

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
3048 Lebanon Pike, R.D. Stanford House
October 21, 2020

Application: Historic Landmark Recommendations for the R.D. Stanford House, 3048 Lebanon Pike

Map and Parcel Numbers: 08511010200

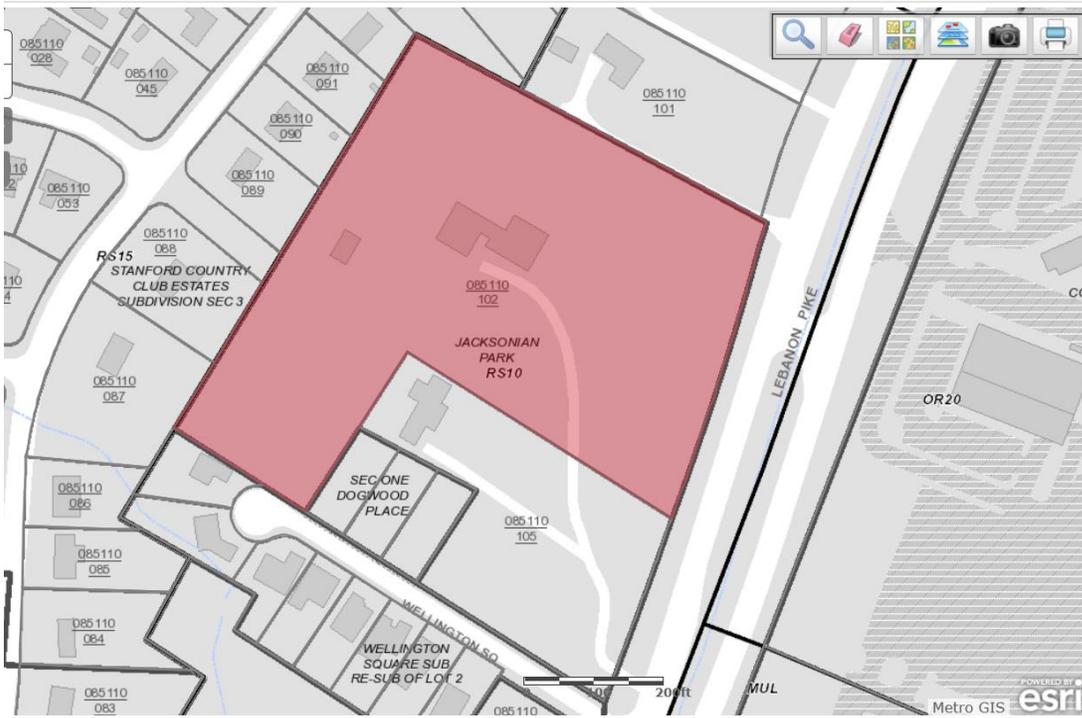
Council Districts: 14

Applicant: Councilmember Rhoten

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

<p>Description of Project: The applicant is requesting a Historic Landmark for the R.D. Stanford House, also known as Alta Vista.</p>	<p>Attachments A: Photographs B: Additional Historical Information</p>
<p>Recommendation Summary: Staff suggests that the Metro Historic Zoning Commission recommend approval of the historic landmark to the Planning Commission and Metro Council and recommends the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations. Staff finds the property meets sections 17.36.120.B (1) and (3) of the ordinance.</p>	

Metro Map



Aerial



Applicable Ordinances:

17.40.410 Powers and duties.

A. Creation of Historic Overlay Districts. The historic zoning commission shall review applications calling for the designation of historic overlay districts according to the standards contained in Chapter 17.36, Article III, referring written recommendations to the metropolitan council. Establishment of an historic overlay district on the official zoning map shall be in accordance with Section 18.02 of the Metropolitan Charter and Article III of this chapter.

B. Establishment of Design Review Guidelines. The historic zoning commission shall adopt design guidelines for each historic overlay district and apply those guidelines when considering preservation permit applications. Design guidelines relating to the construction, alteration, addition and repair to, and relocation and demolition of structures and other improvements shall be consistent with the National Historic Preservation Act of 1966, as amended. A public hearing following the applicable public notice requirements of Article XV of this chapter shall precede the adoption of all design review guidelines by the historic zoning commission. Testimony and evidence material to the type of historic overlay under consideration may be considered by the commission in its deliberations.

17.36.110 Historic overlay districts established.

The following classifications of historic overlay districts are made a part of this title, each classification having separate and unique regulations and guidelines established according to the provisions of Chapter 17.40, Article IX.

C. Historic Landmark (HL) District. The boundaries shall be shown on the zoning map or on special overlays thereto that are made a part of this zoning code and noted by name on such maps, in which no structure shall be constructed, altered, repaired, relocated or demolished in whole or in part unless the action complies with the requirements set forth in this title.

17.36.120 Historic districts defined.

B. Historic Landmark. An historic landmark is defined as a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County; and that meets one or more of the following criteria:

1. The historic landmark is associated with an event that has made a significant contribution to local, state or national history;
2. It is associated with the lives of persons significant in local, state or national history;
3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value;
4. It has yielded or may be likely to yield archaeological information important in history or prehistory;
or
5. It is listed or is eligible for listing in the National Register of Historic Places.

Background:

The request is being made the by the Councilmember as part of an SP request to develop the property. This house is planned to remain and serve as an amenity space for the new residences to be constructed around it.

Analysis and Findings:

The property retains its historic features. The later constructed rear addition, seen in photographs in this report, has been removed but was not significant to the building. There is also a plan to make exterior repairs, but an assessment of needs has not yet been conducted. Staff recommends that the applicant return with a complete application, once more is known.



Recommendation:

Figure 1: 3048 Lebanon Pike.

The property at 3048 Lebanon Pike (c. 1925) is significant in both architecture and in the community planning and development history of Nashville. Designed by prominent architect W.N. Meredith, the dwelling exhibits a unique blend of Neoclassical and Arts and Crafts style. Built for Clover Bottom Farm owner and preeminent Nashville real estate developer R.D. Stanford, the house is one of the few remnants of several early 20th century mansions built in this part of Donelson, including nearby Millionaire’s Row which Stanford and Meredith developed. The land on which this dwelling sits was historically part of Clover Bottom Farm, one of the largest and most important farms in Nashville’s early history. The property meets section 17.36.120 (1) for its role in the development of Donelson and (3) for its architecture. The property is eligible for listing in the National Register of Historic Places.

Staff suggests that the Metro Historic Zoning Commission recommend approval of the historic landmark to the Planning Commission and Metro Council and recommends the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations. Staff finds property the meets sections 17.36.120.B (1) and (3) for the ordinance.

PHOTOGRAPHS







3048 Lebanon Pike- Short History

SUMMARY OF SIGNIFICANCE

The property at 3048 Lebanon Pike is significant in both architecture and in the community planning and development history of Nashville. Designed by prominent architect W.N. Meredith, the dwelling exhibits a unique blend of Neoclassical and Arts and Crafts style. Built for Clover Bottom Farm owner and preeminent Nashville real estate developer R.D. Stanford, the house is one of the few remnants of several early 20th century mansions built in this part of Donelson, including nearby Millionaire's Row which Stanford and Meredith developed. The land on which this dwelling sits was historically part of Clover Bottom Farm, one of the largest and most important farms in Nashville's early history.

HISTORICAL OVERVIEW

Once part of Clover Bottom Farm, the land which includes 3048 Lebanon Pike has deep roots in Donelson's history and early development. In 1780, pioneer and Nashville founder John Donelson named this area "Clover Bottom" for the white clover that abounded in the bottom lands along the Stones River. Due to flooding and conflicts with Native Americans, development did not occur in this area until after 1797 when Revolutionary War veteran John Hoggatt purchased nearly 400 acres. The Hoggatt family established and developed Clover Bottom Farm, 1,500 acres at its peak acreage and "among the area's largest and most significant farms. [The Hoggatts] produced diverse farm products, including various foodstuffs, lumber, and livestock."¹ During this time, a frame two-story house known as "Hannah's Residence" stood near where 3048 Lebanon Pike stands today; this home belonged to an enslaved female who worked at the farm. Clover Bottom Farm's enslaved population used Hannah's house for weekly worship, and it also housed another family. In his memoir, formerly enslaved Clover Bottom Farm resident John McCline recalled this as his grandmother Hannah's home.²

From 1887 to 1918, the Andrew Price family owned and operated Clover Bottom Farm, which gave rise to a Thoroughbred and racing operation. While corn and wheat crops and livestock feed continued to sustain and provide income for the family, "minor subdivision of the farm occurred during this era for charitable ventures and railroad expansion."³ After Andrew Price's death, his widow Anna M. Gay Price sold the property (total of 1,501.87 acres) to brothers Arthur Fuqua Stanford and Robert Donnell Stanford for \$221,000. The deed describes the property as "a tract of land in the third, formerly the second, civil district...known as Clover Bottom Farm situated on both sides of Lebanon Pike and Stewarts Ferry Turnpike and through which runs both the Tennessee Central Railroad and the Lebanon Branch of the Nashville, Chattanooga and St. Louis Railroad."⁴

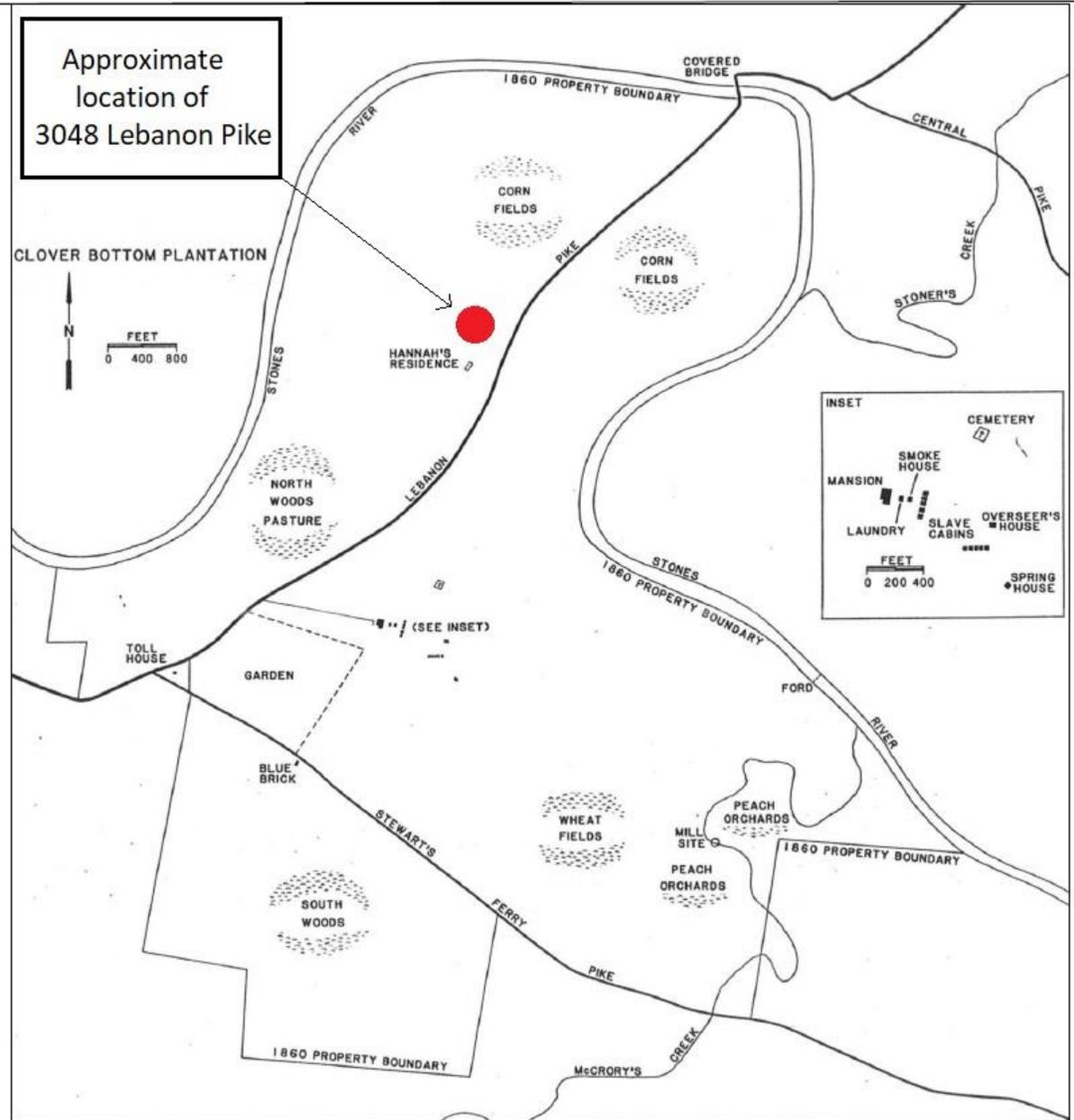
¹ *Clover Bottom Farm National Register nomination*, Nashville, Davidson County, Tennessee, NRIS BC100003900, listed May 7, 2019, 45.

² *Clover Bottom National Register nomination*, 45; Jan Furman, *Slavery in the Clover Bottoms* (Knoxville, TN: University of Tennessee Press, 2005), 20 and 33; "Clover Bottom Farm," Email from Rebecca Schmitt to Caroline Eller, 9/8/2020.

³ *Ibid.*

⁴ Davidson County Register of Deeds, Anna M. Gay Price to Arthur Fuqua Stanford and Robert Donnell Stanford, Book 508 Page 13, 3/1/1918.

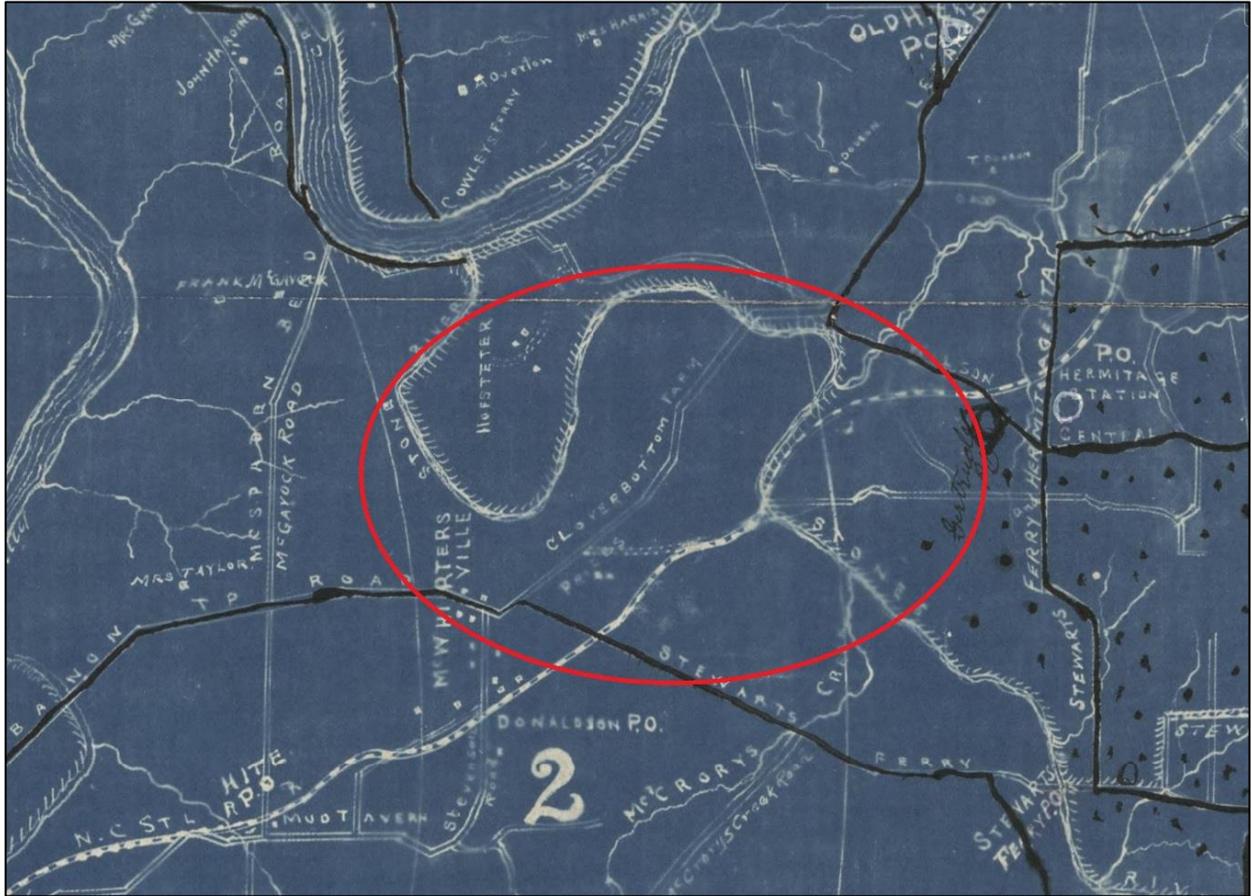
3048 Lebanon Pike- Short History



Approximate location of subject property on Conjectural Map of Clover Bottom Farm's 1860 Boundaries and Spatial Layout based on Historical Documentation and John McCline's Memoir.

Source: *Clover Bottom National Register nomination*, 45.

3048 Lebanon Pike- Short History



Location of Clover Bottom Farm, with indication of subject property area.

Source: *Map of Davidson County, Tennessee* by W.W. Southgate and Son (c. 1900), on file at Library of Congress.

In 1919, nearly one year after the initial Clover Bottom Farm purchase from the Price family, the Stanford brothers decided to partition between themselves “that portion of said farm lying north and west of the Lebanon turnpike and south and east of the Stones River.”⁵ “Robert Stanford took 464 acres north of Lebanon Pike and about half of a 257-acre tract on the south side of Stewart’s Ferry Pike, while Arthur kept the remainder.”⁶ The final era of Clover Bottom Farm’s private ownership lasted from 1918 to 1949, “when the Stanford family utilized the land for a substantial dairy operation... Subdivision of the farmland for state and private developments increased during this era, contributing to the development of the Donelson area from an agricultural landscape to suburban.”⁷

⁵ Davidson County Register of Deeds, Quitclaim deed from Annie Price to Robert Donnell Stanford, Book 515 Page 172, 1/22/1919.

⁶ *Clover Bottom Farm National Register nomination*, 70.

⁷ *Ibid*, 45.

3048 Lebanon Pike- Short History



A native of Hartsville, Tennessee, Robert (R.D.) Stanford, Sr. purchased the subject property from his brother on December 30, 1918.⁸ A distinguished businessman and real estate developer, R. D. Stanford, Sr. helped to establish many of the 20th century residential subdivisions along Lebanon and Hillsboro Pikes including West Wood (Stanford Drive) in Forest Hills, and nearby Millionaire's Row, Stinson Drive, Fairway Drive and Bluefields in Donelson.⁹ He also purchased a portion of the John Harding farm near Belle Meade Plantation in 1920.¹⁰ His wife, Eula Myrtle Stanford, was associated with the nearby Two Rivers Garden Club, Lebanon Road Garden Club and the Donelson Woman's Club.¹¹ R.D. Stanford, Sr. later resided at Belair, another prominent Donelson property.¹² In addition to being a strong civic leader, he was the president of the Donelson Furniture and Lumber Company (est. 1933), president of the Bank of Donelson, and a director of the American National Bank of Nashville. Stanford was also a member and elder of the Nashville First Presbyterian Church. Soon after he established the Donelson Furniture

and Lumber Company, he became heavily involved in real estate, working with such developers as Gilbert Logue and William Fuqua, who were associated with nearby historic Donelson homes the Logue House and Belair, respectively; developer W.H. Criswell was another associate of Stanford.¹³

In 1921, R.D. Stanford, Sr. sold property in this area to W.W. Jared and wife Leona Jared, who agreed to keep the existing buildings.¹⁴ The Jareds also purchased property in this area from Lillian B. Crockett in 1922.¹⁵ In 1923, the Jareds sold 125 acres in this area to R.D. and Eula Myrtle Stanford.¹⁶ There were two transfers in quick succession between the Stanfords and L.P. and Louella T. Bellah in the summer of 1929, so it is unclear how much this land traded hands.¹⁷

⁸ Ibid, 70; Davidson County Register of Deeds,

⁹ "Nashville's first neighborhood, Stanford Drive," City of Forest Hills, Tennessee, accessed 9/14/2020; *Clover Bottom Farm National Register nomination*, 70; "New Brick Home in Beautiful Bluefields," *The Tennessean* · 10 Sep 1939, Sun · Page 19.

¹⁰ "Harding Farm Brings \$60,634 at Auction," *The Tennessean* · 4 Sep 1920, Sat · Page 1.

¹¹ "Donelson Woman's Club Guests at Al Fresco Supper," *The Tennessean* · 30 Jun 1925, Tue · Page 6; "Lebanon Road Garden Club," *The Tennessean* · 8 Nov 1939, Wed · Page 6.

¹² "Belair," *The Tennessean* · 22 Mar 1936, Sun · Page 38; "Lebanon Road Garden Club," *The Tennessean* · 8 Nov 1939, Wed · Page 6.

¹³ "R.D. Stanford Rites Saturday," *The Tennessean* · 1 Sep 1944, Fri · Page 17; "Houses for Sale" *The Tennessean* · 9 Jun 1936 · Page 14.

¹⁴ Davidson County Register of Deeds, R.D. Stanford to W.W. and Leona Jared, Book 576, Page 573, 11/23/1921.

¹⁵ Davidson County Register of Deeds, Lillian B. Crockett to W.W. and Leona Jared, Book 615, Page 5, 12/12/1922.

¹⁶ Davidson County Register of Deeds, W.W. and Leona Jared to R.D. and Eula Myrtle Stanford, Book 613, Page 237, 1/22/1923.

¹⁷ Davidson County Register of Deeds, R.D. and Eula Myrtle Stanford to L.P. and Louella T. Bellah, Book 842, Page 68, 6/10/1929; Davidson County Register of Deeds, L.P. and Louella T. Bellah to R.D. and Eula Myrtle Stanford, Book 848, Page 15, 6/20/1929.

3048 Lebanon Pike- Short History

While he developed surrounding 20th century Donelson subdivisions including Bluefields and Stinson Road (Circle), R. D. Stanford, Sr. built his family's home, the extant dwelling, on the subject property in the late 1920s. (The Property Assessor dates the home to 1928, but an account from a former resident of Clover Bottom Mansion dates the property to pre-1927.¹⁸) R.D.'s father-in-law, architect W.M. Meredith, drew up the plans for the house. Colonel Meredith was "a Union soldier turned traveling western architect, who built most of the courthouses in Oklahoma, Texas and Colorado."¹⁹ Stanford's family from Oklahoma also lived in the house.²⁰

Robert Stanford subdivided his section [of Clover Bottom Farm] and sold it for single-family residential developments. The first development, along Lebanon Pike, became known as "Millionaire's Row." This was the first residential development in Donelson and effectively began the suburbanization of the Donelson area, a process that would only intensify during the remainder of the 20th century. Robert Stanford continued to develop his portions of Clover Bottom's former agricultural land (and other purchased land) into residential subdivisions well into the 20th century.²¹

In March of 1930, R.D. Stanford, Sr. sold the property to lawyer W.P. Barton, Jr.²² "Squire Barton," as he was also known, lived here at "Alta Vista" with his wife and daughter, Delores.²³ His wife, Evangeline L. Barton, was involved with the Two Rivers Garden Club.²⁴ In 1945, Delores married Leigh Kelley whose family was associated with the c. 1900 home at 2200 Lebanon Pike.²⁵ The subject property's house shows up on the 1932 Sanborn Fire Insurance map of the area. To the southwest along Lebanon Pike was a row of stately 1920s homes developed by R.D. Stanford and his father-in-law, architect William N. Meredith, that came to be known as "Millionaire's Row."²⁶

¹⁸ "Oral History with Merle Davis," Steve Rogers interview with Merle Davis and Amelia Edwards, October 7, 1999, on file at Tennessee Historical Commission, 4-5.

¹⁹ "Stanford Name Soon Will Disappear from Donelson," July 16, 1959, unknown publication, on file in Clover Bottom Farm file at Tennessee Historical Commission. THC staff advised that this article may be from Donelson's mid-20th century newspaper.

²⁰ Ibid.

²¹ *Clover Bottom Farm National Register nomination*, 70.

²² Davidson County Register of Deeds, R.D. Stanford to W.P. Barton, Jr., Book 782, Page 771, 3/13/1930; "W.P. Barton," *The Tennessean* · 17 Jul 1932, Sun · Page 1.

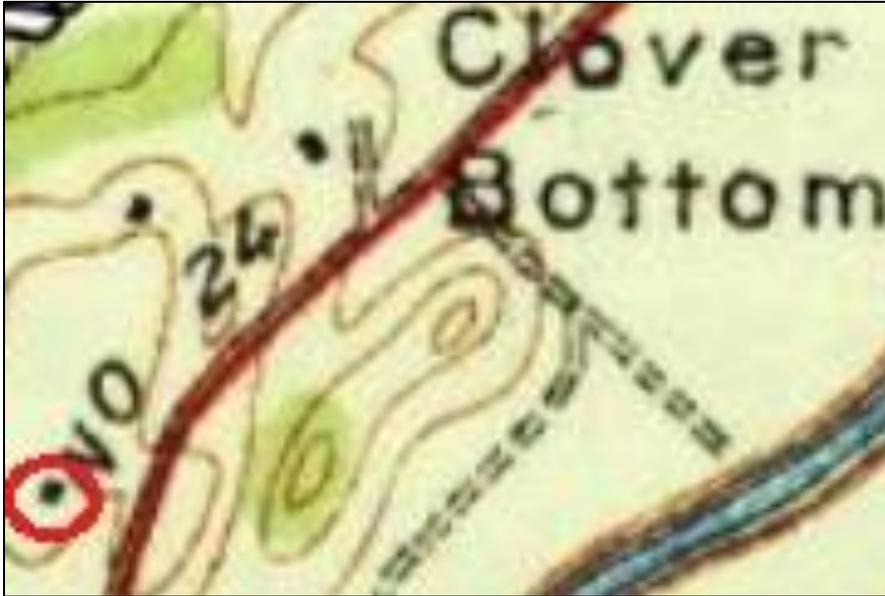
²³ "Schoolgirl Tea," *The Tennessean* · 30 Dec 1938, Fri · Page 17; "Donelson School Site is Proposed," *The Tennessean* · 4 Mar 1941, Tue · Page 14.

²⁴ "Two Rivers Garden Club," *The Tennessean* · 16 Oct 1950, Mon · Page 10.

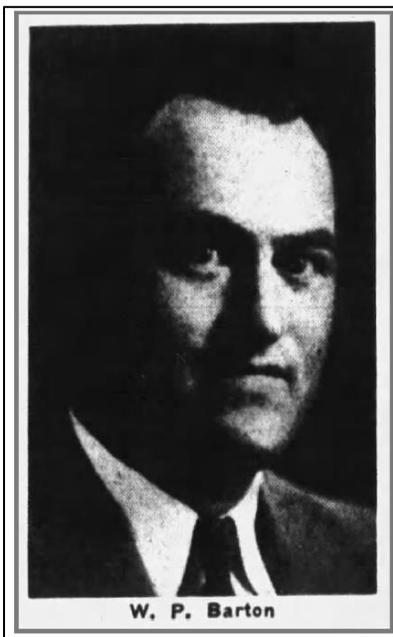
²⁵ "The Bartons to Entertain," *The Tennessean* · 16 Dec 1945, Sun · Page 41. George B. Kelley was a florist who ran unsuccessfully as a Republican candidate against Rep. Richard Fulton in 1966 and 1968. See "District Manager for Census Named," *The Tennessean*, 22 Jan 1970, page 60.

²⁶ "The History of the Stanford House [3052 Lebanon Pike]," Kennedy & Associates, PLLC, www.kennedyfirmtn.com/history, accessed 9/9/2020; *Clover Bottom Farm National Register nomination*, 70.

3048 Lebanon Pike- Short History



1932 Sanborn Fire Insurance Map showing location of house on subject property. Source: Historic Aerials.



W.P. Barton sold the 10.9-acre property to C.E. and Peggy Hooper in 1968.²⁷ The address at that time was 2821 Lebanon Road. C.E. Hooper was the Founder and President of the Hooper system of rating radio and television programs and owned C. Hooper Realty.²⁸ As the owner and president of his firm C. Hooper Enterprises, he helped create the 87-acre, multi-million-dollar Hermitage Landing development.²⁹ The Hoopers modernized the home at 3048 Lebanon Pike, adding the faux log interior in the first floor addition; they also constructed the Ranch house on the parcel to the west.³⁰

In 1976, the property again changed hands when the Hoopers sold it to C.R. Smith; at this time the address was 2926 Old Lebanon Road.³¹ The Hoopers sold to the Smiths only part of the property that had been deeded to them by the Bartons; the adjacent southern parcel with the Ranch house, originally part of the Barton tract, remained in their ownership until 1976.³² The Smith family has had ownership ever since. A 1991 deed showed the address had once again changed to 3028 Lebanon Pike.³³ The Smith family made only minor changes

²⁷ Davidson County Register of Deeds, W.P. Barton, Jr. and Evangeline L. Barton to C.E. and Peggy K. Hooper, Book 4290, Page 669, 11/22/1968.

²⁸ "Advertisement for C. Hooper Realty," *The Tennessean* · 14 Oct 1972, Sat · Page 38 "Accident Victim," *The Tennessean* · 17 Dec 1954, Fri · Page 70.

²⁹ "Hermitage Landing Opening this Weekend," *The Tennessean* · 21 May 1972 · Page 46.

³⁰ Metro Historical Commission personal interview with Marlene J. Smith, 3/21/2019.

³¹ Davidson County Register of Deeds, C.E. and Peggy K. Hooper to C.R. Smith etux, Book 5073, Page 300, 9/28/1976.

³² Davidson County Register of Deeds, C.E. Hooper etux to Orlin J. Prosser etux, Book 5072, Page 298, 9/28/1976.

³³ Davidson County Register of Deeds, C.R. Smith etux to Marlene J. Smith (Quitclaim deed), Instrument no. QC-000083560000210, 5/9/1991.

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to the house, including the installation of storm windows and a wood ramp. According to the current owner, the family planted dogwoods on the property and moved the barn up the hill.³⁴

Architectural Significance

William N. Meredith is credited as the architect for the house located at 3048 Lebanon Pike and the house appears to be one of only a few known residential works of his. After serving as a private in an Illinois regiment during the Civil War, Meredith enjoyed a very successful career as an architect in several Midwestern and Western states, including Indiana, Kansas, Colorado, Oklahoma and Texas. In the 1880s, he was associated with architectural firm Gleitch, Waterhouse & Co of Fort Scott, Kansas.³⁵ He was also a partner in the architectural firm Bellinger & Meredith of Kansas City, Missouri, which dissolved in 1888.³⁶

"He saw the development of those states which [after the Civil War] comprised a new frontier in this country. Many churches, colleges and courthouses that were constructed to meet the needs of growing towns and cities were designed by Mr. Meredith. He was the architect for the Osteopathy college and Dr. Steele's infirmary in [Kirksville], Mo. [est. 1892], and of the Maywood Presbyterian church [1907-1908] Oklahoma City of which he was a member. Although practically in retirement after he came back to Nashville to reside, he designed several of the homes that have been built in the Donelson section."³⁷

Meredith's work has been recognized for its architectural significance, as evidenced by the 1986 Historic American Buildings Survey (HABS) summary for Maywood Presbyterian Church, Oklahoma City, and its "Victorian Romanesque ecclesiastical [*sic*] styling with elements of Gothic Revival." The HABS summary provides a brief background of William Meredith:

"Little is known about Meredith, other than he came to Oklahoma City about 1903 and apparently died about 1915 [actual obituary is from 1935]. In the city directories of this period he was listed as an "architect" with offices in buildings such as the 2 Canadian Block and the Scott Thompson Building. In 1907, when work began on the Maywood Presbyterian Church, he lived at 507 E. 7th, only about two blocks away from the congregation's original frame church. Perhaps he was a member of the church, or at least an acquaintance of a member. Meredith does not appear in any who's whos of the period, and special editions of the newspaper that give brief descriptions of architects do not mention him. He probably was an independent architect who survived on small projects during this boom era of Oklahoma City's history."³⁸

³⁴ Metro Historical Commission personal interview with Marlene J. Smith, 3/21/2019.

³⁵ "Architects and Builders," *Fort Scott Daily Monitor* (Fort Scott, Kansas) · 16 Jan 1885, Fri · Page 4.

³⁶ "Dissolution Notice," *The Kansas City Star* (Kansas City, Missouri) · 17 Sep 1888, Mon · Page 1.

³⁷ "Union Army Veteran, Western Architect, Is Dead at Home Here," *The Tennessean* · 24 May 1935, Fri · Page 10. See also "Obituary for Mrs. Sarah Pettus Meredith," *Nashville Banner* · 4 Jul 1934, Wed · Page 10.

³⁸ Bob L. Blackburn, *Maywood Presbyterian Church Photographs, Written Historical and Descriptive Data*, Historic American Buildings Survey, September 1986, <http://lcweb2.loc.gov/master/pnp/habshaer/ok/ok0000/ok0048/data/ok0048data.pdf>, accessed 9/24/20.

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As of 1904, Meredith had offices in Oklahoma City, where he designed at least two c. 1906 store buildings; he later resided in Cushing, Tyrone and Cleveland, Oklahoma.³⁹ In the early 1900s, he also had offices in Stamford, Texas and designed a school and business block in El Paso.⁴⁰ Meredith clearly enjoyed a long career as a prolific architect in several states, though in the context of his cumulative portfolio, his residential works in Nashville appear to be rare, as most of his previous works were commercial and public buildings.

The property at 3048 Lebanon Pike contains a c. 1925 two and one-half story, rectangular plan brick dwelling with Neoclassical and Craftsman stylistic influences.⁴¹ Based on the porch support column size, style and window configuration, this house may actually date closer to 1920.⁴² The main block of the house retains nearly all original exterior elements, including a full height entry porch with fluted colossal Doric columns, multi-light double hung wood windows and decorative brick door surround and window headers. The center entry door retains a multi-light transom and paneled sidelights. The roof has wide overhanging eaves with exposed rafters and terra cotta ridge caps. The front porch pediment and side elevations display simple, squared knee braces. The house has a quarry-faced continuous stone foundation and full-width open porch with wide brick steps and closed brick balustrades with stone coping. The façade also features four full-height brick pilasters. Windows on all elevations of the main block retain decorative brick surrounds with stone surrounds and brick sills, and full-height brick pilasters are found at each corner. It is unknown when the exterior walls were painted or if this is an original feature. The north elevation features two interior end brick chimneys. The primary apparent changes include the addition of storm windows and a storm door, and a stylized wood panel front door that appears to date to the mid-20th century.

While there have been some changes to the interior, several original features lend to the dwelling's architectural character, including a wide, double return wood staircase with Arts and Crafts newel posts and curved base step; moldings throughout include baseboards and narrow crown moldings with simple, decorative ceiling moldings at the staircase; paneled wood doors with hammered brass hardware are found throughout. Most of the narrow-width wood floors appear to be original. The entry hall is flanked by a double parlor with half walls accentuated by moldings; all doors and windows have moldings as well. The two fireplaces have simple brick surrounds, squared wood mantels and tile hearths. An unfinished basement displays a concrete floor and stone foundation walls surround the space. Cross braces can be seen between the floor joists.

The subject property is a unique representation of Donelson's agricultural and architectural history and is connected to several people significant to local community development. Overall, the property retains excellent architectural integrity and reflects these important aspects of Nashville's heritage.

³⁹ W.N. Meredith advertisement, *The Chickasha Daily Express* (Chickasha, Oklahoma) · 8 Sep 1904, Thu · Page 4; "Geary" and "Enid," *The Trade Bulletin* (Oklahoma City, Oklahoma) · 3 Mar 1906, Sat · Page 7; "William N. Meredith," *The Cleveland Leader* (Cleveland, Oklahoma) · 24 Jun 1915, Thu · Page 3; "William N. Meredith," *The Liberal News* (Liberal, Kansas) · 28 Jul 1921, Thu · Page 7.

⁴⁰ "Notice to Contractors," *Abilene Semi Weekly Farm Reporter* (Abilene, Texas) · 12 Aug 1910, Fri · Page 16; "W.N. Meredith," *El Paso Herald* (El Paso, Texas) · 6 Feb 1912, Tue · Page 6; "Improvements and New Enterprises in State," *El Paso Herald* (El Paso, Texas) · 14 Sep 1904, Wed · Page 5.

⁴¹ The c. 1925 date is based upon the account given in "Oral History with Merle Davis," Steve Rogers interview with Merle Davis and Amelia Edwards, October 7, 1999, on file at Tennessee Historical Commission, 4-5.

⁴² Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 436-437.