

3903



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 National Register Bulletin *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name Tennessee Military Institute Residential Historic District
Other names/site number N/A
Name of related multiple property listing N/A

2. Location

Street & Number: 1310, 1311, & 1313 Peachtree Street
City or town: Sweetwater State: TN County: Monroe
Not For Publication: N/A Vicinity: N/A Zip: 37874

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 forth 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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria: A B C D

Chandler H. Hester

March 23, 2019

Signature of certifying official/Title:

Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of Commenting Official:

Date

Title:

State of Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register

other (explain:)

[Handwritten Signature]
 Signature of the Keeper

5-7-2019
 Date of Action

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 the count)

Contributing	Noncontributing	
4	1	buildings
0	0	sites
0	0	structures
0	0	objects
4	1	Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use

Historic Functions

DOMESTIC/single dwelling
DOMESTIC/institutional housing
DOMESTIC/secondary structure
EDUCATION/education-related
HEALTHCARE/hospital

Current Functions

DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification

Late Victorian: Queen Anne; Craftsman

Materials:

Principal exterior materials of the property: WOOD: Weatherboard; GLASS; ASBESTOS; BRICK

Narrative Description

Situated a half-mile north of downtown Sweetwater, Monroe County, Tennessee (pop. est. 6,000), the Tennessee Military Institute Residential Historic District contains three contributing residences that are historically associated with the Tennessee Military Institute. The residences are located immediately south of the campus of the former Tennessee Military Institute, along Peachtree Street, a residential street officially platted in 1909, alongside the school's construction. The houses represent modest Queen Anne and Craftsmen influences. The TMI Residential Historic District retains a high degree of integrity to reflect its associations with the military school and early-twentieth-century architectural styles, especially in setting, design, and materials, and feeling.

Setting

The area immediately south of the Tennessee Military Institute is defined by single-family residential development, old-growth trees, and large lot sizes. Surrounding the school campus are several large grassed fields and wooded areas. The district is on a hillside that slopes to the east and south. Several Queen Anne and Craftsmen-style residences were constructed to serve as residences for faculty and staff of TMI from approximately 1905 through the 1920s, and the surrounding neighborhood is comprised of mid-twentieth-century single-family residences. Houses have large front and back yards, with oak trees and grassed lawns.

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A three-foot brick wall lines the west side of Peachtree Street, in front of 1311 and 1313 Peachtree Street. Photos 1-8 are of the setting of the district and its relationship to the TMI.

1310 Peachtree Street (c.1924, contributing)

The two-story Craftsman bungalow on the east side of Peachtree Street has a continuous brick foundation and a side-gable roof clad in standing-seam metal. The low-pitched roof features wide eave overhangs and boxed cornices. The house has an exterior of brick veneer on the first floor, and wood clapboard siding on the second floor. A one-story, shed-roof porch extends the full width of the façade (west). The porch roof is metal and supported by four evenly spaced sets of paired, fluted round columns. These columns are replacements (date unknown) for the original paired, square wood posts (see Figure 16).

The façade (west elevation) is three bays (W, D, W), featuring two three-over-one, double-hung wood sash windows flanking a glazed, multi-light wood door on the first floor. The second floor features three three-over-one, double-hung wood sash windows.

The north elevation is five bays on the first floor (W, W, 3W, W, W). The first two windows, a small three-over-one, double-hung sash and a fixed single-light window, are smaller than the original fenestrations and enclosed with wood siding. The remaining windows are original three-over-one, double-hung wood sash. The three-bay second story (W, 3W, W) features three-over-one, double-hung wood sash windows. The three grouped windows are topped by a triangular wood louvered vent. The north elevation also features a basement access door, recessed below a set of concrete steps that lead to the rear elevation porch. The basement door and the concrete steps are original to the building (see Figure 16).

The rear (east) elevation features a one-story, shed roof sunporch that extends the full width of the elevation. The porch is enclosed with nine pairs of adjoining eight-light wood casement windows and wood siding. The porch is original to the building. On the second floor, there are four three-over-one, double-hung wood sash windows.

The south elevation is similar to the north elevation, with brick veneer on the first floor and wood clapboard siding on the second. On the basement level, there are two fixed three-light wood windows.

Historic photographs show that the porch's shed roofline was part of the primary side-gable roof massing, with the roofline extending the full length on the north and south elevations as decorative beams, and the second story as a pop-up shed roof dormer that extends the full width of the east and west elevations. The decorative beams that created the mock dormer effect on the east and west elevations are no longer extant.

1311 Peachtree Street (c.1905, contributing)

Two-story Queen Anne residence with a continuous brick foundation and a roof clad in asphalt shingles. The hipped roof is intersected by four lower cross gables, with one cross gable on each elevation. Cross gables feature full cornice returns and rectangular wood louvered vents. Two interior brick chimneys are located on the left and right of the primary hip roofline. The house features an exterior of asbestos shingles, which replaced the original wood clapboard siding in approximately 1940. A one-story, hipped-roof porch extends the length of the façade (east) and partially wraps around the north elevation. The porch roof is clad in

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asphalt shingles and supported by round wood columns, and the porch features a decorative cornice of wood brackets and larger, ornamental scroll brackets above the columns.

The façade (east) features a projecting front-gable roofline with full cornice returns. The first story is four bays long (W, D, W, W), with the final window on a recessed side-gable roof section. Windows on the second story are centered above first-story windows. Façade windows are 1/1 double-hung wood sash with inoperable wood louvered shutters. The primary entry, a wood door with a glass storm door, was originally flanked by sidelight windows, which were enclosed at an unknown date.

The south elevation features two three-part bay windows on the first floor, with a second three-part bay window on the second floor. The center window in all three bays is a 1/1 double-hung wood sash, flanked by two narrow 1/1 double-hung wood sash windows. The bay windows feature hipped roofs with dentiled cornices and wood brackets. On the left side of the second story is a simple double-hung wood sash window.

The west elevation features a two-story, projecting front-gable projection with full cornice returns. On the first story, a one-story addition (date unknown) features a non-historic glazed wood door and four adjoining 1/1 double-hung sash windows. The addition extends towards the north elevation, where is covered in a shed-roof.

The north elevation has a projecting front-gable roof massing with a one-story shed-roof addition (date unknown) on the right side. On the first story, a fixed diagonal window (original) is followed by two 1/1 double-hung wood sash windows. Originally, instead of the second 1/1 window, there was a secondary entry beneath a flat-roof entry porch (see Figure 10). The aforementioned addition features a 1/1 double-hung sash window with a jalousie storm window.

1313 Peachtree Street (c.1905, contributing)

Two-story Queen Anne residence with a continuous brick foundation and a standing-seam metal roof. The hipped roof is intersected by a large front-gable roof projection that projects towards the façade (east). Cross gables feature a full cornice and rectangular wood louvered vents. One exterior brick chimney is located on the rear elevation. The house is clad in wood clapboard siding. A one-story, hipped roof porch projects from the façade and wraps around the north elevation, supported by round wood columns. The porch floor is elevated approximately two feet off the ground, and accessible via wide concrete steps.

The façade (east) is three bays wide (W, WDW, W), with the first bay on a, two-story, front-gable roof projection. The primary entry and the following window are recessed from the front-gable massing, located below the shed-roof porch. The entry is the original wood door, flanked by two multi-light wood sidelight windows and topped by a multi-light wood transom window. The glazed door features a carved wood, laurel wreath design on the lower panel. A shed-roof extension projects from the façade on the second story, featuring two adjoining 1/1 double-hung wood sash windows. Windows are 1/1 double-hung wood sash with inoperable wood shutters (not original, date unknown). A secondary entry was located on the façade, perpendicular to the main door, and was enclosed in approximately 1940.

The south elevation is four bays long (W, W, 2W, W), and features 1/1 double-hung wood sash windows with fixed wood shutters. The rear half of the elevation rests on a continuous concrete block foundation.

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The west elevation (rear) features a one-story, hipped roof porch that projects from the right side of the elevation. The porch features two pairs of adjoining 1/1 double-hung sash windows flanking a non-historic glazed double door. Second story windows are 1/1 double-hung sash and fixed single-pane windows. A wooden deck (c.2000) extends the full width of the elevation.

The north elevation features a secondary front-gable roof projection from the right side of the elevation. The elevation is four bays wide (2W, D, W, W), with the first two bays located below the hipped-roof porch. Set at a diagonal angle to the elevation, the door is a secondary entry with an original wood door with a laurel wreath design on the lower panel. Windows are 1/1 double-hung wood sash with fixed wood shutters.

Shed, 1313 Peachtree Street, (c.2000, non-contributing)

One-story, front-gable roof shed. The roof is clad in standing-seam metal, and the shed rests on a continuous concrete block foundation, with an exterior of vinyl siding. Glazed vinyl doors are located on the east and south elevations.

Shed, 1310 Peachtree Street, (c.2000, non-contributing)

One-story, front-gable roof shed with an exterior of vertical board siding. The shed has a roof clad in asphalt shingles and rests on a continuous brick foundation. Wood double doors are located on the west elevation.

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8. Statement of Significance

Applicable National Register Criteria

- 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

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

Property is:

N/A

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

EDUCATION

ARCHITECTURE

Period of Significance

1905-1970

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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Statement of Significance Summary Paragraph

The Tennessee Military Institute Residential Historic District is eligible for listing in the National Register of Historic Places under Criterion A for education, and Criterion C for architecture, at the local level of significance. The period of significance begins in 1905, when the first two houses in the district were constructed, and ends in 1970, at the point when enrollment started to wane. Built for leaders and staff of the adjacent Tennessee Military Institute (TMI), the district is inextricably connected with the history of a successful military school that operated for over one hundred years. The residences themselves represent trends in early-to mid-twentieth-century architecture, with two houses reflecting modest Queen Anne detailing and the third house built in the Craftsman style. The district, located just south of the TMI campus and in a residential area of Sweetwater, Monroe County, Tennessee, retains a high degree of integrity, especially in the areas of setting, design, feeling, and association.

Narrative Statement of Significance

Monroe County was founded in 1819 on lands formerly belonging to the Overhill Cherokees. Located in the northwest corner of the county, Sweetwater was founded along the East Tennessee and Georgia Railroad and the historic Lee Highway. Settlers lived on land grants in the area as early as the 1820s, and the first town lot was sold in 1852.¹ Due to its proximity to the railroad, Sweetwater was a transportation and supply hub throughout the Civil War, serving as a Confederate supply depot in 1863.² The town of Sweetwater was not officially incorporated until 1897. As the East Tennessee and Georgia Railroad grew into the Southern Railway, the town of Sweetwater became a convenient location for an institute of higher education.

Education

In 1874, the Sweetwater Military College was founded by Dr. J. Lynn Bachman. The college operated in several buildings in Sweetwater's downtown until it moved to a property on High Street in 1898. Run by Dr. Bachman and other teachers, the school educated young, white, male students in arithmetic, English, history, writing, sciences, religion, and in military tactics. Even in its early stages, the school drew students from around the Southeast, and its reach spread widely throughout the United States.³ By the early 1900s, the school began to outgrow the downtown building. The decision to move to a new campus coincided with changes in administration.

In 1902, Colonel Otey Crawford Hulvey moved to Sweetwater to continue his career as an educator. Hulvey was a Virginia native from a family with a long history of military service. His great-grandfather, Phillip Hulvey, served in the War of 1812; his grandfather fought in the Civil War; and his brothers both taught in military schools. He was commissioned as a Colonel in the United States Army in 1902. Before moving to Sweetwater, Colonel Otey Hulvey worked in military schools in Virginia, Kentucky, and Ohio.⁴ He joined Dr. J. Lynn Bachman's staff at the Sweetwater Military College in 1902, and assisted with the school's transition to a new campus. Hulvey led the charge to rename the Sweetwater Military College as the Tennessee Military Institute, in order to draw more students from around the country. He led the Institute in

¹ National Register of Historic Places, First Presbyterian Church, Monroe County, Tennessee, National Register #01000772.

² *Tennessee Encyclopedia of History and Culture*, "Monroe County."

³ W.B. Lenoir, *History of the Sweetwater Valley* (Richmond, VA: Richmond Press, Inc., 1916).

⁴ *Ibid.*

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the downtown Sweetwater building until 1909, when the school's population grew too large for its current accommodations.

Hulvey began construction on his permanent residence soon after moving to town in 1902, selecting a parcel of undeveloped land on a hillside, north of downtown. The area had previously been part of Levi Beardshire's farmlands, part of which was purchased by the Tennessee Military Institute for construction of their new campus.⁵ Hulvey selected a plot of land immediately south of the campus area, so he could oversee construction on the new campus. His house, present-day 1313 Peachtree Street, was constructed by 1905. By 1909, another residence was constructed immediately south of 1313 Peachtree Street to serve as a residence for the Quartermaster. Two other residences were constructed by 1913, so that faculty and staff could live in close proximity to the growing campus. These two residences are no longer extant.

Recognizing the area's imminent growth, the City of Sweetwater and developers from the College Park Land Company began to develop the land adjacent to TMI as early as 1908. The land immediately south of TMI and east of Peachtree Street was platted as the College Park addition in October 1909, featuring 80 lots lining Central Avenue, Park Street, and State Street.⁶ Colonel O.C. Hulvey's parcel at 1313 Peachtree Street is specifically noted on the plot, though he had purchased the land prior to the College Park development. Hulvey also owned the land adjacent to TMI on the east.

The Tennessee Military Institute's new campus opened to students for the 1909-1910 school year. The main building, known as the "castle," was constructed in 1909, featuring classrooms, a study hall, reading rooms, and a gymnasium. Wings flanking the central building were constructed by 1912, and contained additional cadets' quarters, with teachers' quarters on the far ends of each wing. In 1917, a new barracks was constructed. These buildings were notable as they featured indoor plumbing drawing from Sweetwater's city waterlines, modern electricity, and steam heating.⁷ TMI was marketed to parents around the country as a safe haven from the "saloons, gambling dens, vices, and dangers which always endanger young men in the large towns."⁸ East Tennessee's climate was a major selling point for the students' health, with "no rigors of a long winter and no terrors of the burning heat of summer."⁹ The school also advertised a wide-reaching education for the boys in an intimate environment, where the cadets lived side-by-side with the teachers, commandants, and other school leaders. This was aided by the close proximity of the leaders' residences to the campus.

Colonel O.C. Hulvey's house is featured in TMI promotional catalogues as the "President's Residence," located just south of the campus. The "Quartermaster's Residence" (present-day 1311 Peachtree Street) was complimented by two other similar residences which have since been demolished, the Commandant's Residence and the Headmaster's Residence. Photographs of these houses were included in catalogues throughout the mid-1920s, promoting the close relationship between school leaders and students. Colonel O.

⁵ Lenoir, *History of the Sweetwater Valley*, 209.

⁶ Monroe County Register of Deeds, Book 13, Page 586.

⁷ Tennessee Military Institute. "Catalogue, 1917-18." Sweetwater, Tennessee. (Accessed: McClung Collection, East Tennessee History Center, Knoxville, TN).

⁸ Tennessee Military Institute. "Catalogue, 1914-1915." Sweetwater, Tennessee. (Accessed: Special Collections, John C. Hodges Library, University of Tennessee, Knoxville, TN).

⁹ Tennessee Military Institute. "Catalogue, 1914-1915." Sweetwater, Tennessee.

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Hulvey's son, Major Charles N. Hulvey, also lived in one of these houses. By 1904, he had been promoted from staff to Commandant of the school.¹⁰ Charles N. Hulvey also taught Latin, Spanish, and history. He directed the school's military programs through at least 1915, and lived in a one-and-one-half-story residence with Queen Anne detailing that is no longer extant. The Quartermaster, who occupied 1311 Peachtree Street, was Captain John F. Childress, until he was replaced by Captain Rees Price by 1920.¹¹ 1311 Peachtree Street was first registered in Sweetwater as a parcel of land purchased in 1922, and was not sold by TMI until 1986.¹²

These residences served important roles in the school's culture. Their proximity to the campus allowed the school's leaders to take an active and personal role in the students' activities, hosting gatherings such as dinners and club meetings within their own homes. In a "report of the headmaster" from 1916, Colonel O.C. Hulvey addressed parents regarding their system to provide each cadet with "individual assistance of a teacher whenever necessary," where the school aimed to treat "every boy as an individual, [with] careful study made of his particular temperament, physical condition, and mental attitude."¹³ In this manner, school leaders tried to provide personalized attention for the cadets. Each year, cadets representing their various states took group photographs on the lawn or porch of 1313 Peachtree Street. Cadets would frequently perform military exercises down Peachtree Street, with leaders officiating from their own front porches. Hulvey and his successor even seemed to provide quarters for cadets or teachers in the house; in 2017, the owner of 1313 Peachtree Street investigated the attic to find a mattress and bedframe arranged by a window, along with scattered personal effects that date to the early twentieth century.

U.S. Army officers began directing military instruction on the campus in 1911. Following World War I, TMI adopted the Army ROTC program, and further boosted military programs on campus.¹⁴ Colonel O.C. Hulvey stepped down from the position of president in 1918, and was succeeded by Colonel C.R. Endsley, who moved into the president's house at 1313 Peachtree Street. Endsley would be the longest-running president of TMI, serving until 1956. He oversaw a period of major growth for the school. In the decades surrounding both World Wars, interest in a military-based education obviously grew throughout the country. The central location of Sweetwater and lower cost, relative to other military schools, made it an attractive option, and new buildings were erected on campus to suit a growing student population.¹⁵ More academic and dormitory buildings were constructed in 1917, and by 1924, a combined hospital and nurse's quarters was constructed across from the President's and Quartermaster's residences on the east side of Peachtree Street, present day 1310 Peachtree Street. Land for the hospital building was purchased in July 1923, and the building was constructed by 1924.¹⁶

¹⁰ Tennessee Military Institute. "Catalogue, 1914-1915." Sweetwater, Tennessee.

¹¹ Tennessee Military Institute. "Catalogue, 1913-1914" & "Catalogue, 1919-1920." Sweetwater, Tennessee. (Accessed: Special Collections, John C. Hodges Library, University of Tennessee, Knoxville, TN).

¹² Monroe County Register of Deeds, Book 29, Page 368 & Book 178, Page 729.

¹³ Tennessee Military Institute. "Catalogue, 1915-1916." Sweetwater, Tennessee. (Accessed: Special Collections, John C. Hodges Library, University of Tennessee, Knoxville, TN).

¹⁴ Special Collections, Vanderbilt University, "Preparatory Academies and Vanderbilt University," accessed Sept. 24, 2018, <https://www.library.vanderbilt.edu/speccol/exhibits/preparatory/tmi.shtml>.

¹⁵ Ibid.

¹⁶ Monroe County Register of Deeds, Book 31, Page 243.

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The two-and-one-half-story Craftsman residence was advertised in TMI Catalogues by 1925 as the “new hospital building,” present-day 1310 Peachtree Street. The building provided infirmary and hospital space, along with quarters for on-site nurses. Its close proximity to campus allowed students and staff to walk over whenever necessary for treatment and consultation with nurses and doctors. A basement access door, still extant, is original to the building. In approximately 2015, the property owner investigated the basement to find a chalkboard and several small school desks in a hidden section of the basement, near a furnace. Oral history in Sweetwater purports that at some point in the early-to mid-twentieth century, classes were held in this basement for African-American children who could not attend existing public schools.¹⁷ 1310 Peachtree Street remained owned by TMI until it was sold in 1983.¹⁸

The proximity of staff homes to the campus of Tennessee Military Institute contributed directly to the school’s success through the early-to mid-twentieth century. Cadets benefited from their quartermaster, military commandant, president, and teachers living adjacent to their dormitories, spending time in their homes and lawns. The houses remained owned by TMI through the 1970s and 1980s, when the school began to encounter financial challenges. The school ceased being a military academy in 1975 and converted to a traditional college preparatory high school until it closed in 1988. A Japanese boarding high school, the Tennessee Meiji Gakuin High School, purchased the campus in 1988 and opened in 1989, but closed in 2007 due to declining enrollment.¹⁹ While the school campus has been vacant since that date and is currently subject to demolition by neglect, the residences of Peachtree Street are well-preserved and retain a high degree of integrity. Their persistence as the TMI campus deteriorates is a testament to the school leaders, staff, and families who occupied the residences more than half a century.

Architecture

The residences associated with the Tennessee Military Institute are representative of major trends in early- to mid-twentieth century residential architecture. Colonel O. Hulvey’s residence at present-day 1313 Peachtree Street was constructed by 1905, and the adjacent Quartermaster’s residence at present-day 1311 Peachtree Street was built by the school’s opening in 1909. These two houses show modest Queen Anne influences. Constructed by 1924, the nurse’s quarters and hospital building reflects an evolution in trends towards the Craftsman style.

In the early twentieth century, Sweetwater flourished, influenced by the East Tennessee and Georgia Railroad, U.S. Highway 11, and a number of industries such as textile mills and cheese, hosiery, and dress factories. Residential neighborhoods (located south and east of the TMI campus) feature many early-twentieth-century houses dating from this period of prosperity, including several Queen Anne-style houses and Craftsman bungalows.²⁰ The residences adjacent to TMI fit within this overall context of architectural styles reflecting early-twentieth-century prosperity.

¹⁷ Oral interview with property owner, August 2018.

¹⁸ Monroe County Register of Deeds, Book 167, Page 162.

¹⁹ Special Collections, Vanderbilt University, “Preparatory Academies and Vanderbilt University,” accessed Sept. 24, 2018, <https://www.library.vanderbilt.edu/speccol/exhibits/preparatory/tmi.shtml>.

²⁰ Carroll Van West, *Tennessee’s Historic Landscapes: A Traveler’s Guide* (Knoxville: University of Tennessee Press, 1995), 221.

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Prominent in the United States from 1880 to 1910, the Queen Anne style spread through architectural pattern books and was applied primarily to residential architecture. Queen Anne-style houses feature irregular floor plans, multiple rooflines combining hip roofs and lower projecting gables, large porches, and elaborate decoration of exterior surfaces. Other characteristics include steeply-pitched roofs, often with a dominant front-facing gable, patterned shingles, bay windows, and asymmetrical facades. Over half of all Queen Anne-style houses constructed in the United States have a steeply-pitched hip roof, with multiple lower cross gables; this roofline is utilized in both 1311 and 1313 Peachtree Street.²¹

Both 1311 and 1313 Peachtree Street reflect the Queen Anne style in their irregular floor plans, with asymmetrical facades featuring large wrap-around porches. The houses feature multiple chimneys, both interior and exterior, and 1313 Peachtree Street originally had a shed-roof dormer located off-center on the façade (see Figure 9). Constructed in approximately 1905, the houses show less ornamentation than higher-style Queen Anne buildings; as the style evolved through the early twentieth century, elaborate decoration was less and less of a priority.²² However, the original detailed transoms and sidelights, a characteristic of the Queen Anne Style, are still extant on 1313 Peachtree Street. This residence also retains its original wood doors, with detailed laurel wreath carvings. 1311 Peachtree Street features three projecting bay windows on the south elevation, a tactic characteristic of the Queen Anne style's avoidance of flat walls. Also original to the house's Queen Anne-era construction is a decorative, fixed diagonal window on the north elevation. 1311 and 1313 Peachtree Street employ the Queen Anne style primarily in their irregular plans, multiple rooflines, and prominent asymmetrical front porches. They lack the elaborate ornamentation of high-style Queen Anne residences.

Throughout Tennessee, the application of high-style Queen Anne architecture was relatively limited to wealthier communities, or individual residences in larger cities. In East Tennessee, the most notable examples of Queen Anne architecture were designed by architect George Barber. Barber arrived in Knoxville (approximately forty miles northeast of Sweetwater) in 1888, and owned the largest architectural firm in the state by 1900.²³ Using mail-order catalogues promoting designs and floor plans, Barber's firm became known for a wide array of highly detailed Queen Anne style residences in Knoxville, throughout Tennessee, and each of the fifty United States.²⁴ The extant examples of George Barber's designs are visible throughout Knoxville in neighborhoods such as Park City (NRHP, 10/25/1990), Fourth and Gill (NRHP, 4/29/1985), and Old North Knoxville (NRHP, 5/14/1992). While Barber was surely a general influence for the design of 1311 and 1313 Peachtree Street, these residences feature a more modest application of the Queen Anne style. 1311 and 1313 Peachtree Street lack the intricate exterior details of George Barber's designs. These residences were constructed out of necessity, so that the president and leaders of the Tennessee Military Institute could move in adjacent to the school as soon as possible, so high-style detailing was not a priority. Moreover, the rural nature of Sweetwater and Monroe County allowed for some distance from the prominent architectural trends of Knoxville.

²¹ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 263.

²² Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (New York, W.W. Norton and Co, 2009), 165.

²³ Knox Heritage, "George Barber, A Brief History," accessed October 1, 2018, http://knoxheritage.org/wp-content/uploads/2014/03/KH-George-Barber-Homes-Tour_web.pdf.

²⁴ Michael Tomlan, "Introduction," *George F. Barber's Victorian Cottage Architecture: An American Catalog of Designs, 1891* (New York: Dover Publications, 2004).

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The house at present-day 1310 Peachtree Street was constructed by 1924 to serve as nurses' quarters and a hospital for the Tennessee Military Institute. Prominent from 1905 to 1930, the Craftsman style was an appropriate choice for the new building. Craftsman architecture is characterized by low-pitched, gable roofs, with wide, unenclosed eave overhangs, exposed roof rafters, decorative beams or braces on gables, and full or partial-width porches on the façade.²⁵ Common window patterns were often two or three vertical lights over a single-light sash on the bottom. One-third of Craftsman houses in the United States have a side-gable roof, and two-story examples of this form often have full-width porches; 1310 Peachtree Street reflects this subtype.²⁶

Craftsman characteristics visible on the nurses' quarters at 1310 Peachtree Street include 3(V)/1 double-hung wood sash windows, a full-width, shed-roof porch on the façade, and a combination of brick and wood siding on the exterior. 1310 Peachtree Street also originally had decorative beams that extended from the front and rear porch rooflines, through the north and south side gable fields, giving the illusion of the second floor as a pop-up, full-length, shed-roof dormer (see Figure 16). These decorative beams are no longer extant. The rear, full-length sunporch is a unique feature to the house, featuring a shed roof and a rear wall of nine pairs of adjoining, multi-light, wood casement windows. The rear elevation also features a Craftsman-style combination of wood weatherboard siding and brick veneer.

The Craftsman style of 1310 Peachtree Street spread throughout the surrounding city of Sweetwater, as the city continued to draw prosperity from the railroad, the highway, and numerous successful factories and mills. Located southeast of Peachtree Street and the TMI campus, Mayes Avenue features a high concentration of "especially good architecture," including numerous Craftsman residences. According to Dr. Carroll Van West, 306 Mayes Avenue is "one of the best examples of a Craftsman bungalow found in any small to medium-sized Tennessee town."²⁷ Smaller in size and scale, the Craftsman style was relatively easy to apply to residential architecture, so it is found in residential neighborhoods throughout East Tennessee. The use of the Craftsman style in the nurses' quarters at 1310 Peachtree Street reflects the continued growth of the Tennessee Military Institute through the mid-twentieth century.

The only other Sweetwater sites listed on the National Register of Historic Places are individual listings, reflecting high style architecture from the nineteenth century. There are no historic districts currently located within the City of Sweetwater, nor does the National Register reflect the area's twentieth century history. The TMI Residential Historic District recognizes the continued prosperity of Sweetwater and Monroe County through the twentieth century.

Two other Tennessee military academies dating to the twentieth century are listed on the National Register of Historic Places. The Castle Heights Academy Historic District (NR, 1/11/1996) in Wilson County follows a similar timeline as the Tennessee Military Academy. Castle Heights Academy was founded in 1902, and the campus developed as the school grew through the 1940s and 1950s. Similar to TMI, the Academy experienced financial troubles through the 1970s and closed in 1986. Castle Heights Academy is listed for its

²⁵ McAlester, *A Field Guide to American Houses*, 454.

²⁶ *Ibid.*, 453.

²⁷ Van West, *Tennessee's Historic Landscapes: A Traveler's Guide*, 222.

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contributions to local education, and its representations of early twentieth-century campus architecture. Two residences are included in the historic district; the President's Home is a c.1902 Queen Anne residence, and the Mitchell House (NR, 12/06/1979) was individually listed for Classical Revival detailing. The Columbia Arsenal (NR, 9/19/1977), or the Columbia Military Academy, is located in Maury County, Tennessee. The Columbia Arsenal pre-dates TMI by a decade; the contributing buildings date to 1890-1891. No residences are included in this historic district. Both Castle Heights Academy and the Columbia Military Academy provide strong parallels to TMI, as they all originated at the turn of the twentieth century and flourished until the late 1970s and 1980s.

Integrity

Overall, the residences associated with the Tennessee Military Institute retain a high degree of integrity. The residences remain where they were originally constructed and adhere to the original 1909 plat laying out Peachtree Street, the TMI property, and the adjacent residences of the College Park neighborhood. Therefore, the TMI Residential Historic District retains integrity of **location**.

The district also retains substantial integrity of **design** and **setting**. Defined by, and constructed for, proximity to the Tennessee Military Institute campus, the residences remain immediately adjacent to the school. While the school is no longer in operation, all major buildings remain. The school and associated residences were constructed atop a hill, approximately two hundred feet in elevation above downtown Sweetwater. The hill remains, along with the large field of grassed and wooded land that fronts the TMI campus to the east. The streets and residential lots platted in the 1909 College Park Addition retain the original layout and a strongly residential character. The houses at 1310, 1311, and 1313 Peachtree Street retain consistent setbacks from the street, large front and back yards, and substantial backyards.

Overall, the district retains integrity of **materials**. The houses all feature their original windows, with 1/1 double-hung wood sash windows on 1311 and 1313 Peachtree Street, and 3(V)/1 double-hung wood sash windows reflecting Craftsman influences on 1310 Peachtree Street. While 1311 Peachtree Street received replacement siding in the mid-twentieth century, the replacement does not detract from its overall character.

Most modifications to the houses fall under design or **materials**, and relate to alterations made in the mid-twentieth century. As they remained in use by families associated with the Tennessee Military Institute through the twentieth century, the houses inevitably received period appropriate modifications. At 1310 Peachtree Street, alterations are limited to the removal of the decorative beams on side gable fields, the removal of the wood sills below select second-story windows, and the replacement of porch columns. 1311 Peachtree Street reflects most of its original design, with alterations only visible in a mid-twentieth-century replacement of wood weatherboard siding with asbestos siding, and the removal of a secondary entry on the north elevation. 1313 Peachtree Street, as the residence of the president of TMI, underwent several alterations throughout the twentieth century. Historic photographs show a decorative wood balustrade that is no longer extant, and a secondary entry on the façade has been infilled with wood siding (dates unknown). At some point in the mid-twentieth century, the third floor was converted to an attic. A third-floor, hipped-roof dormer (visible in Figure 10) was removed, and third-story windows in the front and north elevation gable fields were converted to wood louvered vents. Some modifications to 1313 Peachtree Street in the mid-

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twentieth century took the building away from its Queen Anne-style origins and further towards a muted Colonial Revival style, including the round Doric columns on the porch and inoperable wood shingles on the façade and south elevations. However, these alterations are minor and do not involve the overall form of the residences or the character of the district, but rather reflect the continued residential use of the Peachtree Street houses.

The continued residential use and well-preserved nature of the homes reflects their strong integrity of **workmanship**. Constructed for leaders of the Tennessee Military Institute and their families, or for the school’s hospital, the buildings received attentive, sturdy construction and high-quality materials that last to the present day. Alterations to the houses are minor and reflect residential architecture trends of their times. Overall, the TMI Residential Historic District retains substantial integrity of **feeling** and **association** to reflect its connection with the early-twentieth century military school and the residences’ reflection of trends in early-twentieth century residential architecture.

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9. Major Bibliographic References

Bibliography

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- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.
- Monroe County Advocate and Democrat. *A Pictorial History of Monroe County, Tennessee*. Sweetwater, TN: Monroe Co. Advocate & Democrat, 1995.
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- Tomlan, Michael. "Introduction." *George F. Barber's Victorian Cottage Architecture: An American Catalog of Designs, 1891*. New York: Dover Publications, 2004.
- Van West, Carroll, ed. *Tennessee Encyclopedia of History and Culture*. Nashville, TN: Tennessee Historical Society, 1998.
- Van West, Carroll. *Tennessee's Historic Landscapes: A Traveler's Guide*. Knoxville, TN: University of Tennessee Press, 1995.

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Previous documentation on file (NPS):		Primary location of additional data:	
<input type="checkbox"/>	preliminary determination of individual listing (36 CFR 67 has been requested)	<input type="checkbox"/>	State Historic Preservation Office
<input type="checkbox"/>	previously listed in the National Register	<input type="checkbox"/>	Other State agency
<input type="checkbox"/>	previously determined eligible by the National Register	<input type="checkbox"/>	Federal agency
<input type="checkbox"/>	designated a National Historic Landmark	<input type="checkbox"/>	Local government
<input type="checkbox"/>	recorded by Historic American Buildings Survey #	<input type="checkbox"/>	University
<input type="checkbox"/>	recorded by Historic American Engineering Record #	<input checked="" type="checkbox"/>	Other
<input type="checkbox"/>	recorded by Historic American Landscape Survey #	Name of repository: Special Collections, John C. Hodges Library, University of TN, Knoxville, Tennessee	
Historic Resources Survey Number (if assigned): MR-339, MR-440, MR-441			

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10. Geographical Data

Acreage of Property ~1.60 acres **USGS Quadrangle** Sweetwater, 131-SW

Latitude/Longitude Coordinates

- | | |
|------------------------|-----------------------|
| 1. Latitude: 35.613483 | Longitude: -84.465833 |
| 2. Latitude: 35.613483 | Longitude: -84.465000 |
| 3. Latitude: 35.613044 | Longitude: -84.465000 |
| 4. Latitude: 35.613055 | Longitude: -84.464444 |
| 5. Latitude: 35.612755 | Longitude: -84.464444 |
| 6. Latitude: 35.612755 | Longitude: -84.465000 |
| 7. Latitude: 35.612930 | Longitude: -84.465000 |
| 8. Latitude: 35.612938 | Longitude: -84.465833 |

Verbal Boundary Description

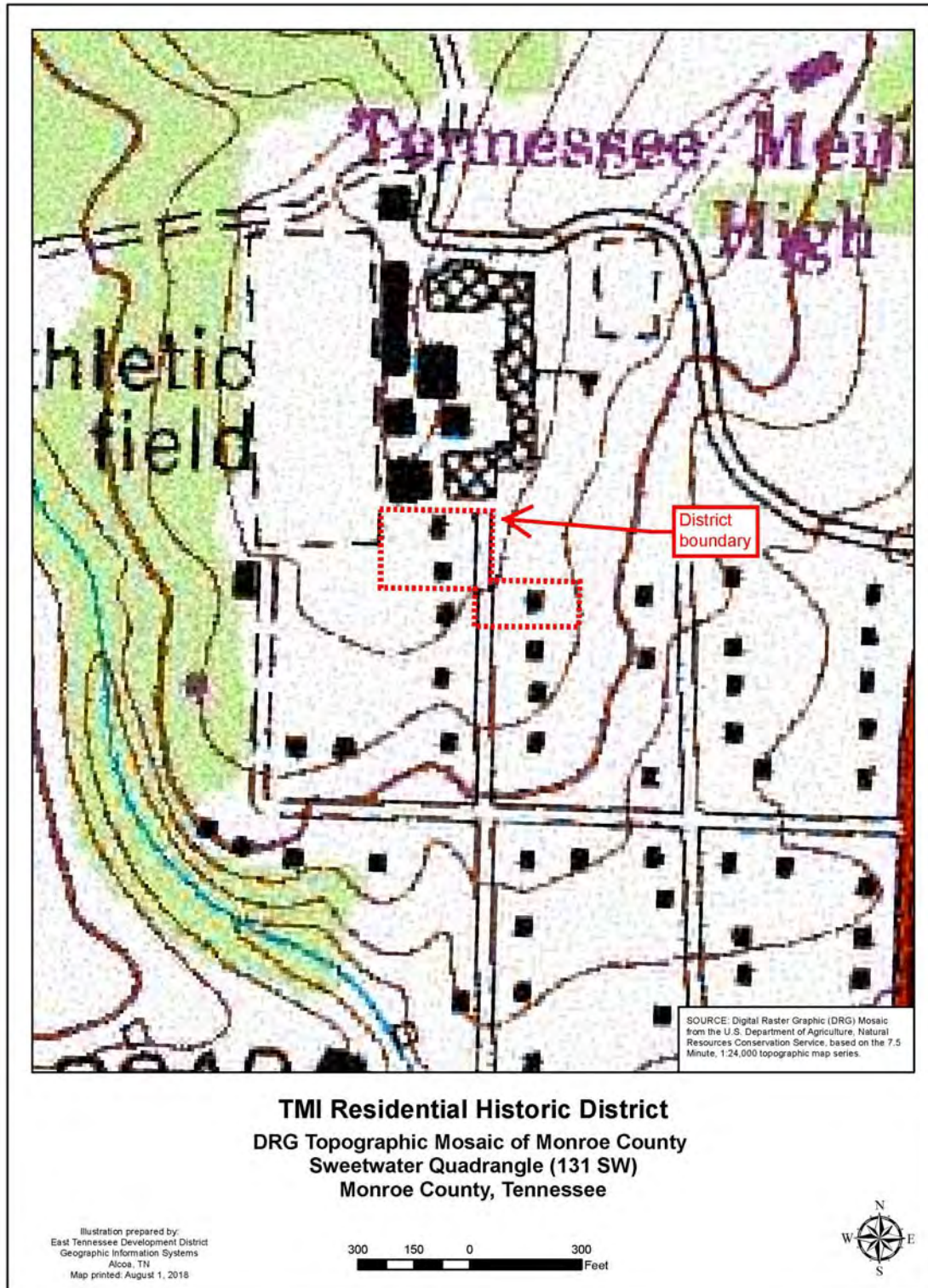
The boundary for the Tennessee Military Institute Residential Historic District begins at the northwest corner of the parcel of 1313 Peachtree Street, behind a shed that lies adjacent to the TMI property line, and extends east approximately 255 feet along a paved driveway to the east side of Peachtree Street. The boundary continues south along the east side of Peachtree Street until reaching a conifer tree at the northwest corner of the parcel for 1310 Peachtree Street. The boundary then extends east approximately 140 feet to the rear property line, then turns south approximately 115 feet, before returning west approximately 190 feet to the west side of Peachtree Street. The boundary extends north 65 feet towards the south end of a paved driveway for 1311 Peachtree Street, then extends west approximately 210 feet to the rear property lines in a wooded area. The boundary then extends north approximately 195 feet to return to its origin point.

Boundary Justification

The boundary encloses the three residential parcels that have been historically associated with the Tennessee Military Institute. Adjacent residences are excluded because they were not associated with TMI at any point, and the school campus itself is not included in the district.

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Location Map: USGS Topographic Map, 1974, photorevised 1989, Sweetwater Quadrangle, 131-SW.

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Boundary Map: Boundary for TMI Historic District.

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11. Form Prepared By

Name Lindsay Crockett, Historic Preservation Planner

Organization East Tennessee Development District

Street & Number 216 Corporate Place Date October 2018

City or Town Alcoa Telephone 865-273-6003

E-mail lcrockett@etdd.org State TN Zip Code 37701

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints)
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. should be included on a Continuation Sheet following the photographic log and sketch maps)

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

TMI Residential Historic District

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Photo Log

Name of Property: Tennessee Military Institute Residential Historic District

City or Vicinity: Sweetwater

County: Monroe

State: Tennessee

Photographer: Lindsay Crockett

Date Photographed: February 28 & August 13, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 30. Streetscape view of west side of Peachtree Street. Photographer facing southwest.
- 2 of 30. Streetscape view of west side of Peachtree Street. Photographer facing northwest.
- 3 of 30. Streetscape view of west side of Peachtree Street, including TMI gymnasium building. Photographer facing northwest.
- 4 of 30. Streetscape view of west side of Peachtree Street, including TMI gymnasium building. Photographer facing northwest.
- 5 of 30. Streetscape view of Peachtree Street and TMI campus. Photographer facing north/northwest.
- 6 of 30. Streetscape view of Peachtree Street and TMI campus. Photographer facing north/northwest.
- 7 of 30. Streetscape view of east side of Peachtree Street. Photographer facing southeast.
- 8 of 30. View of TMI gymnasium from porch of 1313 Peachtree Street. Photographer facing northeast.
- 9 of 30. 1310 Peachtree Street, façade (west elevation). Photographer facing east.
- 10 of 30. 1310 Peachtree Street, northwest oblique. Photographer facing southeast.
- 11 of 30. 1310 Peachtree Street, north elevation. Photographer facing southeast.
- 12 of 30. 1310 Peachtree Street, basement detail. Photographer facing south.
- 13 of 30. 1310 Peachtree Street, rear (east elevation). Photographer facing west.
- 14 of 30. 1310 Peachtree Street, south elevation. Photographer facing north.
- 15 of 30. 1310 Peachtree Street, northeast oblique. Photographer facing southwest.
- 16 of 30. 1311 Peachtree Street, façade (east elevation). Photographer facing west.
- 17 of 30. 1311 Peachtree Street, southeast oblique. Photographer facing northwest.

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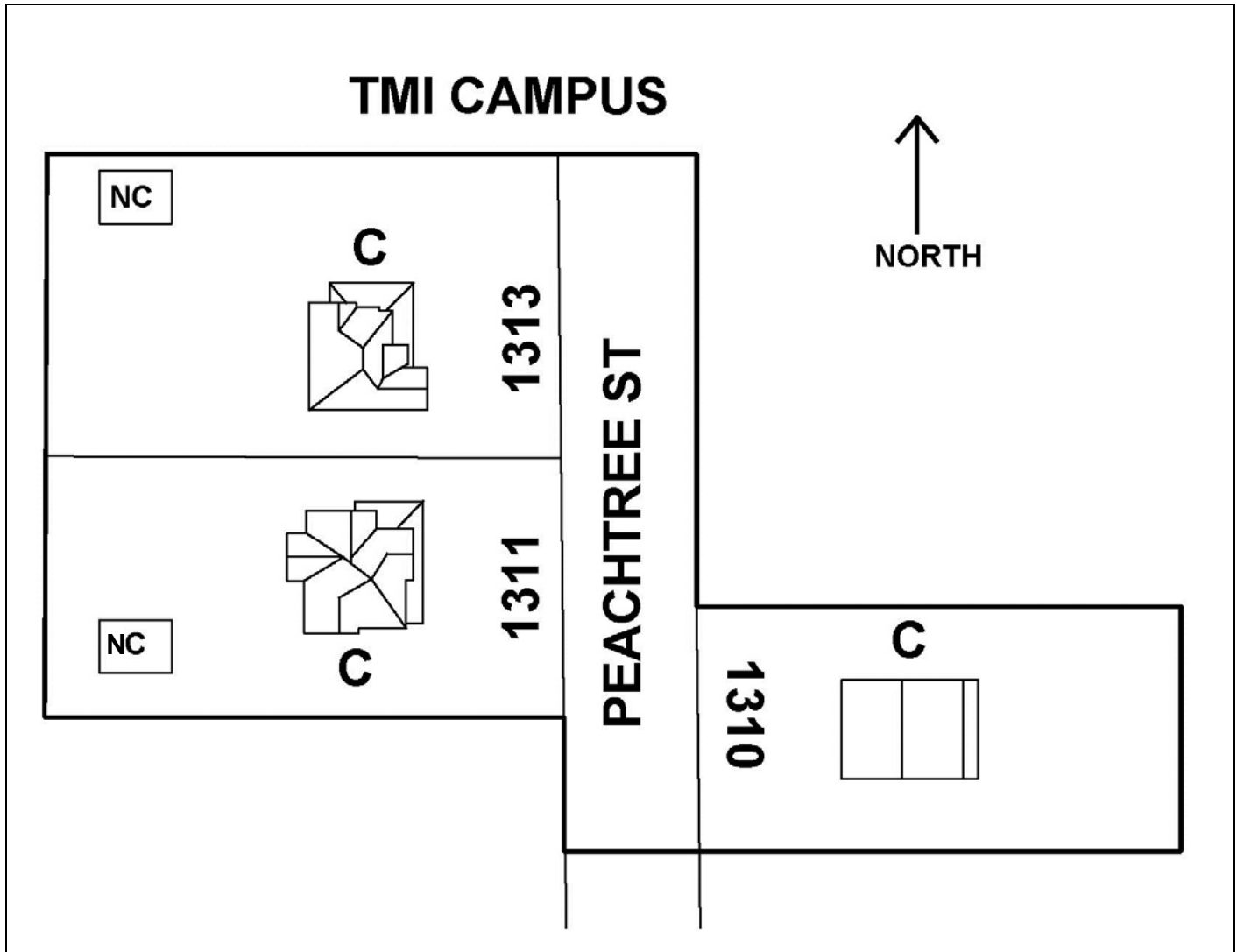
County and State

- 18 of 30. 1311 Peachtree Street, south elevation. Photographer facing north.
- 19 of 30. 1311 Peachtree Street, northwest oblique. Photographer facing southeast.
- 20 of 30. 1311 Peachtree Street, north elevation. Photographer facing south.
- 21 of 30. 1311 Peachtree Street, northeast oblique. Photographer facing southeast.
- 22 of 30. 1313 Peachtree Street, façade (east elevation). Photographer facing west.
- 23 of 30. 1313 Peachtree Street, southeast oblique. Photographer facing northwest.
- 24 of 30. 1313 Peachtree Street, south elevation. Photographer facing north.
- 25 of 30. 1313 Peachtree Street, rear (west elevation). Photographer facing east.
- 26 of 30. 1313 Peachtree Street, northwest oblique. Photographer facing southeast.
- 27 of 30. 1313 Peachtree Street, north elevation. Photographer facing south.
- 28 of 30. 1313 Peachtree Street, door detail, north elevation. Photographer facing southwest.
- 29 of 30. 1313 Peachtree Street, door detail, façade. Photographer facing west.
- 30 of 30. 1311 Peachtree outbuilding. Photographer facing west.

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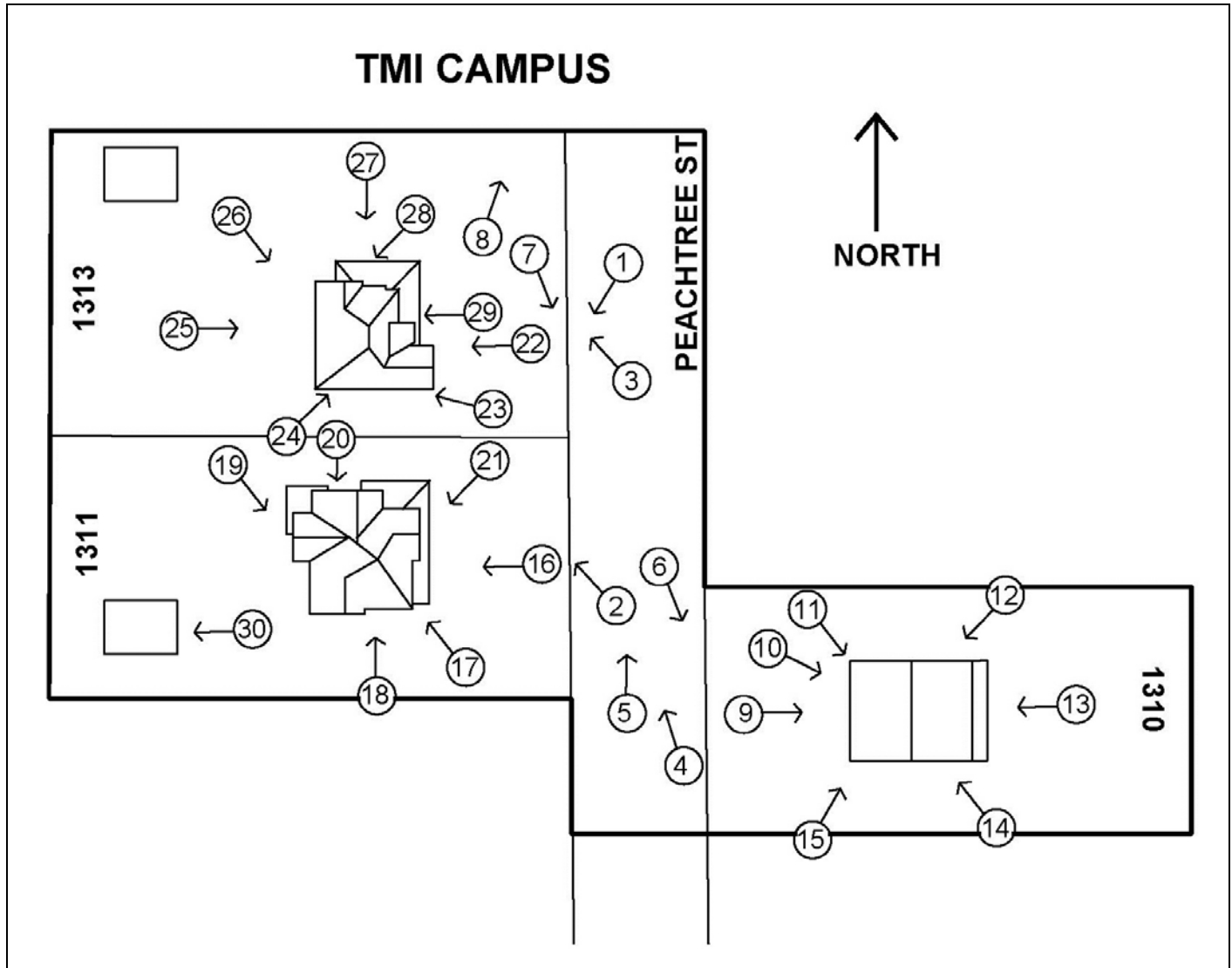
Site Plan (not to scale)



TMI Residential Historic District
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Photo Key (not to scale)



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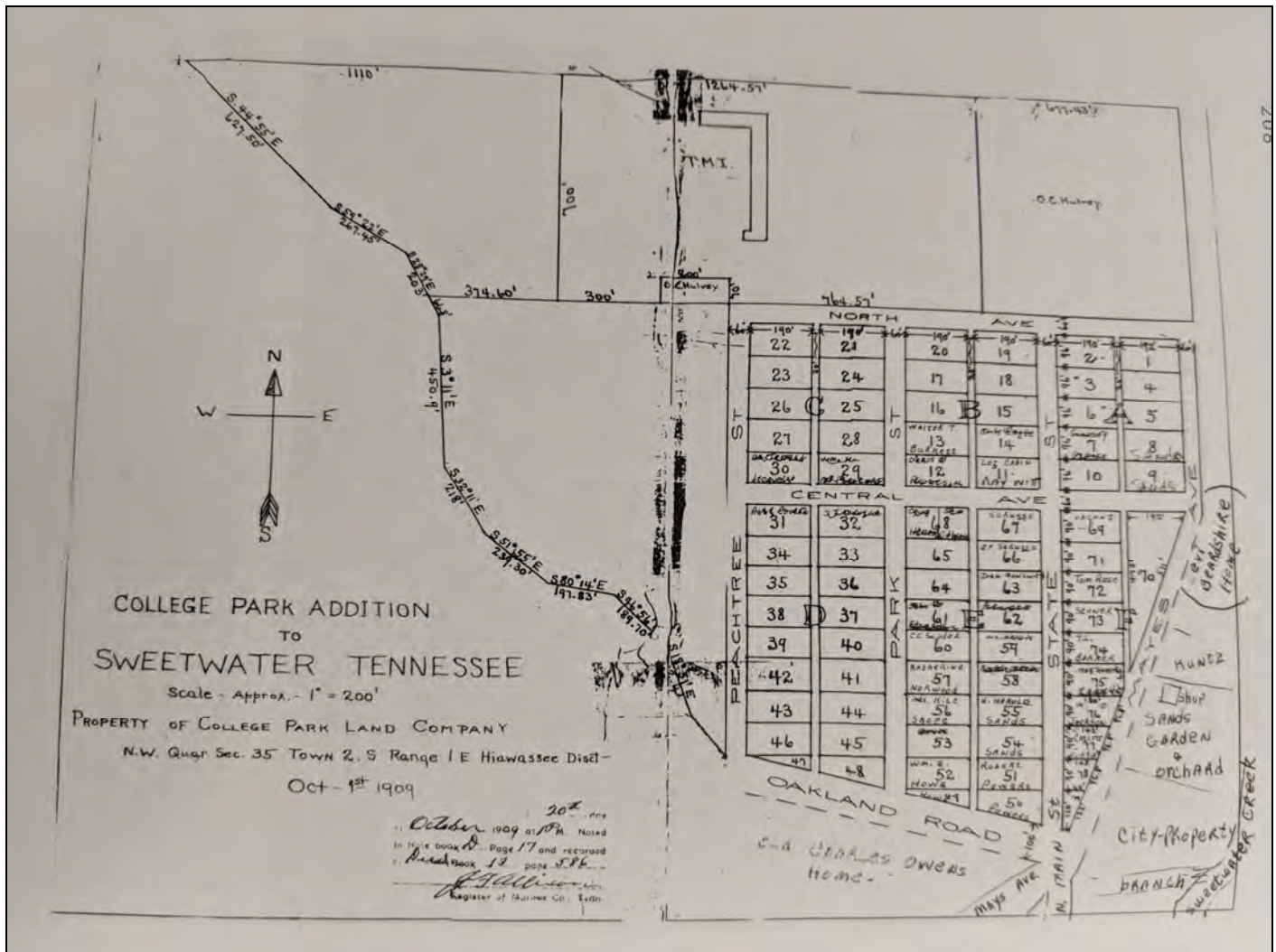


Figure 1: Plat of College Park Addition to Sweetwater, TN, October, 1909. O.C. Hulvey's house is called out south of the TMI building. Source: Deed Book 13, page 586 (Monroe County Archives, Madisonville, TN).

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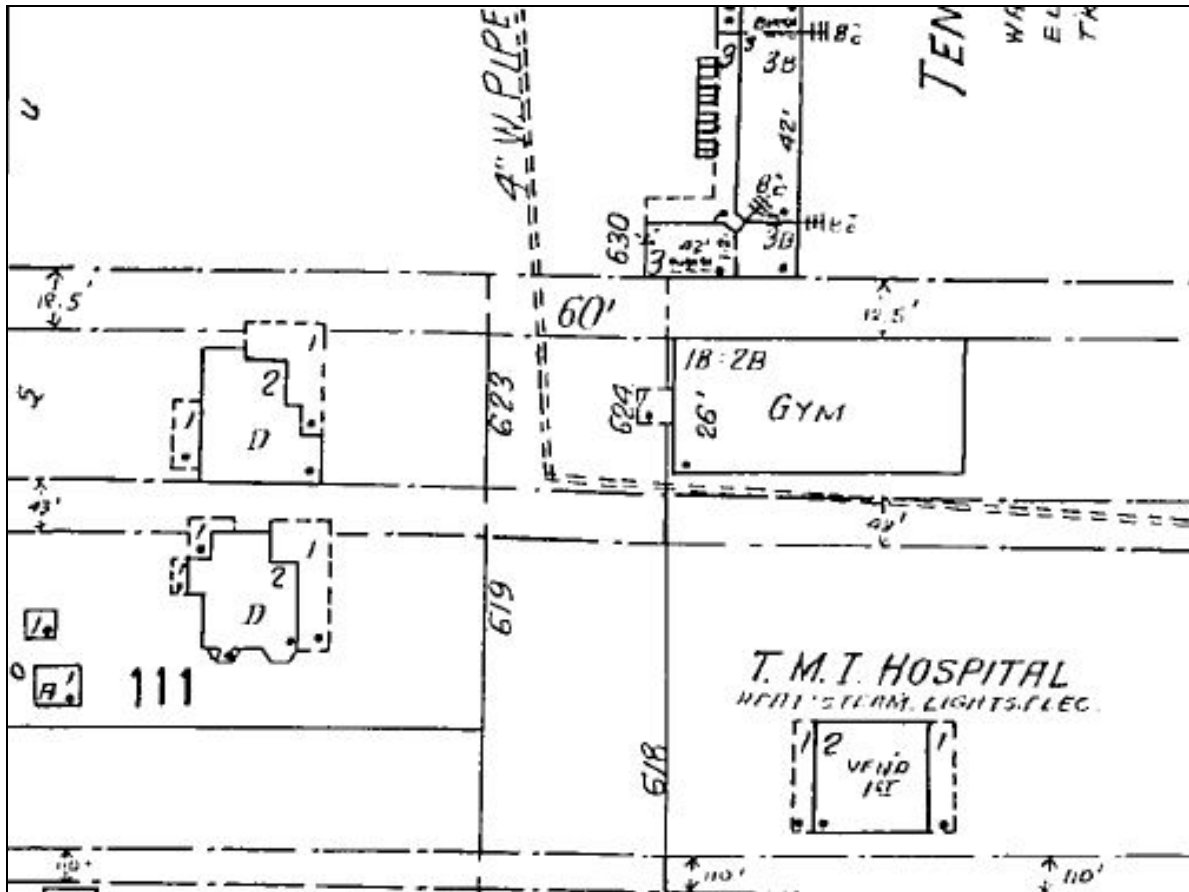


Figure 2: 1930 Sanborn Fire Insurance map showing the two residences and the hospital building. Note Gym is no longer extant.

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Figure 3: Glass plate negative of Peachtree Street, c.1905. Photographer looking southwest. 1313 and 1311 Peachtree Street are visible. Source: Miles family, owners of 1313 Peachtree Street (found in attic).

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Figure 4: Cadets parade down Peachtree Street, c.1900. 1313 and 1311 Peachtree Street are visible. Source: TMI Catalogue, 1915 (McClung Archives, East Tennessee History Center).

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Figure 5: Tennessee Military Institute main building from the east. 1311 and 1313 Peachtree Street are visible, c.1910. Source: TMI Catalog, 1915 (McClung Archives, East Tennessee History Center).

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Figure 6: Tennessee Cadets on the lawn of 1313 Peachtree Street, 1915. Source: TMI Catalog, 1915-1916 (Special Collections, John C. Hodges Library, University of Tennessee).

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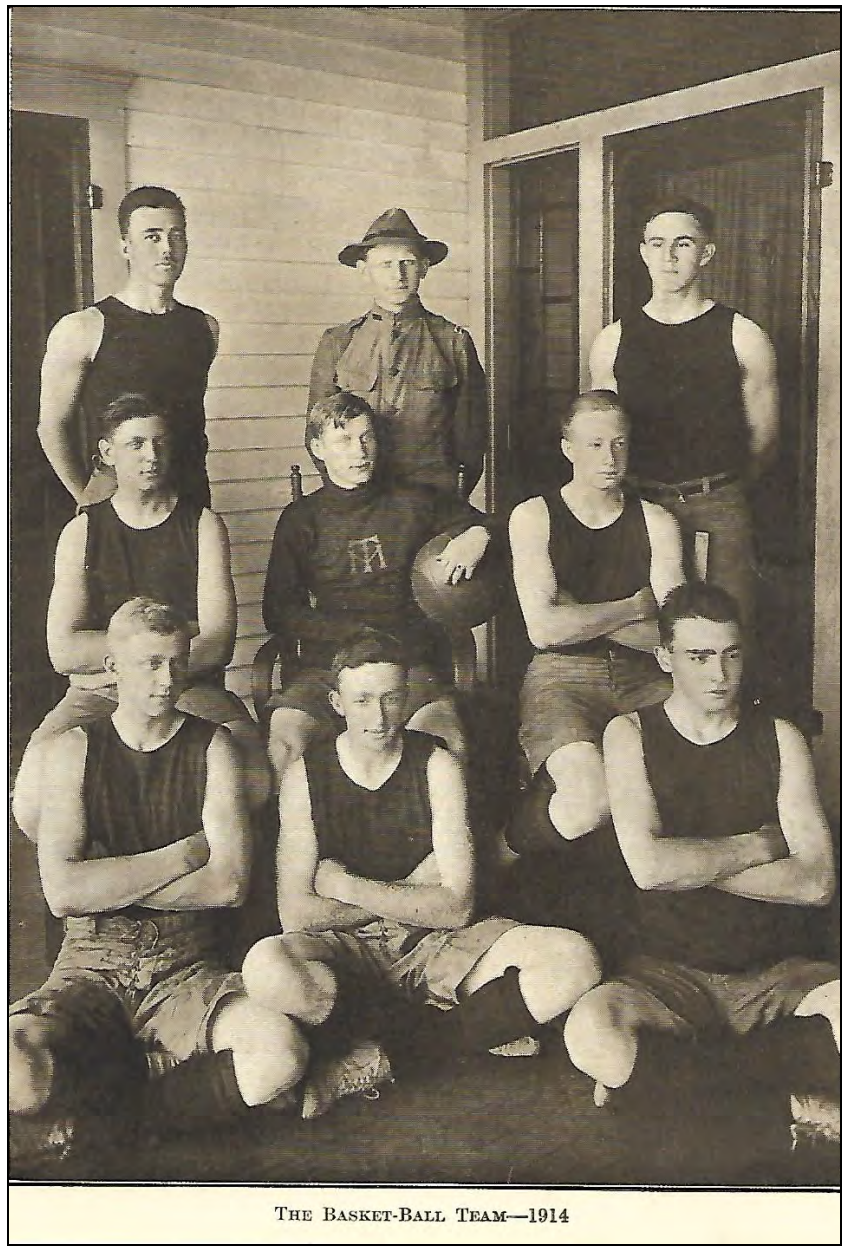


Figure 7: 1914 basketball team on the porch of 1313 Peachtree Street. Source: TMI Catalog, 1914-1915 (Special Collections, John C. Hodges Library, University of Tennessee).

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Figure 8: Images of 1311 and 1313 Peachtree Street. Source: TMI Catalog, 1915-1916 (Special Collections, John C. Hodges Library, University of Tennessee).

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Figure 9: 1313 Peachtree Street. Source: TMI Catalog, 1913-1914 (Special Collections, John C. Hodges Library, University of Tennessee).

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Figure 10: 1311 Peachtree Street. Source: TMI Catalog, 1913-1914 (Special Collections, John C. Hodges Library, University of Tennessee).

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Figure 11: Colonel Otey C. Hulvey. Source: TMI Catalog, 1910-1911 (McClung Collection, East Tennessee History Center).

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Figure 12: Charles N. Hulvey. Source: TMI Catalog, 1910-1911 (McClung Collection, East Tennessee History Center).

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Figure 13: Non-Commissioned Officers, on the porch of 1313 Peachtree Street, 1914. Source: TMI Catalog, 1913-1914 (Special Collections, John C. Hodges Library, University of Tennessee).

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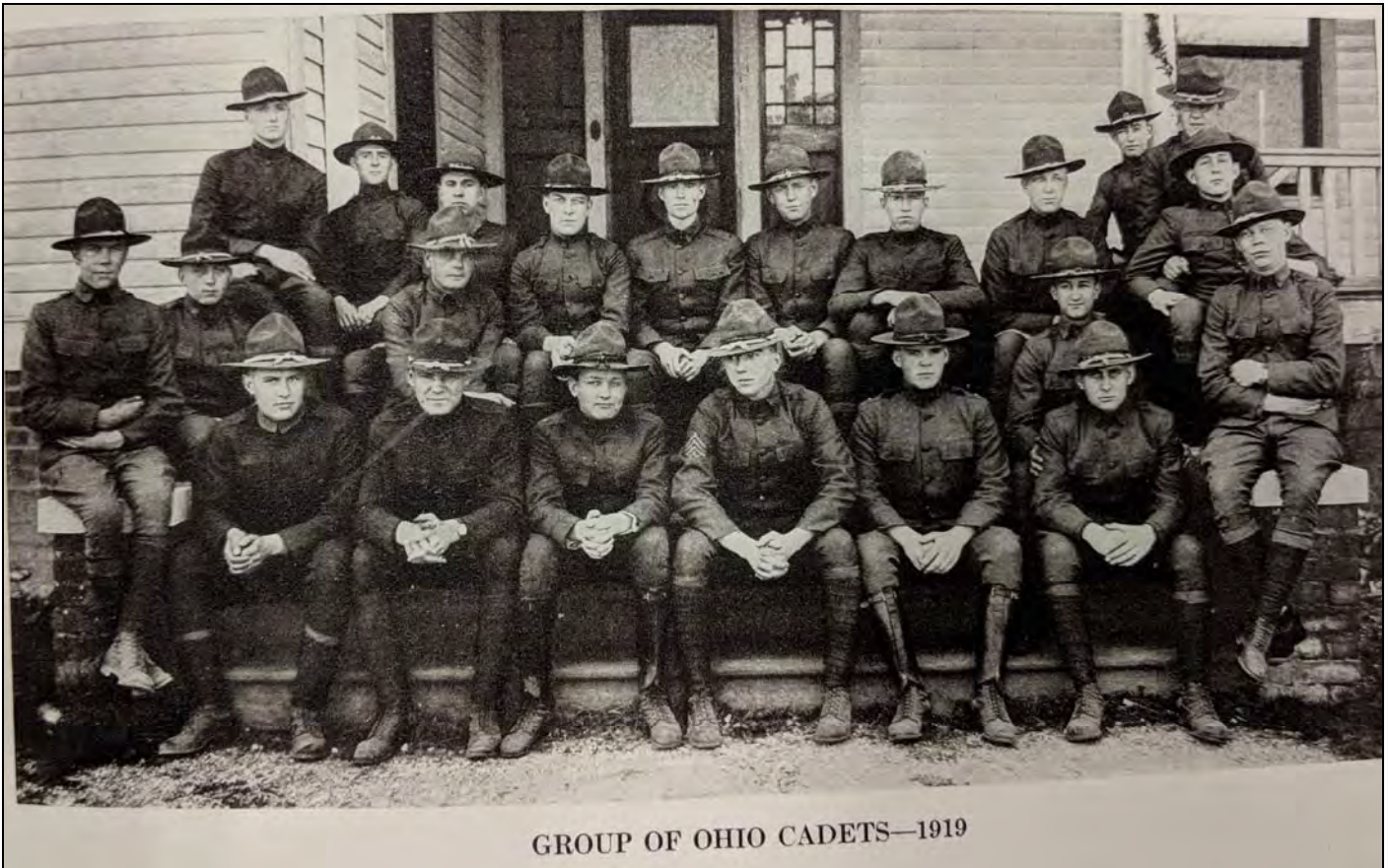


Figure 14: TMI Cadets from Ohio on the porch of 1313 Peachtree Street. Source: Source: TMI Catalog, 1918-1919 (Special Collections, John C. Hodges Library, University of Tennessee).

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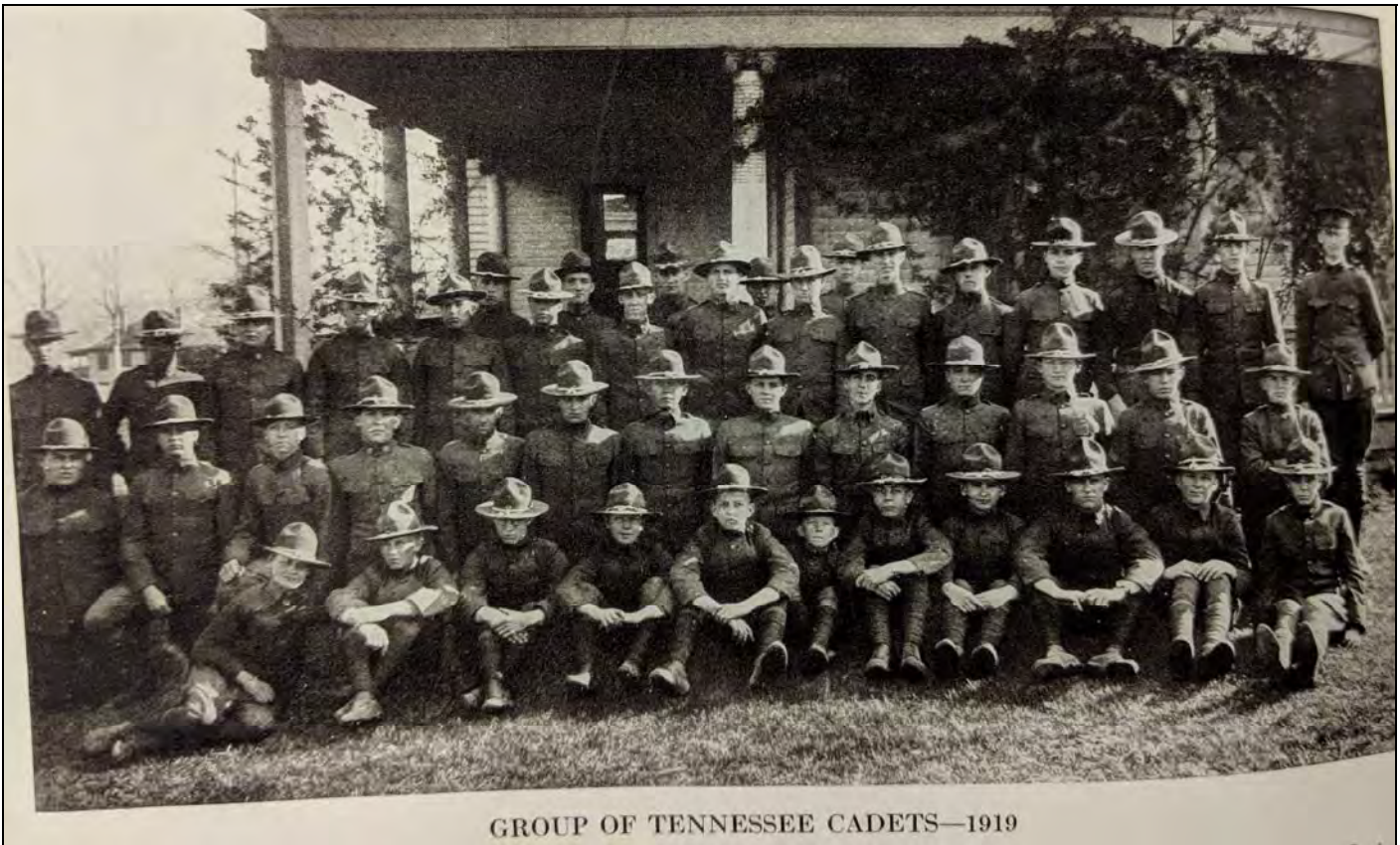


Figure 15: TMI Cadets from Tennessee on the porch of 1313 Peachtree Street. Source: Source: TMI Catalog, 1918-1919 (Special Collections, John C. Hodges Library, University of Tennessee).

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Figure 16: 1310 Peachtree Street. Source: TMI Catalog, 1924-1925 (McClung Collection, East Tennessee History Center).





























































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Tennessee Military Institute Residential Historic District

Multiple Name: _____

State & County: TENNESSEE, Monroe

Date Received: 3/28/2019 Date of Pending List: 4/22/2019 Date of 16th Day: 5/7/2019 Date of 45th Day: 5/13/2019 Date of Weekly List: _____

Reference number: SG100003903

Nominator: SHPO

Reason For Review:

X Accept Return Reject 5/7/2019 Date

Abstract/Summary Comments: The three buildings that are included are what remains of the staff housing for the school. There are the three most important buildings, and figured prominently in the school's identity. they are also good examples of the architectural periods in which they were constructed. The campus of the school is still extant, although threatened.

Recommendation/ Criteria Accept / A & C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON PIKE
NASHVILLE, TENNESSEE 37214
OFFICE: (615) 532-1550
E-mail: Claudette.Stager@tn.gov
(615) 770-1089



March 25, 2019

Ms. Joy Beasley
Keeper of the National Register
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

National Register Nomination

- *Tennessee Military Institute Residential Historic District, Monroe County, Tennessee*

Dear Ms. Beasley:

The enclosed disks contain the true and correct nomination for listing of the *Tennessee Military Institute Residential Historic District* to the National Register of Historic Places. We received no comments.

If you have any questions or if more information is needed, please contact Holly Barnett at (615) 770-1098 or Holly.M.Barnett@tn.gov.

Sincerely,

Claudette Stager
Deputy State Historic Preservation Officer

CS:hb
Enclosures(2)