Bond family throughout the city of Brownsville. The Bond family played a crucial role in the development of cultivated cotton land in Haywood County and Brownsville. The cotton industry was created and driven by the Bond family. Cotton became the basis of Brownsville's economy that has lasted to the present day, as cotton is still the main source of economic

income. As a result of the family's wealth, several members, including Thomas Bond, James Bond, and Robert Bond are responsible for the construction of many stately homes along W. Main Street, W. College Street, McLemore Avenue, and Grand Avenue.

A significant event may be a particular occurrence that had a major impact on Brownsville or a series of events that had an important effect on the city. Such residential resources must be connected to the event for it to be eligible. This is the case for two proposed historic districts in the southeast section of Brownsville. Both the Jefferson Street Commercial Historic District and the Dunbar-Carver Residential Historic District are significant for their association to the African American Heritage and Civil Rights Movement period in Brownsville from 1910-1970 when segregation in Brownsville finally ended with the closure of Carver High School. While only few Civil Rights Movement activities occurred during this period to include a handful of marches and a significant period of discrimination, African Americans took control of their way of life and economy by creating their own business district, residential area and educational facilities to further the goals of the African American community. These two commercial and residential districts display the struggle and segregation of African Americans in Haywood County to this day.

Registration Requirements:

To be eligible under the historic contexts associated with Residences and Commercial buildings, a resource must meet at least one of the registration requirements associated with the historic context, as well as meeting integrity standards set forth by the National Register.

Criterion A: For eligibility under this criterion, residences and/or residential outbuildings will have played an important role in the growth and development of Brownsville. These resources will directly reflect the trends and patterns of residential growth in the city in the nineteenth and twentieth centuries. Residences will demonstrate significance to the overall history and development of Brownsville either as individual resources or as a collection of resources defining a specific district. If the residential outbuilding is individually significant, the significance must be conveyed through only the individual building, separate from the associated residential property. Residences also associated with the African American Heritage and Civil Rights Movement in Brownsville will be eligible under this criterion. These resources will directly reflect the trends and patterns of residential and commercial growth during the twentieth century period of discrimination.

Criterion B: For eligibility under this criterion, residences will have an association with important men or women in the history of Brownsville or a significant group of people. A person must be of particular significance in the growth and development of the city and the residence must represent the period of the person's productive life. Eligibility under this criterion goes beyond success in a particular field of endeavor and the person must clearly demonstrate a significant impact on the developmental history of the city. It is unlikely that individual residential outbuildings will be individually eligible under this criterion.

Criterion C: For individual eligibility under this criterion, residences and/or residential outbuildings will be an example of an architectural style with high integrity. Architectural styles identified in Brownsville include Greek Revival, Gothic Revival, Italianate, Folk Victorian, Queen Anne, Colonial Revival, Neoclassical Revival, Craftsman, Craftsman Bungalow, American Foursquare, Tudor Revival, Minimal Traditional, and Ranch as well as vernacular and Folk Vernacular forms. Individually eligible resources significant as a representation of a particular style will possess distinctive characteristics of that style and a high degree of integrity in comparison with similar resources. Individually eligible resources significant for their type of construction must also be representative of the distinctive characteristics of that resource type and have a high degree of integrity in comparison with similar resources. Residences may also be eligible if they are unique examples of a particular style or house form in addition to its association with a development pattern significant within the context of Brownsville's settlement. Residences significant for their design by an important architect or builder will retain a high degree of integrity in comparison with similar local resources.

Historic districts eligible under this criterion will have a significant collection of residences and/or residential outbuildings representing architectural styles or vernacular forms from the historic context period. These resources may lack individual distinction, but collectively form a significant grouping illustrative of the architectural evolution of the city and have a definable boundary. Many of the resources or a significant portion of the area must illustrate the architectural development of the nineteenth century to be eligible under the context period of ca. 1823 – 1900 or illustrate the architectural development of the twentieth century to be eligible under the context period of 1900 – 1964.

Integrity Considerations for Residences and/or residential outbuildings may be individually eligible if they display a high degree of integrity and their historical associations from their period of significance. Eligible resources should retain most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. Minor alterations to a dwelling will not affect a property's eligibility, especially if these occurred over fifty years ago and are within the property's period of significance. Generally, in order to retain integrity an individually eligible property must be at its original location, retain its urban setting, and evoke a sense of feeling and association of its construction date or period of significance. Individually eligible properties should retain key elements of design such as original porch columns, exterior siding materials and original windows.

Overall, individually eligible residences must retain their essential characteristics such as architectural features, materials, fenestration, and porch location and design. For eligibility, especially under Criterion C, interiors must also retain the majority of the overall floor plan, original floor and wall surfaces, decorative detailing such as fireplace mantels, staircases and trim and floor to ceiling heights. Properties with interiors that have been extensively remodeled will typically not be eligible individually unless these alterations occurred within the property's period of significance.

Some nineteenth-century residences in Brownsville were remodeled in the twentieth-century with a different architectural style, porches, fenestration and other changes. These properties may be individually eligible if the later remodeling is itself significant for its architectural design and it retains integrity from this period.

Residential outbuildings will typically be eligible for their association with an individually eligible residence. Residential outbuildings which are no longer associated with a residence will generally not retain significance by themselves. Residential outbuildings may be individually eligible if their significance rests with their own architectural design and not within the context of an associated residential property. To be individually eligible, an outbuilding must retain integrity of design from its period of significance although its use may have changed.

Integrity Considerations for Commercial buildings may be individually eligible if they display a high degree of integrity and their historical associations from their period of significance. Eligible resources should retain most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. Minor alterations to a commercial building will not affect a property's eligibility, especially if these alterations are unseen from the facade. Alterations may also not affect a property's eligibility if they occurred over fifty years ago and are within the property's period of significance. Generally, in order to retain integrity an individually eligible property must be at its original location, retain its urban setting, and evoke a sense of feeling and association of its construction date or period of significance. Individually eligible properties should retain key elements of design such as original facades, windows, storefronts, porches or balconies if original to the character and original cornices and rooflines.

The evaluation of residential and commercial properties in Brownsville identified the following properties as potentially meeting individual eligibility under criteria A, B, or C based on their architectural significance and integrity and/or association with a pattern in history or persons of local significance:

1. 121 W. Main Street – Eligible under criterion A for its significance in education and social history as a Carnegie Library and criterion C for its Classical Revival design.
2. 41 N. Washington Avenue – Eligible under criterion C for its Art Deco style design.
3. 1208 E. Main Street – Eligible under criterion C for its Greek Revival style design.

4. 60 S. Washington Avenue – Eligible under criterion C for its Colonial Revival style design as a Post Office.

Collections or groupings of buildings may be eligible as historic districts based on the significance under the historic context of Brownsville in relation to the neighborhood or area itself as well as the integrity of the individual resources to demonstrate that significance. The majority of a district's individual resources must retain integrity as contributing buildings, although they may lack individual distinction. The placement of the A neighborhood or area will not be eligible if it contains sufficient alterations or intrusions (post-1964 buildings) to the extent that it no longer conveys its sense of time and place as a nineteenth- or twentieth- century historic environment.

Individual resources may be eligible as contributing resources in a historic district when they retain sufficient integrity of design and date to the district's period of significance. Many properties in Brownsville were updated after their initial construction and to be contributing a property's alterations should be within the period of significance. Properties altered after 1964 will typically be considered non-contributing if these alterations result in a loss of the characteristics defining their age, style and materials.

- To be considered contributing to a historic district, an individual resource must retain its overall form and plan, an identifiable period of construction, and some architectural features that define the style or form of the property. An individual resource must also emulate the significance of the district under its historic context. Generally, if no fabric of the property's period of significance is visible, it will be considered non-contributing. Properties will also be considered non-contributing if they have extensive alterations such as resized window openings, post-1964 additions on the primary façade, changes in roof form, and removal or enclosures of original porches.

Criteria for evaluating properties as contributing or non-contributing in a historic district include:

- The application of synthetic siding materials such as asbestos shingles, aluminum siding, asphalt siding, vinyl siding or cementitious siding shall not render a property non-contributing as long as other key architectural elements or features are intact. Significant material changes such as the application of a post-1964 stone or brick veneer to a frame dwelling will generally be such a substantive change to render the property non-contributing.
- Properties may be considered contributing if their porches were enclosed after the period of significance, but the original porch columns remain intact and the enclosed porch area is reversible.
- The removal of original windows will not render a property non-contributing as long as the majority of window openings on the main façade and side elevations remain intact and at their original size.
- The addition of lateral or rear wings will not render a property non-contributing as long as these additions are subordinate to the scale, size and architectural character of the original residence.
- At least some character-defining architectural features remain intact and are readily visible.

The evaluation of residential properties in Brownsville identified the following areas as potentially meeting eligibility as historic districts under National Register criteria A and C. Under criterion A, these areas best represent the growth and development of residential construction in Brownsville from ca. 1823 to 1964. North Washington Historic District is also eligible under criterion C for their architectural significance and higher levels of integrity than similar older areas in the city.

- College Hill Historic District was listed on the National Register in 1980. At that time the district was bounded approximately by Key Corner Street and W. College Street on the north, Grand Avenue and Williamsburg Lane on the east, Margin Street on the south and N. Russell Avenue on the west. The district contained eighty three primary buildings of which seventy five (85%) are contributing and eight (15%) are non-contributing. The proposed boundary increase of 2014 would increase the boundaries to Thomas Street on the north, Haralson Street on the west, Margin Street on the south and N. Wilson Avenue on the east. The number of properties contained within the new boundary increase would 81 buildings and 1 site (75.9%) contributing and 24 buildings and 2 sites (24.1%) non-contributing.
- North Washington Historic District is approximately bounded by Klee Vu Drive and Cherry Street on the north, N. Wilson Avenue on the west, E. Franklin and E. Main Street on the south, and N. Park Avenue on the east. The district contains 142 properties with 151 primary buildings of which 126 and 1 site (81.9%) would be considered contributing and 25 buildings and 3 sites (18.1%) are non-contributing. This section of residential buildings is primarily located on N. Washington Avenue, N. Lafayette Avenue, and E. College Street built from the 1850s to the 1950s. There are three buildings previously individually listed on the National Register of Historic Places that are incorporated into this district. These three properties include: Christ Episcopal Church at 140 N. Washington Avenue built in 1858 and listed in 1978, Temple Adas Israel built in 1882 and listed in 1979, and the Joshua K. Hutchison House built in 1868 and listed in 1988.

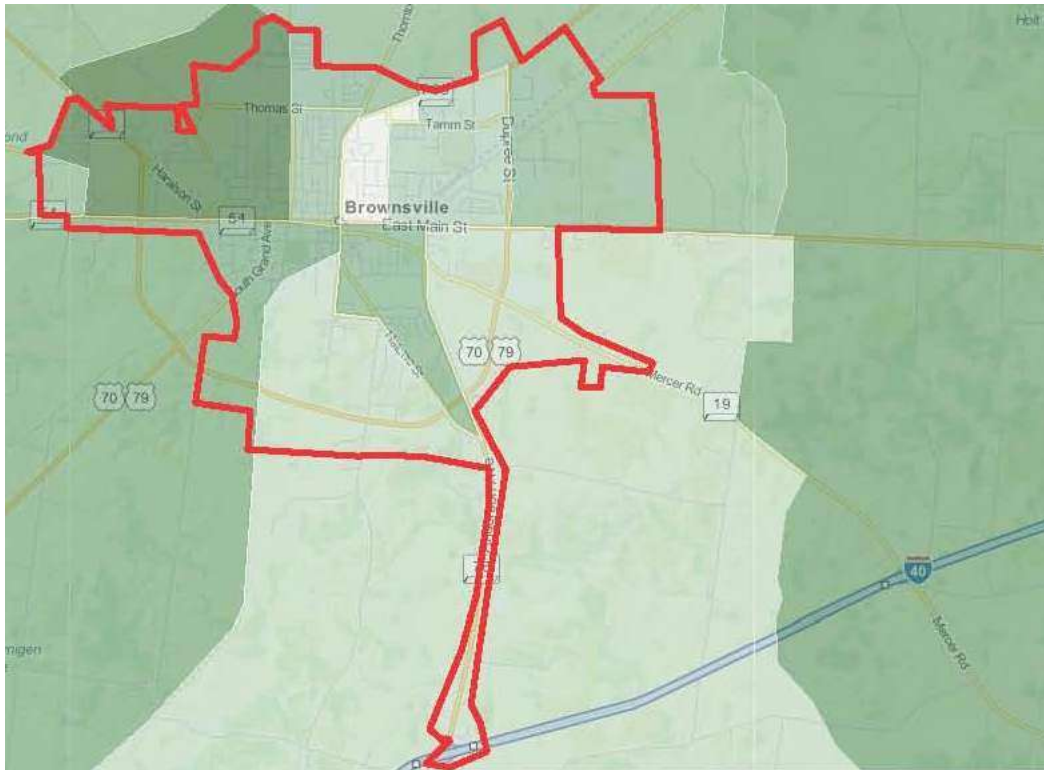
Under the second context defined by the African American History and the Civil Rights Movement, the following residential and commercial areas have potentially met eligibility as historic districts under National Register criteria A. Under criterion A, both districts best represent the Civil Rights era of Brownsville and West Tennessee through its ethnic culture and segregation between 1910 and 1970.

- The Jefferson Street Historic District is bounded approximately by E. Main Street on the north, S. Washington Avenue on the west, Margin Street on the south and S. Jackson Avenue on the east. The district contains thirteen properties 13 of which are primary buildings with 12 (84.4%) considered contributing and two buildings (16.6%) would be considered non-contributing. This district contains a good collection of Commercial buildings more significant for their history in the segregation of African Americans during the Civil Rights Movement than for their architectural style.
- The Dunbar-Carver Historic District bounded by E. Main Street on the north, the railroad tracks on the west, Sugar Creek on the south, and Anderson Avenue on the east. The district contains 26 primary buildings of which twenty three (88.5%) would be considered contributing and three (11.5%) considered non-contributing. This district contains a good collection of Queen Anne, Craftsman and Folk Vernacular or Shotgun style dwellings built prior to and during the time of the Civil Rights Movement. Many of these homes were built or owned by influential African American business owners and social rights group leaders. This district also centers on the Dunbar-Carver High School, which was influential in the educational development for African Americans in Haywood County. Many of the homes adjacent to the old high school were owned by former professors, reverends, and principals associated with African American education in Haywood County and the Civil Rights Movement in Brownsville.

No other concentration of residential or commercial properties in Brownsville appeared to possess sufficient architectural or historical distinction and integrity to meet the criteria of the National Register.

Geographical Data

This Multiple Property Documentation Form for the Historic Resources of Brownsville, Tennessee includes the geographical boundaries of the city limits of Brownsville, Tennessee. The map below indicates the Brownsville city limits in which all possible historic resources were surveyed and where all eligible National Register historic districts and individual properties are located.



Section number H Page 1

Summary of Identification and Evaluation Methods

Prior to initiating fieldwork, the USGS quadrangle maps and historic maps of Haywood County, National Register-listed resources and historic photos were accessed at the Tennessee Historical Commission. Previously published histories of Haywood County and its county seat of Brownsville from the Tennessee State Library and Archives were also accessed. Sanborn Fire Insurance maps were obtained for the project area, including maps dating from 1887, 1902, 1910, 1915, 1925, and 1944.

Historical research was conducted at the Tennessee State Library and Archives in Nashville, Tennessee and the Elma Ross Public Library in Brownsville on the project area. Secondary source materials such as published books and manuscripts were reviewed as well as primary source materials such as plat books and available newspaper accounts. The Sanborn maps were utilized to assist in dating the age of and historic materials of buildings. At each property a questionnaire was left requesting information from the owners or occupants. Information requested included date of construction, significance of individuals who resided in the house and known changes and alterations to the property over time. Interviews were also held with the Haywood County Historian, Mr. Lynn Shaw and local residents, Mrs. Carrie Parker and Mr. John Ashworth concerning the history of properties and individuals of particular significance who built properties or resided in the project area.

A reconnaissance level survey was conducted within Brownsville to identify properties that merited the completion of intensive level survey forms and individual properties and districts which met the criteria of the National Register. The scope of work required the completion of intensive level survey forms for properties eligible for survey within the Brownsville city limits. Trends in vernacular architectural form, property size, construction material and date of construction were evident within city limits, reinforcing the historical record of settlement patterns, population stability or movement of small communities and the historic use of the landscape. Buildings were candidates for survey that appeared to date from pre-1964 and retained substantial historic architectural fabric. This could and did include buildings in some state of disrepair. If a building possessed a combination of replacement features (i.e., replacement siding, doors, windows and roof) it was deemed altered beyond useful survey. In general, buildings that possessed any two replacement elements usually were completely altered.

After driving all streets within the city limits, approximately 450 properties were selected for an intensive level survey based on architectural significance and integrity. For these properties individual state survey forms were completed along with site plans and additional photography. Properties were evaluated as contributing and non-contributing based upon age, extent of alterations and the ability to convey a sense of their original design and remodeling within the period of significance (ca. 1850-1964).

At the conclusion of the research and inventory field work it was determined that the level of significance for a majority of the surveyed properties warranted the recommendations for the expansion of the one existing College Hill Historic District and the creation of three new historic districts within the city limits. All historic districts encompass a variety of building types including residential, commercial, religious, and educational, all of which are associated with the historic context identified in this multiple property documentation form.

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Historic Resources of Brownsville, Tennessee (1823-1964)

Name of Multiple Property Listing

Tennessee

State

Section number I Page 4

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: COVER DOCUMENTATION

MULTIPLE NAME: Brownsville MPS

STATE & COUNTY: TENNESSEE, Haywood County

DATE RECEIVED: 12/12/14

DATE OF 45th DAY: 01/27/15

REFERENCE NUMBER: 64501234

ACCEPT RETURN REJECT 1.27.2015 DATE

ABSTRACT/SUMMARY COMMENTS:

*Accept Cover
Return comments, including Re-defining Property Types, adequately
Addressed*

RECOM./CRITEREA Accept
REVIEWER J. Hubbert DISCIPLINE _____
DATE _____

DOCUMENTATION see attsched comments Y/~~N~~



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON ROAD
NASHVILLE, TENNESSEE 37214
OFFICE: (615) 532-1550
www.tnhistoricalcommission.org
E-mail: Claudette.Stager@tn.gov
(615) 532-1550, ext. 105
<http://www.tn.gov/environment/history>



June 11, 2014

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:

Enclosed please find the documentation to nominate *Historic Resources of Brownsville, Tennessee* to the National Register of Historic Places. The enclosed disk contains the true and correct copy of the multiple property documentation form for the *Historic Resources of Brownsville, Tennessee* to the National Register of Historic Places.

If you have any questions or if more information is needed, please contact Christine Mathieson at (615) 770-1086 or Christine.Mathieson@tn.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Claudette Stager".

Claudette Stager
Deputy State Historic Preservation Officer

CS:cm

Enclosures(3)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: COVER DOCUMENTATION

MULTIPLE NAME: Brownsville, Tennessee MPS

STATE & COUNTY: TENNESSEE, Haywood County

DATE RECEIVED: 06/13/14

DATE OF 45th DAY: 07/30/14

REFERENCE NUMBER: 64501217

ACCEPT RETURN REJECT 7-28-2014 DATE

ABSTRACT/SUMMARY COMMENTS:

See attached comments

RECOM./CRITEREA

REVIEWER

DISCIPLINE

DATE

DOCUMENTATION

Rebrn - 7-28-2014
see attsched comments Y/N



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, DC 20240

The United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: Bownsville, TN, MPS Cover

Reference Number: 64501217

Reason for Return

This MPS Cover is being returned for technical revision.

The Cover document is being returned for revision to improve the clarity of property types and to edit some of the language of the document.

The primary problem with this Cover is in Section F. The property types need clarification to better address the resources nominated in the accompanying nominations. As defined in the Cover as submitted, there are two property types: Residential Buildings and Commercial Buildings. Mentioned as part of these two types are Districts. I think that calling these out as either their own property types (Residential District and Commercial districts) or at the very least providing a header identifying them as Subtypes will make this document more usable. As presented, one must wade through a lot of stylistic information to find out that aggregations of buildings can be listed under this Cover. Please either create subtypes or new property types for Districts.

If Residential and Commercial buildings are called out, why is there no discussion of institutional buildings (schools, churches, lodges, etc) or industrial buildings (especially since much of the growth of the town related to industrial development)?

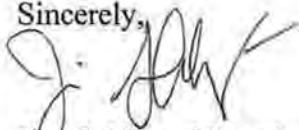
In the Registration Requirements, there are some statements that need clarification. For example, on page F-11, in describing Criterion C eligibility, the statement "Residences may also be eligible if they are unique examples of a particular style or house form within the context of Bownsville" should be reworded. Simply being the only example of anything does not confer significance. On Page F-13, the first line states that "Collections or groupings of buildings may be eligible as historic districts based on the integrity of the neighborhood or area itself...". Of course, we are all aware that integrity is not the basis for eligibility; *significance* defines eligibility. Integrity is a test of whether significance can be conveyed. Likewise, in defining the status of contributing resources, a property must not only "retain its original form and plan, identifiable period of construction, and some architectural features that define the style or form of the property" but it must also reflect the *significance* of the district.

Please make sure that when defining significance, and tailoring registration requirements for the various property types, that the definitions be clear. Tying the historical economic/political/social development of Brownsville to the built environment is important in establishing what is significant. As presented, neither the Cover nor the individual nominations do a good job of that. The context statements lean heavily on the historic development of the town but give minor attention to the physical development - associating the historical development with specific locations, other than positively locating the African American section of town in the southeast quadrant. But simple analysis of why the bulk of residential development, especially the 'higher quality' development occurred to the north and northwest of the courthouse square could be better explained (and could solidify a case for significance under Community Development and Planning for the residential districts).

There are other, minor issues such as typos that should be addressed. For example, on page F-12, the Carnegie Library is identified at 121 E Main when it is actually on W Main (and isn't Art Deco, either). Please proofread the document.

We appreciate the opportunity to review this nomination and hope that you find these comments useful. Please feel free to contact me if you have any questions. I can be reached at (202) 354-2275 or email at <James_Gabbert@nps.gov>.

Sincerely,



Jim Gabbert, Historian
National Register of Historic Places
7-28-2014



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON ROAD
NASHVILLE, TENNESSEE 37214
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<http://www.tn.gov/environment/history>



November 25, 2014

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:

Enclosed please find the documentation to nominate *Historic Resources of Brownsville, Tennessee* to the National Register of Historic Places. The enclosed disk contains the true and correct copy of the multiple property documentation form for the *Historic Resources of Brownsville, Tennessee* to the National Register of Historic Places.

If you have any questions or if more information is needed, please contact Christine Mathieson at (615) 770-1086 or Christine.Mathieson@tn.gov.

Sincerely,

Claudette Stager
Deputy State Historic Preservation Officer

CS:cm

Enclosures(4)