

824

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Nance Building
other names/site number Tate and Company; Easley and Company

2. Location

street & number Marshall Street and US-11W NA not for publication
city or town Rutledge NA vicinity
state Tennessee code TN county Grainger code 057 zip code 37861

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Robert L. Hays 5/26/98
Signature of certifying official/Title Date
Deputy State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
 entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other, (explain:) _____

Edson H. Beall _____
Signature of the Keeper Date of Action
7.1.98

Nance Building

Name of Property

Grainger County, Tennessee

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in count)

Table with columns: Contributing, Noncontributing, buildings, sites, structures, objects, Total. Values: 2, 1, 2, 1.

Name of related multiple property listing

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

N/A

Number of Contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling, DOMESTIC/secondary structure, COMMERCE/specialty store, COMMERCE/restaurant

Current Functions

(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions)

Federal, OTHER: Folk Victorian; Colonial Revival

Materials

(Enter categories from instructions)

foundation BRICK, walls BRICK, roof COMPOSITION SHINGLE, other WOOD

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A

(Mark "x" in all boxes that apply.)

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

COMMERCE
ARCHITECTURE

Period of Significance

circa 1840 - circa 1948

Significant Dates

NA

Significant Person

(complete if Criterion B is marked)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository: _____

Nance Building
Name of Property

Grainger County, Tennessee
County and State

10. Geographical Data

Acreage of Property approximately one acre Dutch Valley 154 SE

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>17</u> Zone	<u>274100</u> Easting	<u>4017840</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Kimberley Murphy/Historic Preservation Planner
organization East Tennessee Development District date April 1998
street & number Post Office Box 19806 telephone 423/584-8553
city or town Knoxville state TN zip code 37939

Additional Documentation

submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 Or 15 minute series) indicating the property's location

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name City of Rutledge, c/o Charles Killion, Mayor
street & number Post Office Box 36 telephone 423/826-4513
city or town Rutledge state TN zip code 37861

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Nance Building, Rutledge (Grainger County), Tennessee

DESCRIPTION

The Nance Building is located in the town of Rutledge (1990 pop. 903), across from the Grainger County Courthouse. Rutledge is in the ridge and valley system which runs northeast to southwest through East Tennessee. The town is at the southern base of Clinch Mountain, approximately thirty-five miles northeast of Knoxville, on US-11W.

The Nance Building began as a Federal-style dwelling constructed circa 1840 for use as a commercial building with attached living quarters. The two-story brick building has three bays on its east elevation, with one entry leading to the original living quarters on the first and second stories. There are four bays on the south elevation with another primary entrance leading to the original commercial area on the first floor. There are three internal end chimneys with decorative corbelling at the tops. The building was originally constructed in an L-plan and has a circa 1900 two-story frame addition in the rear ell. The unusual roof line is formed by the gables of each ell which meet to form a hip on the southeast corner of the roof, facing the street. There are two frame outbuildings and a large yard.

The plan of the original brick building indicates a large open area suitable for commercial use in the south section, with a private entrance to the living quarters and interior staircase in the north ell. When the building was constructed, there was no access between the commercial areas on the first floor and the private living areas on the second floor.

The primary elevation appears to be the east elevation, facing the courthouse square. It has three bays with an off-center entry in the middle bay leading to the original living quarters. The windows are circa 1900 two-over-two double-hung sashes with wood sills and limestone lintels. A window in the southeast corner of the facade has a limestone sill resting on a wood dado panel – the opening appears to have once been a doorway leading to the original commercial area of the building.

There is a one-story three-quarter width porch across the east elevation that appears to have been added circa 1930. It has a concrete foundation and a tile floor. The hipped roof of asphalt shingles is supported by round Tuscan columns of wood with a simple wood rail. Concrete steps lead to the porch.

The south elevation appears to have been the original primary elevation for the commercial section and faces the main road, US-11W. This elevation has four bays with circa 1900 two-over-two double hung windows with wood sills and limestone lintels. There is a recessed entry in the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Nance Building, Rutledge (Grainger County), Tennessee

southeast corner of the elevation with a paneled wood reveal. Access to the basement is provided through a wood door which is below street level and reached by steps.

The west, or rear, elevation is marked by several additions. The original two-story brick section of the building has circa 1900 two-over-two double hung sash windows with wood sills and limestone lintels. There is an interior end chimney between the windows. The upper story of the circa 1900 frame addition is visible. It has original two-over-two wood sash windows. There is a one-story circa 1950 addition with a shed roof and a large rectangular chimney. The addition rests on a poured concrete foundation and has a one-over-one aluminum frame window. There are two aluminum frame doors in this elevation.

The north elevation faces into the large yard and contains the two-story frame addition. The windows are two-over-two double-hung wood sash windows. There is a multi-light wood and glass door which serves as the primary entrance to this section of the house. A three-bay one-story hipped roof porch is located across the 1900 section. The porch is similar to the east porch, with a concrete foundation, tile floor, and wood Tuscan columns. There is no rail. The circa 1950 frame addition is constructed on the west side of the 1900 addition. It has a wood door with a glass window and a gabled hood over the door supported by knee braces. The windows are Craftsman-style three-over-one wood sash and were probably salvaged from another building by Mr. Nance for this addition.

The original plan of the brick section is intact. As originally constructed, there was no interior access between the commercial section which faces the main road and the living quarters, which face the courthouse. The original commercial section, which served as a hardware and/or mercantile store beginning in 1857, is comprised of a large room running the width of the building to the western wall. The entrance is on the south wall and has crudely built shelves on either side of the doorway, probably added circa 1950. The ceiling in this great room is beamed and finished with a beaded edge. There is no fireplace in this room, however, a space for the hearth in the room above is visible in the ceiling. This "floating fireplace" is just one of the mysteries of this building. This section of the building was partitioned circa 1950 with eight-foot drywall partitions. The middle section was used as a kitchen and is fitted with cabinets on the north wall. The rear section has a dropped ceiling of circa 1950 sheetrock or similar material. The original ceiling is most likely intact above the dropped ceiling. The original fireplace opening remains intact on the west wall. There is a doorway in the north wall leading to the circa 1950 rear addition. This is the only access on the first floor between the two sections of the building.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Nance Building, Rutledge (Grainger County), Tennessee

The door on the east elevation opens into a small vestibule containing a staircase which leads directly to the second floor. A separate doorway at the base of the stairs leads to a single room which comprises the original living quarters in the north ell. The room was most likely used as private quarters before the frame addition was constructed. It was updated circa 1900 with the addition of a columned fireplace with green glazed tiles on the hearth and a beveled mirror above the mantel. There is a built-in cabinet with multi-light glass doors above paneled cupboard doors. This feature is seen in East Tennessee houses dating from the 1840s to the early 1900s. A multi-light wood and glass door in the west wall leads to the circa 1900 addition.

The interior stairway from the east entry leads to a small landing on the second floor with a room in the north ell. This room has an original brick fireplace projecting from the north wall. The windows have substantial wood sills. The decorative details in the room appear to date from circa 1900. The wood baseboards and molded wood chair rail have been hand-grained. The graining may date from the circa 1900 renovation. There is a brass frieze rail around the perimeter of the room. The door is primitive in construction and made of vertical board which has also been hand grained.

There is a step down from the landing into the south section of the second floor, located above the original commercial section. The front room located at the southeast corner has wood baseboards and a wood chair rail which have been hand grained. The frieze rail in this room is of carved wood and has a decorative scroll design which may have been painted gold at one time. There is a fireplace in the east wall which has been boarded up. There is no fireplace below the hearth on the first floor, making the fireplace appear to float in the second story. There is a transom above the paneled wood door. A small closet is located in the southwest corner of the room.

There is a larger room at the rear of the second floor, in the southwest corner of the building. The room has a fireplace with a wood mantel in the west wall. There are wide baseboards with beaded trim and a molded wood chair rail, but no frieze rail. These details have been painted rather than grained. There are marks in the floor suggesting that there was a stair between the two windows in the south wall, but no evidence exists in the room below of there having been a stair there. There is also evidence of some patching of the floorboards. There is a transom above the paneled wood door.

Between these two rooms is a large closet, which one architect has surmised may have been a linen closet, used to support an inn or tavern. The closet contains wood shelves and a casement window for ventilation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Nance Building, Rutledge (Grainger County), Tennessee

The interior of the building reflects the changes made by the Nance family in the late nineteenth and early twentieth centuries. Around 1900, a two-story frame addition was constructed in the rear ell and provided family living quarters, both upstairs and down. The original plan is intact in the brick section, although the Nance's changes can be seen in the partitioning of the lower floor, the addition of new mantels to the fireplaces and the graining of the woodwork, which was probably done during this time. The exterior door on the east elevation was replaced circa 1900 with a multi-light glass door to match the one on the north elevation leading into the frame addition.

The circa 1900 addition is comprised of a small central room and a kitchen which adjoins the north parlor in the original section. This central room, probably used as a dining room, has a false fireplace in its south wall, which probably abuts the original brick exterior east wall. On each side of the fireplace are built-in shelves. The fireplace has wood mantel with a beveled glass mirror.

A kitchen is located adjacent to the dining room and appears to have been remodeled circa 1950 with contemporary cabinets and appliances. The sink and counter are located along the north wall. A door in the southeast corner opens on to stone steps which lead to a dug-out basement. These steps appear to date from circa 1840. A door in the southwest corner originally led to a set of stairs to the second floor. These stairs were closed off when the circa 1950 addition was constructed and a new access was constructed.

The rear addition was constructed circa 1950 and is comprised of a single room on the rear, or west end of the circa 1900 addition, and a bathroom and laundry room. There is an exterior door in the north wall. The floor is covered with circa 1970 linoleum. There is a large rectangular fireplace in the west wall. A window in the circa 1900 section has been converted to a stair opening and a set of stairs was constructed to the second floor.

On the second floor, the rear stairs join a wide hall opposite the stairs in the original section of the building. The circa 1900 section includes two rooms and the hall and is located in the ell of the original section. One room located in the northwest corner has been converted to a large bathroom, probably circa 1930. The hall has been covered with pressed paneling dating from circa 1950 – 1970.

There is a circa 1900 one-and-one-half story frame outbuilding located approximately forty feet northwest of the building. The gable-roofed structure has two doors in the primary (east) elevation. The north door is the wider of the two and has diagonal boards with exposed nailheads applied in a decorative pattern the width of the boards. The smaller south door is paneled wood.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Nance Building, Rutledge (Grainger County), Tennessee

The building is divided into two rooms and has a loft which is accessible from a narrow wood staircase in the west end of the interior. There is a small ground-level vent centered on the west exterior wall. The building is leaning southward. A narrow walk leads across the lawn from the north side of the house to the outbuilding. The outbuilding is intact and is a contributing structure on the property.

There is another one-story frame outbuilding facing Court Street. It appears to have been used as a chicken coop and has had several additions to it, including a circa 1950 frame garage and a concrete block addition. This building is in very poor conditions and does not retain the integrity of the other outbuilding and is slated for demolition. It is non-contributing.

The house fell into disrepair in the 1970s with the failing health of Albert and Bertie's grandson, Halmer Nance, Jr., and the town of Rutledge acquired the property upon his death in 1997. Plans are being made to use the building as a historical and cultural education center and to use the grounds as a city park. The trees have been identified and cataloged by type and age and research is being conducted into the original landscaping of the property.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

Nance Building, Rutledge (Grainger County), Tennessee

STATEMENT OF SIGNIFICANCE

The Nance Building, one of the few ante-bellum structures remaining in the town of Rutledge, is eligible under Criterion A for its contribution to the development of commerce in Grainger County. Originally a commercial structure, it was probably used as an inn or tavern from its earliest days until circa 1857 and as a general mercantile store between 1857 and 1897 before becoming a private residence in 1897. Its commercial use continued, however, under the Nance's ownership, when Mrs. Nance operated a restaurant in the downstairs area in the 1940s and 1950s. As the most substantial Federal style structure in the county, it is also eligible under Criterion C. The building retains historic wainscoting, fireplaces, an other interior trim. The Nance Building evolved over the time and includes decorative features from both its early years and from the Victorian period.

The earliest settlers to the area arrived in the 1780s from Virginia and Pennsylvania. Grainger County was carved out of Hawkins and Knox Counties in 1796 and is the only county in Tennessee named for a woman, Mary Grainger Blount, wife of William Blount. Blount was the governor of the Territory South of the Ohio River, which later became the state of Tennessee. The county court was held in the homes of various landowners until Rutledge as designated was the permanent county seat in 1801. The first frame courthouse was constructed in that year by Francis Mayberry and is said to be the structure currently used by the A. M. E. Zion Church. The town was laid out on twenty two and three-quarters acres purchased from Thomas McBroom and Daniel Clayton. The county court designated a section of land eight poles wide (132 feet) and extending from High Street on the north to Richland Creek on the south. High Street was laid out at two poles width (thirty-three feet), Main Street at four poles (sixty-six feet), and Water Street at two poles (thirty-three feet). Five north-south streets running between High Street and Richland Creek were also laid out, all one pole (sixteen and one half feet) wide. This street configuration has changed very little in nearly two hundred years.

Rutledge is situated along one of the earliest migration routes into East Tennessee from Virginia. Towns grew up around inns in Blountville, Kingsport (both in Sullivan County), Rogersville (Hawkins County), Bean Station, Rutledge, Blaine (all in Grainger County) and Knoxville. The road was the primary road between Washington and Knoxville, where routes continued west to Nashville and South to Georgia and Alabama. The road was eventually designated as part of the Lee Highway and the Memphis to Bristol Highway in the early 1920s. It is now known as State Highway 11W and still referred to as the Lee Highway.

Several inns and stage stops are documented along US-11W through Grainger County. Inns were operated in the early nineteenth century at Bean Station, Tate Springs, and Shield's Station [NR

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

Nance Building, Rutledge (Grainger County), Tennessee

listed 1973], a well-documented inn along the old road. These inns were located approximately three to five miles from each other. Considering the fifteen or twenty miles between Tate Springs and Shield's Station, it seems likely that an inn would have been located in Rutledge, and even more probable that it would have been located near the courthouse. At least one architect has suggested that the Nance Building operated as an inn during its early history.

The plan of the Nance Building, with the large public areas on the first and second floors separated from the private parlor on the first floor indicate that the earliest use of the building was probably an inn and/or tavern. The large room on the first floor would have been used as a "public house" or tavern, while the upstairs rooms, reached by the separate entrance on the east elevation, might have been rooms of the inn. The proprietor would have lived in the single parlor in the north ell, his private doings somewhat isolated from his inn-keeping.

As the county seat, the town became the center of trade in Grainger County. By 1830, the population of Rutledge was 150 and the town had one school, one church, three stores, two taverns, two hatters, two blacksmiths, one saddler, and two tanners. Among the earliest merchants in Rutledge were John Brown, Benjamin Craighead (later Craighead and Massingale), Hugh Muston, Rice and McFarland, A. P. & D. Green, William T. Tate and Company, Warham Easley and Company, and Jarnagin and Brothers.

The Nance Building is located on lot #7 in the original plat of Rutledge, laid out in 1801. Thomas McBroom purchased the lot on Main Street. His heirs sold the lot to Ethelred Williams in 1816. Ethelred Williams had two sons, one of whom, James Williams, became minister to Turkey. In the 1840s, Ethelred Williams named five trustees, John Crozier and William Tate among them, and his will specifically states that the trustees were to hold the store house (lot #7), now occupied by William T. Tate & Co., and presumed to be the nominated property.¹ William Tate & Company was employed by Ethelred Williams, a very wealthy man, to collect on debts.² In the 1840s, James and his brother William Williams (Ethelred's sons) entered into a mercantile partnership with William Tate. The partnership dissolved in 1850, at which point Tate invested \$7000 capital and formed a partnership with Warham Easley, Jr., called Easley and Company. By December 1852, William Tate purchased from John H. Crozier and Mary W[illiams?] Crozier their one-fifth undivided share in lot #7, which included the brick storehouse and dwelling house under the same roof. By 1859, Warham Easley, Jr. was granted power of attorney from the Williams brothers (by now residing in Constantinople) for the purpose of winding up the affairs of William Tate & Co. In 1869, the lot and brick storehouse were sold to Samuel Brooks.

¹Will Book 5, pages 494-498. Grainger County Courthouse, Rutledge, Tennessee.

²Deed Book G-193, Grainger County Courthouse, Rutledge, Tennessee.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Nance Building, Rutledge (Grainger County), Tennessee

The building was used again as a general store in 1871 when John M. Lowe opened a general mercantile interest. Lowe was born in Grainger County in 1838. He worked as a salesman for Easley and Company in Rutledge in 1859 until enlisting in Company I, 59th Tennessee Regiment of the Infantry in the Confederate Army. He returned from the war in 1865 and engaged in agricultural pursuits in Grainger County until moving to Rutledge in 1871 and opening his store. Goodspeed reported that in 1887 Mr. Lowe was doing about \$8000 annually. He was appointed postmaster in 1878. It was quite common for merchants to operate post offices out of their stores in the nineteenth century. Lowe operated his store until 1894.

Sometime after that, probably between 1894 and 1900, Cowan and McClung operated a hardware store on the first floor. When Albert and Bertie Nance purchased the building, it marked the first time in its history that it had not been used as a mercantile establishment.

The house underwent a major renovation when the Albert and Bertie Nance purchased it. A two-story frame addition was constructed in the rear ell and provided more family living quarters, both upstairs and down. New mantels were added to the fireplaces and the woodwork was grained by hand, possibly during this time. Two doors were replaced with multi-light glass doors. The Nances were quite prominent in Grainger County society (Albert Nance was a partner in business with Senator John K. Shields) and the house served as a social center in Rutledge. Bertie Nance's gardens were well known and Albert Nance is said to have propagated the first tobacco crop in the county.

There was a restaurant in the south wing of the house in the 1940s and 1950s, probably operated by Mrs. Nance. A small kitchen was probably added at this time to support the restaurant. A rear addition was added in the late 1950s or early 1960s. Some interior partitions may have been added at this time as well. The house fell into disrepair in the 1970s with the failing health of Albert and Bertie's grandson, Halmer Nance, Jr., and the town of Rutledge acquired the property upon his death. The Nance family, while it had a few skeletons in the closet, was certainly influential in the commercial development of the county. It may have been the Nances who introduced tobacco as a cash crop into Grainger County.

Former alderman Jack McGoldrick is a native of Rutledge and was born in the 1920s. He left Rutledge in the 1950s and returned in the 1960s. He remembers noticing that the rear addition had been added to the house while he was away. Mr. Nance was known to have been quite a trader and probably bartered for the windows and door, which explains why they are 1930s in a late 1950s addition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

Nance Building, Rutledge (Grainger County), Tennessee

Most of the pre-1880 paper records of Grainger County were destroyed when the storage vault at the courthouse was flooded in the 1980s. The county did not attempt to salvage loose documents and most were thrown away. The absence of historic references to the Nance Building has made research into the property very difficult. Much of the information about the building will have to be based on architectural evidence. The rehabilitation of the building has begun with civic organizations removing trash from the house and cleaning the wood and plaster throughout the house. The city would like to have a preservation plan prepared for the building to ensure its proper rehabilitation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 10

Nance Building, Rutledge (Grainger County), Tennessee

BIBLIOGRAPHICAL REFERENCES

Several local histories of Grainger County have been prepared as the result of one commemorative celebration or another. The Grainger County Bicentennial Committee published *Grainger County 1796–1976* and W. E. Holt's *History of Grainger County* was the county's Homecoming 1986 project. Both of the histories draw directly, and in some places, *verbatim*, from Goodspeed's *History of Grainger County*, published in 1887. For this reason, Goodspeed remains the primary source for contemporary biographical information for Rutledge and Grainger County.

Buchanan, Jane Gray. *Early Inns and Taverns of East Tennessee: A Photessay*. Knoxville, Tennessee: East Tennessee Historical Society, 1996.

Carver, Martha. "Driving the Dixie: The Development of the Dixie Highway Corridor." *Society for Commercial Archeology NewsJournal* 13 (Fall-Winter 1994-1995), 11 – 18.

Faulkner, Charles H., University of Tennessee, to Lindy Turner, Clinch-Powell Resource Conservation & Development Council (Rutledge), 10 December 1997.

History of Tennessee. New York: Goodspeed Publishing Company, 1887.

Hood, Victor P., Franklin, Tennessee, to Lindy Turner, Clinch-Powell Resource Conservation & Development Council (Rutledge), 6 January 1998.

McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1982.

Sparkman, Frank, Knoxville, Tennessee, interviews with Kimberley Murphy, East Tennessee Development District, autumn 1997.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 11

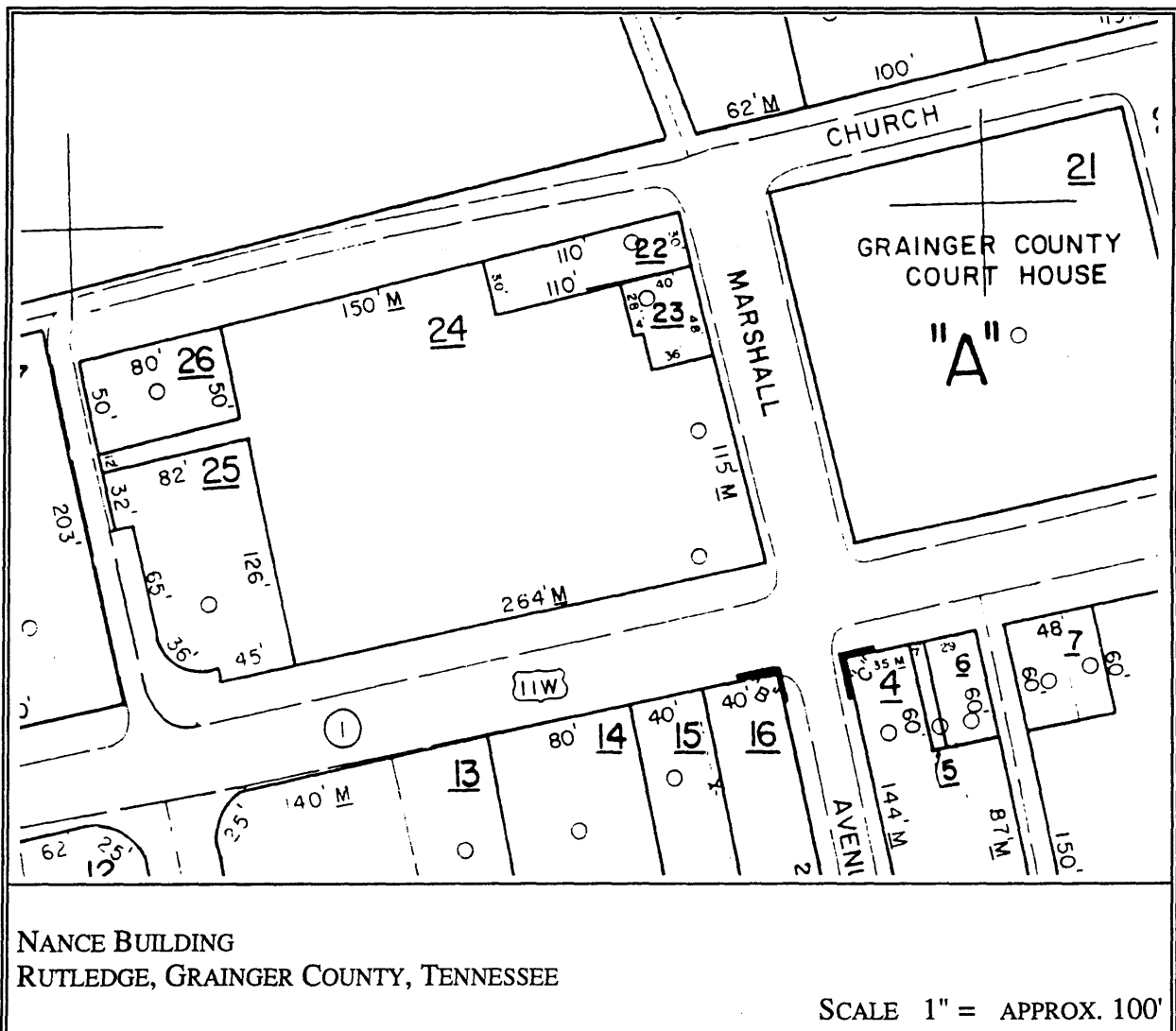
Nance Building, Rutledge (Grainger County), Tennessee

BOUNDARY DESCRIPTION

The nomination boundary is the lot containing the Nance Building and designated as Lot #24 in Block A on the accompanying property map. The boundary includes the original building and two outbuildings.

BOUNDARY JUSTIFICATION

The nomination represents the historic boundary of the property.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photos Page 12

Nance Building, Rutledge (Grainger County), Tennessee

PHOTOGRAPHS

Name of Property: Nance Building
Location: Grainger County, Tennessee
Photographer: Kimberley Murphy
Date: April 6, 1998
Negatives located: Tennessee Historical Commission
 2941 Labanon Road
 Nashville, TN 37241-0442

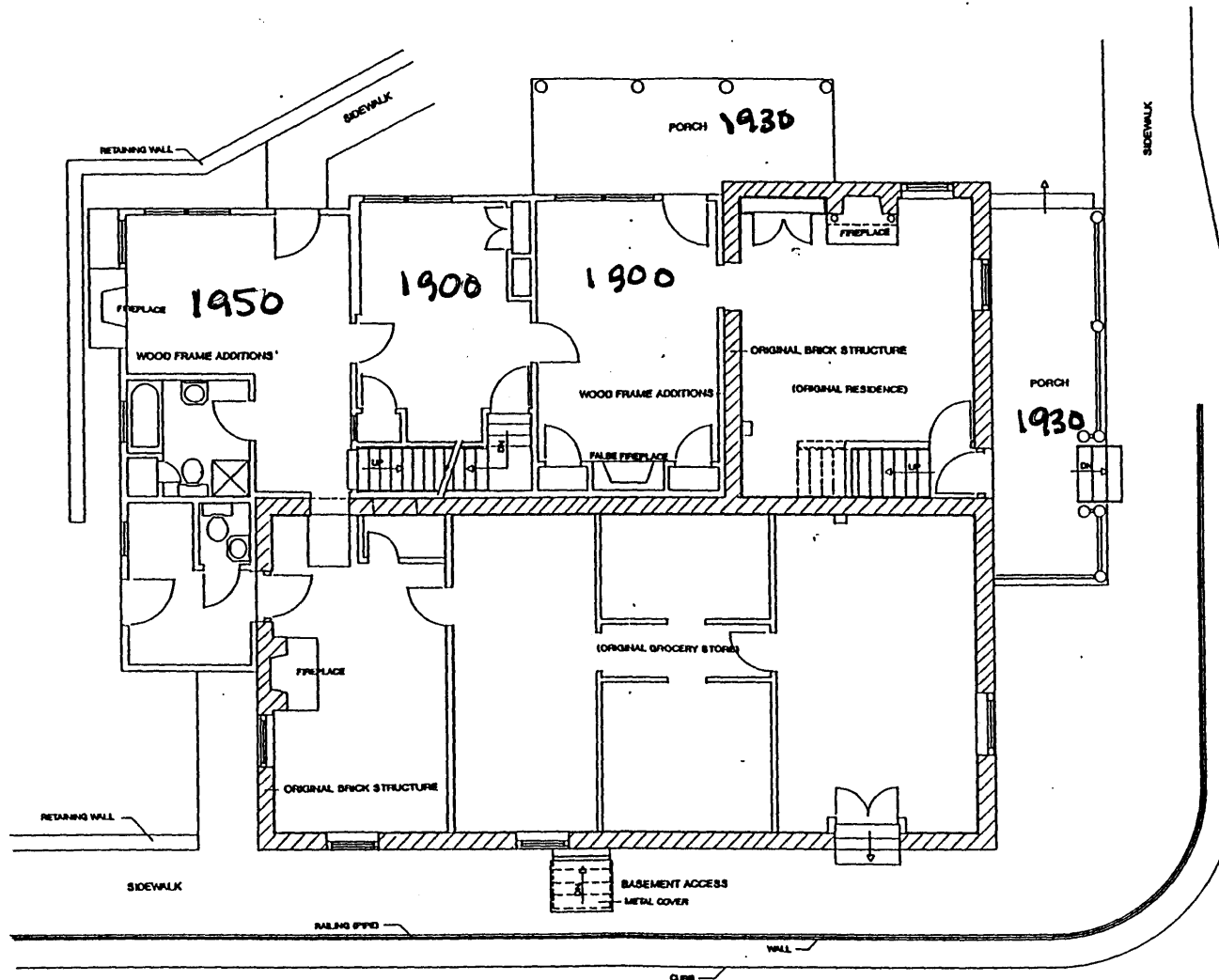
Photo #	Neg #	Description	View
1	0A	Primary (east) elevation	W
2	1A	East and south elevations	NW
3	2A	South elevation	NE
4	3A	Rear (west) elevation	E
5	6A	North elevation	S
6	7A	Interior, parlor in north ell	NW
7	23A	Fireplace, north parlor, first floor	N
8	8A	Interior, middle parlor in c. 1900 section	S
9	10A	Rear staircase to second floor	E
10	11A	Rear parlor, original section	SE
11	12A	Front room, original section	SE
12	14A	Front staircase from second floor to front door	E
13	16A	North parlor, second floor	NE

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photos Page 13 Nance Building, Rutledge (Grainger County), Tennessee

14	17A	South parlor, second floor	SE
15	22A	Fireplace, south parlor, second floor	E
16	20A	Closet, possibly a linen closet, second floor, original section	SE
17	19A	Large rear room, second floor, original section	SW
18	5A	Primary (E) elevation, outbuilding	W
19	4A	Rear (W) elevation, outbuilding	E



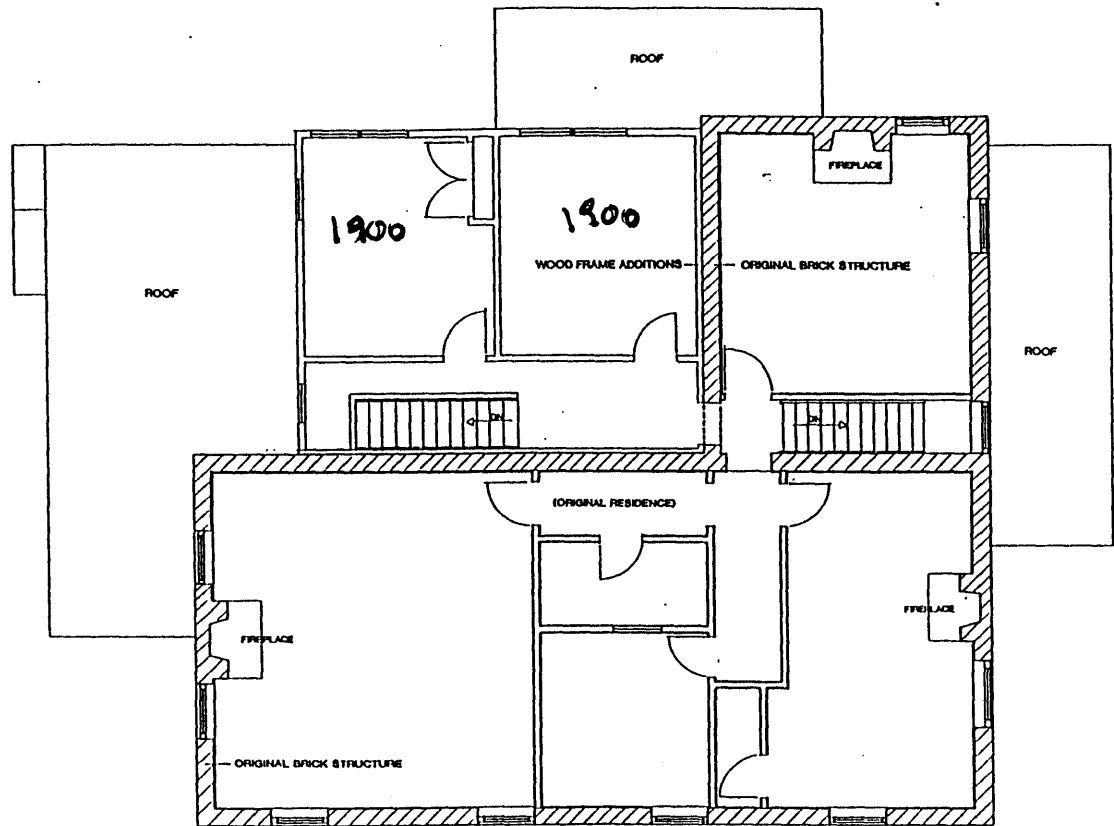
EXISTING FIRST FLOOR PLAN



111 1840

ECONOMIC DEVELOPMENT : TENNESSEE VALLEY AUTHORITY MARCH, 1997.

GRAINGER COUNTY
 RUTLEDGE, TENNESSEE
 NANCE BUILDING



EXISTING SECOND FLOOR PLAN



ECONOMIC DEVELOPMENT : TENNESSEE VALLEY AUTHORITY MARCI 1.1997

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GRAINGER COUNTY
RUTLEDGE, TENNESSEE

NANCE BUILDING