

TWO RIVERS MANSION MASTER PLAN



NOVEMBER 2016



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Introduction to the Two Rivers Mansion Master Plan

Built in 1859 by David H. and Willie Harding McGavock, Two Rivers Mansion was once the plantation home of one of Nashville's most prominent 19th century families. At its zenith in the 1880s, the McGavock estate, located in the Pennington Bend area just seven miles upstream on the Cumberland River from downtown Nashville, was 1085-acres in size and contained over 50 structures. Economic decline and personal debts led to the property's eventual breakup. In 1966, the Metropolitan Government of Nashville and Davidson County acquired the remaining 447-acre site from the last McGavock descendant for use as both a park and grounds for a new comprehensive high school.



Today, the 14-acre mansion site is located within the boundaries of Two Rivers Park. The surrounding public facilities include Two Rivers Golf Course, Wave Country, a skate park and a disc golf course. The 1802 House, a brick structure that was the original Harding/McGavock home prior to the mansion construction, is 75-feet to the southwest of the "big house." The 10-mile Stones River Greenway bisects Two Rivers Park as well. The linked trail system runs just west of the mansion, giving users direct access to the local Donelson area, the Hermitage community to the east and downtown Nashville to the southwest.



In the summer of 2015, the Metropolitan Government of Nashville and Davidson County's Parks and Recreation Department and the Metro Historical Commission began the process of developing a Master Plan for the 14-acre Two Rivers Mansion site. Bolstered by a grant from the Tennessee Historical Commission, a 50/50 match by the Friends of Two Rivers Mansion, and additional funding from Metro Parks, Encore Interpretive Design, LLC, located in Nashville, was hired to create a 20-year phased master planning document to guide the continued restoration and interpretation of the site. A primary objective was to outline solutions that reduce the amount of wear-and-tear on the historic mansion due to its use as a rental space. Envisioning a new on-site facility that offers rental opportunities for public meetings and private affairs gives Metro Parks the ability to design a more historic purpose and use for the mansion, the 1802 House and other cultural resources and landscape features associated with the property. These opportunities to engage visitors on a multiplicity of levels will better utilize Two Rivers as both a community and historic resource.

During the process, Encore conducted a series of meetings with the projects stakeholders: Metro Historical Commission, Metro Parks, the Friends of Two Rivers Mansion, the Stones River Women's Club and the general public. Each were given the opportunity to provide input and insight into the restoration, preservation, interpretation and continued use of the property. In the end, Encore crafted a plan that recommends a combination of new site facilities, a grounds plan that expands the visitor experience through greenway extension and wayside exhibits, site specific archaeology, and the use of the mansion and 1802 House as a combined programming, exhibition and interpretive space.



Goals for the Two Rivers Mansion Master Plan

Goals established for the development of a Master Plan for Two Rivers.

- An updated Historic Resource Inventory of the site
- An update of the National Register Nomination
- An Interpretive Plan that includes:
 - Current Conditions
 - A Timeline of Historical Events
 - Analysis of Potential Audiences
 - Interpretive Themes
 - Desired Visitor Experience
 - Recommendations for development of interpretive assets
 - Recommendations for integration with existing Park/Greenway system/nearby cultural and historic resources
 - Recommendations for partnership activities involving interpretation, education, tourism opportunities
 - Recommendations for Staffing
- A Collections policy and framework for the management/storage/exhibition of the collection
- A Site Use Plan for potential development and archaeological inquiry
- Design services for potential facilities
- A 20-year phased implementation plan for Interpretive/Construction projects
- A cost estimation for each phase



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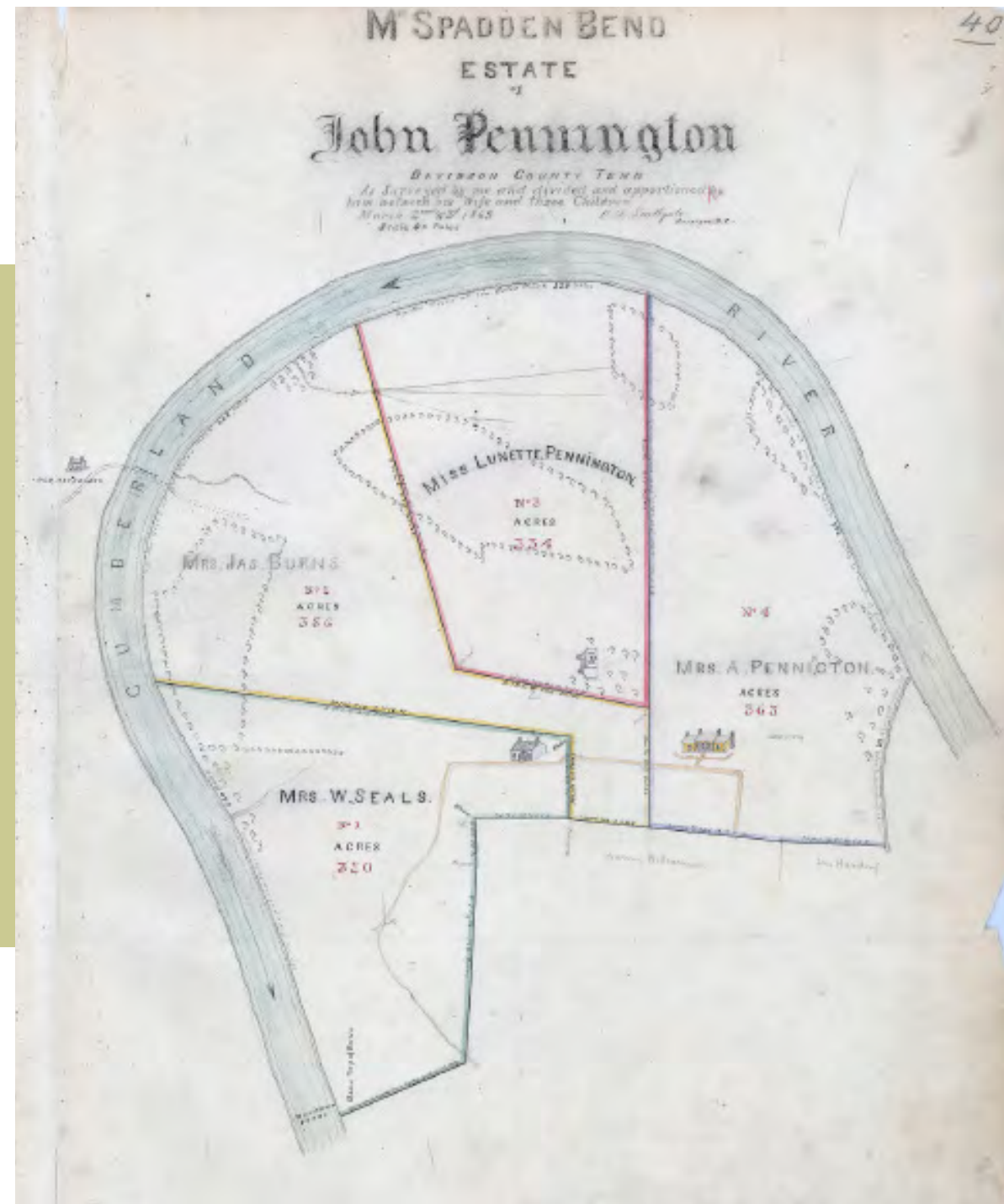
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CURRENT CONDITIONS



Current Conditions at Two Rivers

Located in Donelson, just six miles from downtown Nashville, the Two Rivers site is comprised of 14 acres and includes two historic structures that date back from the early to mid-19th century: Two Rivers mansion and the 1802 House. On adjacent park property to the west are numerous foundations that once were important structures and features on the Two Rivers landscape: a springhouse, dairy barn, livestock barn and other buildings. There are also the remains of stacked stone retainer walls that lined the plantation road leading to these structures. The plantation road was eliminated sometime in the late 1960s. There may be other historic features that now reside under the small lake created in the early 1970s to supply water for the Two Rivers Golf Course. For this project, a survey was conducted that covered both the 14-acre site and the wooded area to the west between the golf course and Two Rivers Parkway where all of these foundations are located.

An important part of the evaluation process in determining the current conditions at the site was an electrical, structural and mechanical assessment of the 1802 House and the mansion. Thornton and Associates conducted a survey of the boundaries. Moody Nolan, Inc., performed an architectural evaluation of the original residence, believed to have been built in 1802, and the Two Rivers mansion, built in 1859. Logan Patri Engineers performed a structural assessment of the foundations and supporting walls and roofs. I.C. Thomasson Associates, Inc. conducted an assessment of the mechanical, plumbing and electrical systems. These assessments are the foundation for improvements and continued restoration to the historic facilities.

Stone retainer walls in the West Woods



Survey Boundaries



Background and Visitation

Because Two Rivers has served, for the most part, as a rental facility, the site has not been an active participant as either an educational facility or as a major attraction for those visiting the city. Tours have only been part of the services offered for the last three years. Few records were kept that give a clear indication of the number of visitors to Two Rivers. For most historic sites, **education programs** and **tourism** are a major source of annual visitation and a revenue stream. Currently, the environment for offering these services could not be better as Nashville rides the high tide of being one of the nation’s “it” cities.

Over the last six years, Nashville tourism has grown by leaps and bounds. The survey of visitors to the city demonstrates the upward trend since 2010 in several different areas. Especially important is that Nashville met the expectations of 96% of those who visited. The high name recognition associated with being “Music City” has produced a record number of tourists over the last few years. In 2015, 13.5 million people came to town, half of those for the first time.

Tourism is not the only major area of growth in Nashville. According to Census data, the 14-county Nashville Metro statistical area gained 30,875 people a year between July 2010 and 2015. On average, that means an annual growth rate of 1.8 percent over the last five years, more than twice the national growth rate of 0.8 percent. The rapid influx puts pressure on the city’s infrastructure. From schools, to public transportation and roads, to affordable housing, to health care, to cultural resources and of course to parks and recreation areas, the arrival of so many diverse faces who are now the backbone of the “New Nashville” increases demand for all of these services.

There are several factors that contribute to the quality of life in and around the city. The cost of living, schools and education, climate, transportation/infrastructure, business climate, recreational amenities and parks, entertainment options and cultural attractions and quality of the neighborhoods just to name a few. Each plays a critical role in how people interact with the city’s resources. The Metro Park system has and will continue to have a major impact in Nashville’s quality of life.

In the Donelson area, Two Rivers Mansion adds not only to the quality of life issues, but is also an expression of the cultural value Nashville’s historic past provides to the tourism industry and educational systems in the city. Each and every historic site has a unique story and a unique landscape. Two Rivers is no exception. Wedged between two schools, paralleled by a greenway, abutted by a golf course and located on a major turnpike in the neck of Pennington Bend, the mansion site offers a tremendous resource for both education and tourism. When fully developed, Two Rivers will provide an array of meeting and interpretive spaces to meet the needs of the city’s ever expanding network of cultural destinations.

Research Highlights from Visitor Intercept Surveys				
	2001	2007-08	2011-12	2015
Avg. Size of Party	3.9	3.5	3.0	2.6
Avg. Length of Stay (# of nights)	3.7	3.5	3.8	3.7
Avg. Spending per Party	\$608	\$1,593*	\$1,103	\$1,475
Avg. Spending per Person per Room Night	\$42.13	\$130.04*	\$96.73	\$153.35
Avg. Age of Visitor	n/a	50.3	46.5	46.1
Avg. Income of Visitor	n/a	\$91.6K	\$81.8K	\$92.1K
Nashville Met Expectations	99%	94%**	96%	96%
Likely to Return to Nashville	72%	92%	92%	94%
"Music City" Lives Up to its Name	n/a	n/a	89%	92%
No. of Live Music Venues Visited	n/a	n/a	3.2	3.3
Sources of Info for Trip (internet)	15%	54%	52%	50%
Accommodations in Nashville				
Hotel/Motel	72%	84%	84%	88%
Family/Friends	20%	11%	12%	6%
Home Rental	n/a	n/a	n/a	4%
Other	8%	5%	4%	2%
Number of Visits to Nashville (past 5 years)				
First Visit	58%	51%	61%	52%
Repeat Visit	42%	49%	39%	48%
Primary Form of Transportation				
Personal Vehicle	49%	50%	45%	43%
Commercial Airline	36%	36%	41%	39%
Rental Vehicle	n/a	5%	5%	10%
Tour Bus	n/a	5%	5%	4%
Other	15%	4%	4%	4%
Purpose of Visit				
See Sights/Attractions/Events	n/a	50%	48%	38%
Attend Conference/Business Meeting	n/a	26%	35%	45%
Visit Family/Friends	n/a	19%	14%	10%
Other	n/a	5%	3%	7%

*Included Airfare in the spending averages. Airfare is not included in the following years.

**Only asked in first round of 2007-08 Intercept Survey.

Nashville Visitor Surveys



Area Parks and Greenways



The Donelson community is one of the hottest zip codes in the country (15th according to realtor.com). Because of the city’s rapid growth, residents and businesses are pushing into the area at a record pace. This puts pressure on public resources, such as schools and parks. Nashville’s parks and greenways system has expanded over the last decade as well. Two of these greenways, Shelby Bottoms and Stones River, connect at the Cumberland River Pedestrian Bridge east of Two Rivers Park, linking Two Rivers to the downtown riverfront.

Currently, Metro Parks and Recreation is leading an initiative for a new countywide parks and greenways master plan. The plan will serve as a guide for future investments in the growth of the park system over the next decade. The process includes an inventory of past and current plans, an analysis of programs and facility offerings, a benchmarking of peer cities, and an intensive public input process, including public meetings and surveys.

The Two Rivers Mansion Master Plan is being developed during the citywide planning process and will be included as a component of the larger initiative. Three parks currently exist within the bend; Two Rivers; Lock #2; and Heartland Park. At the northern terminus of Pennington Bend Road is Lock #2. Lock #2 was once part of a series of 21 locks built to help large steamboats navigate the shallow, rocky waters of the Cumberland River. Constructed in 1888, the lock was demolished in the 1930s when Old Hickory Dam was completed. Still standing in the park is one of Nashville’s original lockkeeper residences. There is also a boat ramp and a boat-themed playground. Heartland Park, 74 acres in size, was part of the original Two Rivers estate. The property was divided and sold in the 1920s. Today, the park is a major soccer complex bordered on the north boundary by the Stones River Greenway.

Two new Metro Parks are proposed for the Donelson area as well; Lytle and Ravenwood. The Lytle Park property features almost four miles of river frontage, including a highly scenic bend in the Stones River at its confluence with the Cumberland River. Ravenwood, acquired in 2011, has 181 acres of open green space.

Finally, *Stone Hall*, a Colonial revival home built in 1918 and listed on the National Register of Historic Places, is located along the the Stones River Greenway just east of Ravenwood. The 12-acre property is also owned by Metro Parks. The house is used for rentals, much like Two Rivers mansion. The site includes a three-story log cabin called *Eversong*, as well.





HEARTLAND PARK



TWO RIVERS PARK

LOCK TWO PARK



STONES RIVER GREENWAY



Current parks in the area



Managing Agencies and Support Organizations

Metro Parks

Since 1966, the Metropolitan Government of Nashville and Davidson County has owned Two Rivers Mansion. In 1972, Mayor Beverly Briley created the McGavock Home Commission, an advisory board formed to recommend procedures for preservation, restoration and operation of the site. One of the initial aspirations was to manage Two Rivers as a museum. Archaeological and paint analysis studies were completed. Collection pieces were acquired through donation. The cost of operating the site as a museum, however, were prohibitive. Instead, the mansion and grounds became a rental facility for mixed programming, including events, receptions, meetings and a host of other uses for area individuals, groups and organizations.

Metro Historical Commission

Metro Historical Commission (MHC) has assisted and advised Metro Parks on the appropriate treatment of the site and its structures since it was acquired by the city. It advocated for the inclusion of Two Rivers Mansion in the city’s purchase of the surrounding acreage for use as a public park and the construction of a high school, and in 1976 it oversaw the “Plan for Two Rivers”, a study and analysis for the site that set the stage for the restoration of the property. In 1984 the MHC wrote the nomination for listing the site on the National Register of Historic Places.

Metro Historic Zoning Commission

In 1999 (Ordinance No. 099-1698), Two Rivers site was designated as a Historic Landmark District, requiring the Metro Historic Zoning Commission (MHZC) to review and issue permits for all exterior improvements. Improvements are required to meet the adopted design guidelines, which are based on the Secretary of the Interior Standards for the Treatment of Historic Buildings.

Stones River Women’s Club

The Stones River Woman’s Club was organized in March 1965. The mission of this volunteer organization is to support projects and programs that improve our communities, our state, our nation and our world. At Two Rivers, the group has supported the restoration and maintenance of the mansion since the 1970s. They are primarily responsible for much of the first floor restoration, including the wall, window and floor treatments and the mural in the entry hall, as well as window treatments on the second floor.



They have also made donations of collection items to the house. The Club holds fundraisers to support these projects.

The Friends of Two Rivers Mansion

In 2007, at the behest of newly-elected District 15 Councilman Phil Claiborne, the conversation began to create an organization that would support the long-term restoration and maintenance of the Two Rivers site as a legacy project for both local and county-wide residents. Over the next several years, issues with the deterioration of the house resulted in Metro Parks establishing efforts to restore areas that were an immediate threat to the safety of visitors, specifically the rear veranda. At the same time, the community was engaged to determine whether a non-profit should be established to support restoration efforts.

After acquiring community support, backing from Metro Parks and the Metro Historical Commission, the Metro Parks Board approved the establishment of the Friends

of Two Rivers Mansion in June 2010. Councilman Claiborne gained unanimous approval from the Parks Board in September 2010 to recognize the Friends of Two Rivers Mansion as the official agency to work for the preservation and promotion of Two Rivers Mansion. Their model was based on the Conservancy at Centennial Park and the Parthenon. A charter was filed with the State of Tennessee, a board was established, by-laws adopted and 501(c)3 status was obtained from the IRS.

The newly-formed Board of Directors had their first meeting on October 27, 2010, to consider issues related to an organization logo or seal, cost of memberships, committees, insurance needs, fund raising ideas, explanation of Board terms to establish a 3-year rotation, and the nomination and election of officers for the Board. Since that time, the Friends group has increased membership, held fundraisers, administered rental activities at the site and worked with Metro Parks and the city’s administrations to secure capital funding for major restoration efforts at Two Rivers. They continue to have a positive impact on the site and were instrumental in helping fund the current Master Plan.



Restoration

Restoration work at Two Rivers has been consistent since 2011. Between 2011 and 2016, over \$1.2 million in funding has replaced or restored significant architectural features and general maintenance of the mansion and the 1802 House.

April 2011 - Contract in place for the replacement of the roof of the 1802 House.

September 2011 - Contract approval to Grau Construction for a detailed assessment of the Mansion's exterior condition.

February 2012 - Grau receives contract approval to begin restoration work on the Mansion.

Exterior paint analysis completed by Building Conservation Technology (BCT). Resulting date and color specific to 1875 to turn of the century and chosen as the most significant period for the McGavock family.

April 2012 - Construction began for the west and south face to include:

Phase 1

- Replacement of porch columns w/Alaskan Yellow Cedar timbers
- Replacement of porch decking with red cedar
- Replacement of all railing spindles
- All windows either rehabbed or replicated
- Caulking and painting

Phase 2

- Replacement of trim and large molding on upper cornice
- Restoration of all windows and trim
- Replication of carved wooden corbels on upper porch
- Rehab or replacement of porch columns, upper and lower

March 2013

Phase 3

- Repaired Queen Anne gutter system
- Replaced gutter pan over north restroom



- Restoration of all windows and trim
- Installation of ADA compliant ramp to blend with structure

August 2013

Phase 4

- Replicated and installed new window sashes and shutters on 1802 House
- Replaced cracked/broken bricks and tuck point joints
- Tuck pointed foundation stone



Room 201

Erected a period look bulletin board near the walkway to north parking
Installed indirect lighting on north face of Mansion

October 2013

Phase 5

Painted main floor woodwork and trim
Restored doors and hardware
Minor repairs to stairway and newel posts
Tile repaired in 2nd floor bath

Plaster repair to:

rear stairwell ceiling
NE bedroom ceiling
SE bedroom wall and ceiling
second floor bath wall and ceiling
first floor bath wall and ceiling off ladies parlor
first floor walls in double parlor (mainly SE corner and NW corner)
entry hall ceiling

Wallpaper repair to:

second floor hall west wall
second floor SE bedroom
second floor SW bedroom

March 2016

Phase 6

1802 House

Plaster walls repaired, sanded, primed and painted

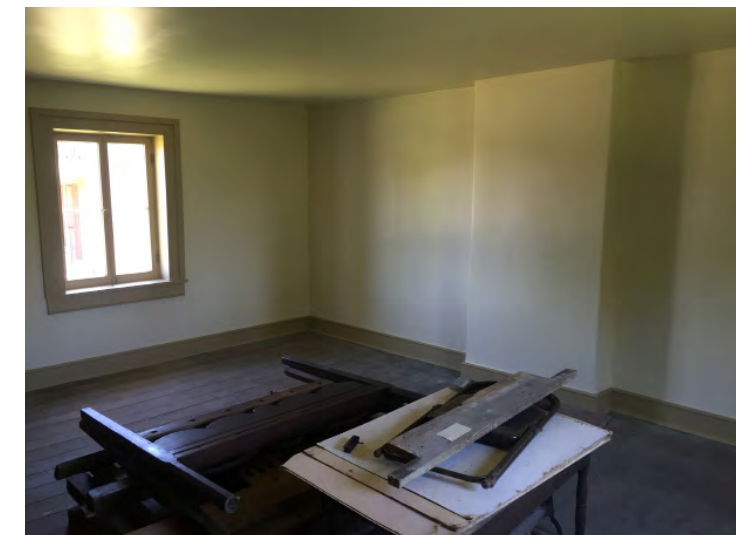
All woodwork sanded, primed and painted

Corner cabinet re-created in SE corner to match existing cabinet in NE corner

Minor repairs to floor boards, baseboards and hearth bricks



Room H201, 1802 House



Room H202, 1802 House



Existing Structural Conditions at Two Rivers

Building Exterior: 1802 House

The existing brick exterior appears overall to be in good condition. According to the caretaker, the brick was painted white prior to 1930. Patterns of white paint residue are staining the brick from a 1972 paint removal process that was not completely successful. A new roof, which appears to be in good condition, was applied in 2006 over the existing roof structure. The windows in the building, which also appear to be in good condition, were replaced after a tornado in 1933. Other visible defects noted on the exterior are the apparent water damaged wood thresholds of the three (3) exterior doors; and some termite damage spotted in the crawl space under the south door. Although the crawl space appears to be dry, the access door on the west wall does not provide full closure at the bottom, which reportedly allowed a skunk infestation of the crawl space.



Building Interior: 1802 House

The residence is currently in the process of being repaired and painted in its original historic finish. All of the interior walls and ceilings have been plastered and sanded on both floors. The main room on ground level was already painted at the time of the visit. The floors, chimneys and hearths are in good condition. The structural framing of the attic also appears to be in good condition and will be further assessed in the structural report. The only noticeable item is the unstable condition of the existing stair rails that need to be secured.

Building Exterior: 1859 Mansion

Overall, this 157-year-old structure also appears to be in good condition. The only apparent brick finish issues are water stains and what appear to be small areas of old excess mortar. The majority of the moisture staining occurs on the brick at the ends of each stone window sill. There are also a few minor areas of settlement cracks. These primarily occur in the south wall and above the doors and windows along the first floor porch. The stone base along the north wall and under the front porch along the east side also has areas of moisture staining. Some areas require minor masonry tuck pointing. There appears to be some minor moisture damage on the entablature above the second floor porch on the east side and running along the abutment of the brick veneer and entablature on the north side. The 2006 metal roof appears to be in good condition with no apparent roof leaks. The wood double-hung windows with divided lites appear to be original units and appear to be sound and relatively tight with no evident areas of water penetration or leakage. There are no areas where the inside of the exterior walls are visible, therefore it is assumed that there is no wall insulation.

The most visible areas that need addressing are not historic in nature:

- Damaged and inadequately installed downspouts at each end of east elevation
- Exposed and rusted conduit and wiring along the north side, and on and under porches.
- Abandoned piping and attachment devices and holes in surfaces from previous work.
- Arbitrarily placed mechanical units and features in visible locations.

Building Interior: 1859 Mansion Basement

The basement appears dry and is primarily used for storage, except for the old furnace room which is being used as a laundry and the old kitchen which has been converted into public toilets. The majority



Bathrooms in Room 010 located in the basement of the mansion



Grilled vents that circulate air in the basement



Water tanks in Room 007 once provided steam heat for the radiator system



HVAC ductwork runs throughout the basement

of issues discovered will be addressed in the structural report regarding fortifying or rebuilding of door and wall openings, foundation wall cracks and penetrations of the foundation walls for mechanical ductwork and other components. There are also several areas of damaged and missing plaster that will need to be repaired. The original porch framing appears to be in good condition. The stone piers supporting the main floor porch appear to be in good condition, but have been banded apparently in order to prevent the stone from splitting.



Main Floor

This level is finished and furnished to reflect the historic period. There do not appear to be any major areas of concern or obvious visible decay and damage. There are old (minor) moisture stains from prior damage that has been addressed and high wall and ceiling cracks in room corners that are minor in nature. The bathrooms on the north side were added in 1929. The old kitchen and pantry was converted into a catering kitchen in 1988.

The wood floors on both levels, where visible, appear to be sound with minor warping due to age. An elevator is stationed in the Gentleman’s Sitting Room on the north side and accesses Bedroom #1 on the second floor. It is functional, but not currently in service.



Water stains on the ceiling of the second floor bedroom (Room 202)

Second Floor

This level is also finished and furnished to reflect the historic period. There do not appear to be any major areas of concern or obvious visible decay or damage due. This level has more ceiling and high wall cracks in bedrooms 2, 3 and 4, reportedly due to a 1997 tornado. There is also old water damage in the storage hallway due to roof leaks prior to the new roof installation in 2006. The modern bathroom between bedrooms 2 and 3 was constructed in 1929. The apartment in the northwest corner where the caretaker lives was built out in 1973 and includes a loft-style bedroom and modern bathroom.

Mechanical and Plumbing Assessment

The mansion is currently being conditioned by four split-system gas furnaces with DX cooling coils. See attached mechanical plans for zoning of HVAC systems. Two of the gas furnaces are located in the basement and the remaining two gas furnaces are located in a closet on the second floor. The associated condensing units are located on grade for the first floor and on the balcony for the second floor.

The basement HVAC units have the ductwork routed in the basement with exposed ductwork to floor mounted supply grilles. The second floor HVAC units have the ductwork routed in the attic to ceiling mounted supply grilles.

The associated condensing unit for HVAC zone #1 is relatively new and is manufactured by Goodman. From the serial number it appears the condensing unit might have been replaced in 2009 and has a capacity of 5 tons. However, the associated indoor gas furnace appeared to be older and was manufactured by Carrier. ICT was unable to ascertain a gas furnace unit construction date but it appeared to be nearing the anticipated service life. The associated ductwork was insulated and appeared to be in good condition.

The associated condensing unit and indoor gas furnace for HVAC zone #2 are relatively new. From the serial number it appears the condensing unit might have been replaced in 2014 and has a capacity of 5 tons. The associated indoor gas furnace appeared to be new as well and was manufactured by Amana. ICT was unable to ascertain a unit construction date. The majority of its associated ductwork was insulated and appeared to be in good condition. However, there were some spots which need to be repaired.

The associated condensing unit for HVAC zone #3 is near the end of its expected service life and is manufactured by Nordyne. From the serial number it appears the condensing unit was installed in 2004 and has a capacity of 3 tons. The associated gas furnace unit was manufactured by Carrier and appears



to be nearing the end of its service life. The associated ductwork was insulated and appeared to be in good condition.

The associated condensing unit for HVAC zone #4 is near the end of its expected service life and is manufactured by Nordyne. From the serial number it appears the condensing unit was installed in 2004 and has a capacity of 5 tons. The associated gas furnace unit was manufactured by Carrier and appears to be nearing the end of its service life. The associated ductwork was insulated and appeared to be in good condition.

The public men’s and women’s toilets do not have an exhaust fan nor have operable windows. 2012 International Mechanical Code section 402.1 requires a window operable with an area of at least 4% of the floor area being ventilated or section 403 requires 70 CFM per toilet of exhaust. The public toilets do have wall mounted heaters to prevent pipes from freezing.

Mechanical Service Life

2011 ASHRAE Handbook of HVAC Applications has the median service life of residential split system condensing units at 15 years and the median service life of residential gas furnaces at 18 years. For these reasons, ICT recommends replacing HVAC Zone #3 and HVAC Zone #4 condensing units and gas furnaces. A budget price for HVAC Zone #3 would be \$8,000 and HVAC Zone #4 would be \$10,000.



HVAC Back Ell Condensing Unit



HVAC 1st floor condensing unit

Residential split system condensing units should be cleaned semi-annually and have the refrigerant levels checked to ensure proper operation. The indoor gas furnace units should be checked semi-annually and cleaned as well. The gas burners should be checked to ensure there are no cracks to avoid releasing carbon monoxide into the house. ICT recommends changing the air filters monthly to ensure the evaporator coils remain clean and at optimal performance.

Plumbing

The mansion has historic plumbing fixtures installed. ICT did not ask if the fixtures were functioning properly but we did not have any complaints from the caretaker. The plumbing fixtures were of the flush tank type. The domestic water piping was mainly copper and routed in the basement. There were a few linear feet of domestic water piping which was galvanized steel. Galvanized domestic water piping is prone to leaking and rusting.

The majority of the domestic sewer waste line is constructed of cast iron. However, there was a portion of domestic sewer which is constructed of galvanized steel. Given that the house in the future may be used more for display, ICT would not recommend replacing the galvanized drain line.

The domestic water heater was electric and located in the basement. The domestic water heater has a 4.5kW element with a capacity of 50 gallons. The domestic water heater was replaced in 2012.



Galvanized domestic water pipes run throughout the basement





Plumbing Service Life

2011 ASHRAE Handbook of HVAC Applications has the median service life of residential electric water heaters at 15 years. The water heater should be drained annually to remove sediment from the bottom and keep the water heater at optimal performance.

The galvanized domestic water piping should be replaced. All domestic cold and hot water piping should be insulated to meet 2012 International Energy Conservation Code for residents.

Electrical Condition Assessment

The mansion is currently being served electrically from an underground feed to a panel located on the side porch. The older structure is not served with electricity. However, there is a panel outside the structure with four (4) – 20 amp, 120 volt breakers mounted to a post. On the side of the post are receptacles to serve temporary power.

The existing mansion has circuits fed with wire and conduit, metal clad conductors, as well as Romex type wiring methods that have been modified over the years.

The existing mansion lighting consists of decorative pendants, wall sconces, and surface mounted fixtures. The outdoor lighting consists of decorative sconces at the front doors and flood lights on the outside. The decorative sconces at the front had some slight glass damage that could be repaired. The basement lighting consisted of porcelain bases with screw-in light bulbs and pull chains for control. Emergency lighting in the stairwells consisted of emergency wall packs with integral batteries that have been added in the past few decades. At the basement level, temporary string lighting appears to be installed. While it is not known if this lighting is utilized, it is temporary in nature and should not be left installed.

The existing data service to the building originates from a data rack in the Laundry Room in the basement. An old punch down block also was located in the Laundry Room, but did not appear to be in operation. There was a telephone box located outside the Laundry Room which was open at the time of the visit. There did not appear to be any fire alarm system in either the mansion or older structure. There is a security system with CCTV cameras installed on the mansion exterior.



Security and data system located in the basement, Room 009



Outdated telephone box located on the house exterior



BACKGROUND HISTORY



Background History

The Cumberland River Valley

Middle Tennessee has been home to human development for more than 10,000 years. Native peoples, followed first by Europeans and then Euro-Americans, built and sustained a multiplicity of civilizations in the Cumberland River Valley over the last ten millennia. Two, however, stand out above the rest. Today, their archaeological and historic remains offer us a glimpse of these important and significant pasts.

Pennington Bend is certainly a microcosm of human interaction and evolution in the Cumberland Basin. The area has witnessed the growth and decline of indigenous tribes, their descendants and other rival cultures for thousands of years. Paleo and Archaic Indians, followed by Woodland, Mississippian and finally Post-Columbian tribes, including the Shawnee, Chickasaw, Cherokee, Creek and Delaware have all, at one time, claimed dominance in middle Tennessee. Their control, however, was fleeting. The Two Rivers Mansion site and the surrounding Two Rivers Park are littered with the archaeological deposits of these native peoples. They give us not only insight into their growth, collapse and eventual abandonment of the region, but the fundamental elements of the civilization's ability to control vast landscapes through the interconnection of marriage, trade and tradition.

Two major civilizations have claimed cultural dominance in the Pennington Bend area in the last 1500 years. The first were the Mississippians. For more than 500 years these Native peoples exploited locally a vast network of agricultural communities that stretched from Florida to Missouri. Many refer to them as the "moundbuilders" because they constructed large ceremonial mounds throughout the state and southeast. Their ascendancy, however, was short-lived as populations dwindled due to famine, disease and possibly conflict. By the mid-15th century, Mississippian culture was all but extinct.

The second wave of settlement in the bend stretched from the late 18th century to the present. Beginning in the 1780s, Euro-Americans flooded the Cumberland River Valley, bringing farm and family to a region previously exploited as a hunting ground by underpopulated and warring tribes of Native peoples. After a violent beginning as these competing civilizations clashed, white hegemony quickly seized control of the area. By the 1790s, little resistance remained to their economic and cultural dominance. Throughout that time, major and minor characters played a role in development. It is their stories, as well as those who came before them, we seek to tell.



The Cumberland River

Native Peoples and the Cumberland River Valley

For more than 15,000 years, Indians have been an integral part of the North American landscape. No formal history of the earliest peoples was recorded - Paleo-Indians (12,000 BC), Archaic (8000 BC – 1000 BC), Woodlands (1000 BC - 1000 AD) Mississippian (1000 - 1600 AD) – but their presence is still evident today in the form of archaeological remains associated with village sites and burials.

The Mississippians

The first Europeans who entered the Southeast region of the continent in the 16th and 17th centuries witnessed what became the last dominant pre-Columbian civilization in the southeast, the



Mississippians. In the 1530s, Hernando de Soto and his army of Spaniards traveled through the region, including southwest Tennessee, in search of riches. Descriptions left behind by some of de Soto's men tell of powerful chiefdoms that ruled over territories stretching for hundreds of miles. Bearing witness to their dominance, however, was short-lived. Within a few decades, the Mississippians were all but a lost civilization.

Mississippian culture thrived in upper middle Tennessee for almost 600 years. Their name is a technical term created by anthropologist William Henry Holmes in the late 19th century while exploring the Southeast for the Smithsonian to categorize common cultural traits associated with this civilization. There were two distinctive physiographic regions related to Mississippian settlement in the area; the Nashville Basin and the surrounding Highland Rim. Evidence shows that the region was closely connected culturally to the lower Cumberland-Tennessee River line, creating a unified historic resource available for study today. Light to heavy scatterings of ceramic and other deposits, including structural remains in the form of houses and mounds, along with burials, have been discovered along numerous rivers and other large streams in middle Tennessee.

The civilization was not without merit. The Mississippians had no writing system or stone architecture. A unique characteristic evolved, however, in the manufacturing of pots and other vessels. These items were tempered with crushed mussel shells. Mussels, at the time, were abundant in the region's main rivers, the Tennessee, Cumberland, Elk, Harpeth, Duck, and in the case of Two Rivers, Stones. Their use helps us date the era of significance in the area as after 1100 A.D. The shells, along with other items, give us a window of understanding into a complex pattern of social relations that formed in villages and other communities as distinctive features of Mississippian culture.

Mississippian Settlement

Mississippian settlements were characterized by five different patterns: mound complex, farming village, hamlet, farmstead and limited activity loci. Along the Cumberland River, they were clustered into a multiplicity of approximately 3 to 4 villages in a ten-mile circumference. These clusters were separated by 20 to 40 miles. A social network existed between these locations that offered both protection and trade. The Nashville area was one of the most heavily populated with Mississippian settlements. One of the largest was the Sulphur Springs area, just north of the Tennessee state capitol. The community concentrated on salt mining. Cultivated sediments were harvested from the spring water for trade both inside and outside the region.

Unlike contemporary humans, Mississippian people spent much of their lives outdoors. The houses they built were used for shelter from inclement weather, sleeping in cold months, and storage. These structures were primarily rectangular or circular pole structures. Individual holes or continuous trenches were excavated to set the poles. Walls were made by weaving saplings and river cane around the poles, and the outer surface of the walls was sometimes covered with sun-baked clay or daub (wattle and daub). Roofs were thatch-covered, with a small hole cut in the middle to allow smoke to escape. A hearth dominated the center of the living space. Benches were used as beds. The interior was also used for storage, usually along the outer walls, while short partitions divided this outer space into separate spaces. The average Mississippian house was less than 400 square feet.

Mississippians were agriculturalists. They grew much of their foodstuffs in small gardens using simple tools such as stone axes, digging sticks, and fire. Corn, beans, squash, sunflowers, goosefoot, sumpweed, and other plants were cultivated throughout the year. Mississippians also consumed wild plants and animals. They gathered nuts and fruits and hunted deer, turkey, and other small animals as well as collected and consumed fish, shellfish, and turtles from rivers, streams, and ponds.

The Mound Builders

The Mound Builders, as the Mississippians in middle Tennessee and other areas of the Ohio, Cumberland, Tennessee and Mississippi river valleys were sometimes called, constructed earthen platform mounds within their villages. These mounds served both ceremonial and dwelling purposes. In the Nashville area, a few of these structures rose as high as 25 feet (Mound Bottom, Castalian Springs, Fewkes). In most instances, village leaders erected houses on top of the platforms, known as temple mounds. When a leader died his house was burned and a fresh layer of dirt covered the site. A house was constructed on the top of the mound as a dwelling for the new leader. Within the village boundaries, an open circular or rectangular courtyard bordered by the temple mound and smaller supporting mounds stood



at the center of the settlement. The courtyard, or plaza, served as a gathering place for many different ceremonial and social activities.

Stone Box Graves

Mississippian settlements in middle Tennessee were also characterized by the use of stone-lined graves, or stone boxes, for burials. Some of the stone box grave cemeteries were extremely large. The Noel Native American cemetery near Granny White Pike and Clifton Lane is thought by archaeologists to contain over 3,000 stone box burials. Others burials can be found at Travellers Rest Historic House Museum. They may all be part of the same settlement because of the close proximity. Graves contained pottery vessels, utensils, beads, water bottles, and rattles.



Stonebox grave located on the Two Rivers Golf Course

and Times of General James Robertson” (1859) and is credited with discovering and publishing the original manuscript of the Cumberland Compact (1846). In a letter to the Tennessee Historical Society, Putnam described his venture to look at the stone box graves at Two Rivers.

At the confluence of the Stones and Cumberland Rivers, a Mississippian burial ground has been documented by the Tennessee Department of Archaeology. Though much of the site was probably destroyed when the Water Treatment plant was constructed, the topography still gives visitors an opportunity to visualize the flat and open terrain in a number of different ways.

The Heartland Park site was once part of the Two Rivers holdings and has generated interest as far back as the 1850s. A.W. Putnam (1799- 1869) a prominent lawyer, businessman, public official, historian, writer and one of the founders of the Tennessee Historical Society, visited Two Rivers in 1858. Putnam published “The History of Middle Tennessee or Life

A few days since Mr. Nelson (Recording Secretary), Mr. Smith, and myself, as Representatives of the [Tennessee Historical] Society, accompanied by three young gentlemen who, like ourselves, are willing to dig and explore, where there is any profit to be made or wisdom to be gained, rode out to the residence of David H. McGavock, Esq., near the well-known “Todd’s Knob,” at the mouth of Stone’s river [Heartland Park], to make an investigation of the ancient graves on that plantation. Most politely were we received, most hospitably and elegantly entertained, and kindly aided in researches among the ‘un-storied dead’ in that extensive cemetery.

The ground occupied, is estimated at twenty-five acres. The most of it is covered with the original forest trees, --- some of which will measure from three to five feet through (in diameter.). The whole surface is seen at a glance to have peculiar features of elevations and depressions.

If we had a map or diagram showing the extent of the grounds with the peculiar topography, it would be worthy of preservation. It would be interesting and facilitate comparisons with other localities used for similar purposes, and might furnish some suggestions or theories, at least plausible, in regard to these mysterious burial places.

What I regard as peculiar, and as proving that the race of people was very numerous, and the same people, is the mode of interring the dead:

They are buried in distinct and vast cemeteries.

They are all buried in tombs or stone vaults.

They are buried as naked skeletons, -- and not while the flesh was upon the bones.

The places of interment are near a creek, river, or spring -- almost invariably near the junction of streams.

The tombs are uniformly prepared by laying flat rocks at the bottom of shallow excavations, (of from one to three feet in depth.) thin flat rocks placed edgewise, form the sides and ends, and the same for covering.

In many are the common freshwater muscle shells. In a few, the space around the bones is found to contain half a bushel or even a bushel.

They are sometimes in tiers or layers, (one tomb above another,) yet each distinct as an enclosure.

There are small tumuli usually near or in the midst of the graves.

There are circular depressions or hollows, as though the earth had been scooped out to form a rim or embankment around these basins or circular hollows.

Perhaps other peculiarities might be mentioned.

Our examination has satisfied me that much more extensive explorations ought to be made, and that these should be at different places, -- to trace the evidences of similarity, -- or, possibly to discover in one some marked peculiarity.



Specifically, Putnam wrote about David H. McGavock’s discovery of the burials.

Mr. McGavock informed us that in making the road through this burying place, he plowed up fifty or a hundred graves, and that at least twenty skulls were placed by himself and servants (as caps) upon the stakes of the fence, where they remained by action of the atmosphere until they crumbled and fell to pieces,-- and that among them all, there was but one grave wherein he thought the body entire, could have been deposited at full lengthy, and this he regarded as the body of a chief, by whose side was the small tomb in which was the skeleton of a woman. As these two graves seemed to have been constructed with much care, and contained each, about a bushel of muscle shells, the position of the bodies was easily discernable and deserve particular notice.

A walnut tree was standing in the line of his road: the large roots were cut, excavations made around and the tree fell, turning up some of the stones of these graves: Mr. McGavock had the tree sawed in two, the top of the stump smoothed with a plane, and counted distinctly one hundred and twenty yearly rings or growths, showing the tree to be 120 years old.

He then opened these graves with ease. The skeleton of the man was supine, that of the female, the reverse: The head of the man was bent forward, or rested upon the breast bone, -- that of the woman was turned back up- on the shoulders with the face up: Upon the mouths of each were round ornaments of muscle shells, variously carved, in each of which are two holds evidently made for the suspending of these ornaments to the cartilage of the nose.

Putnam goes on to say:

Mr. McGavock removed the one from the mouth of the man, and Mrs. John Harding [from nearby Bellevue] the one from the mouth of the woman: These ornaments were given to me, and I now deposit them in the Society’s showcase.

In the hands of the chief or warrior were two stones each of six or eight inches in length, -- his “war-clubs.” They were reduced in the middle and towards one end to admit the grasp of the hand: The bones of the fingers and hands were sticking by the earth closely around these stones. They were taken to Mr. McGavock’s residence, and used by the children as play things, and in cracking of walnuts, and have been lost: This we much regret, for we have nothing of the kind in our Cabinet.

Remains of different shapes and sizes were found on the property as well. Putnam describes the last of McGavock’s discoveries. This time they are above the Stones River and quite possibly were the remains of other village leaders:

In the graves upon the point of the ridge near the river bluff, we found several skeletons at full-length: Such as Mr. McGavock says he never saw in any other part of the grounds.

In October 1971, Metro Parks discovered stone box graves on what was to become the tenth and eleventh fairways of the new Two Rivers golf course. The site is located due west about half a mile from the rear of the mansion. Carbon testing revealed the remains to be from around 1250 to 1300 A. D. More graves were unearthed along the eighth fairway just west of the clubhouse. In essence, the highest elevations of the golf course were a Mississippian burial ground.

Decline and Renewal

The last of the Mississippians that lived in the area disappeared by the late 16th century. By the end of the following century, much of the Cumberland River valley was used as a hunting ground by several Native American tribes, including the Cherokee, Shawnee, Chickasaws, Choctaw, and Creek. The game that gathered to use the salt licks in the valley served a dual purpose: animal skins for trade and protein for the Native American diet. More than any other tribe, the Cherokee laid claim to middle Tennessee.

This, however, did not keep other tribes from using the area to hunt for food and skins, especially the Shawnee. Though no real permanent settlements existed after the late 1600s, the Shawnee were the most active, especially with the introduction of French fur traders to the area. The French presence during the 17th century enhanced the valley’s importance to each of the competing tribes. For more than 150 years, Natives engaged small European and Euro-American trade and hunting parties bent on expanding the reach of their home countries. Westward expansion by colonials following the French and Indian War created more tension among Native tribes, especially the Cherokee, Shawnee, and Chickasaws.

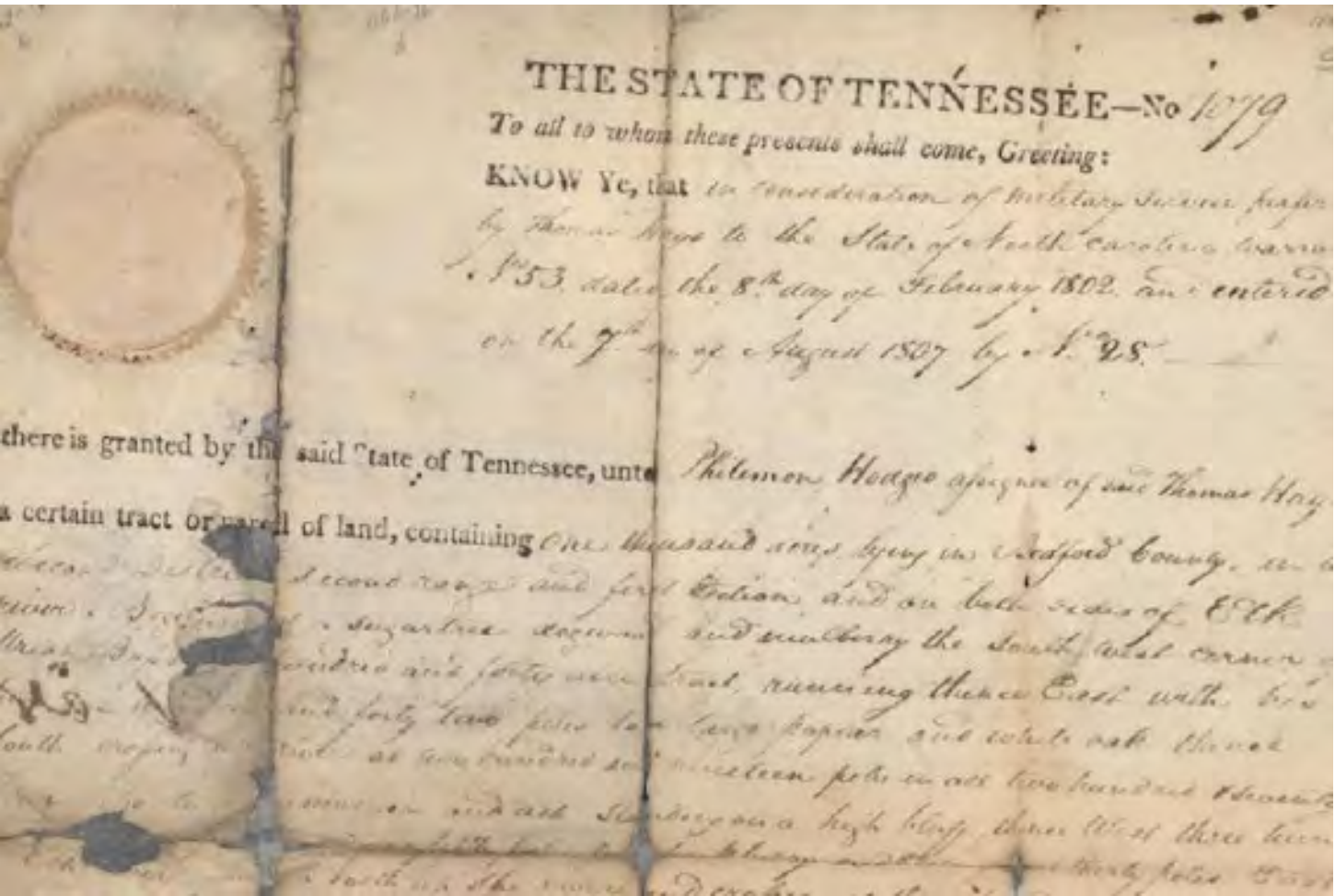
By 1750, the Shawnee were driven from middle Tennessee by roving bands of Chickasaw and Cherokee. The region became known as “the dark and bloody ground” because of hostile attacks and reprisals by the competing tribes. Trade and military alliances between these Native peoples and their European/ Colonial counterparts led to continual conflicts among belligerent Indian cultures, like the French and Indian War and the American Revolution. Each was resolved to forge alliances and control the contested Cumberland River Valley. All found the allure of Colonial and European goods hard to pass up when it came to fulfilling not only their needs, but their wants as well.



Euro-American Settlement

Land Grants

Settlement west of the Appalachian Mountains was driven by a combination of speculators and land grants in the western territories. During the American Revolution, land was granted to veterans as payment for their service in the struggle against the British. With this practice, the young American government presumed they would be victorious. Thus, land grants were a post hoc reward that did not financially burden the government during the war, gave the military the support they needed on the battlefield and provided an incentive for service, especially among those who wavered in their allegiance in the fight between Great Britain and the United States.



Early Tennessee Land Grant

Not all states, however, could take advantage of the bounty. Delaware, New Jersey, New Hampshire, Rhode Island and Vermont lacked enough vacant land to support the policy. Their veterans were poorly compensated for their service, with pensions that most never saw. On the other hand, Connecticut, Georgia, Maryland, Massachusetts, New York, North Carolina, Pennsylvania, South Carolina, and Virginia selected reserves in their western (in the case of Massachusetts northern) frontier for land grants. These state governments encouraged veterans to occupy western reserves after the war by exempting them from taxes if they were willing to relocate. The policy also kept in check an exodus of veterans to other states. Some western lands were ceded by states to the federal government as a revenue source for the fledgling republic. In all, the process was stunted and favored those already in power, such as military officers and land speculators who bought up the grants from desperate veterans who needed money. In the case of Virginia and North Carolina, only their Trans-Appalachian lands were ceded. These cessions eventually became the states of Kentucky, Ohio, Indiana and, in the case of North Carolina, Tennessee.

Military veterans also gave state governments men who were skilled in warfare and could defend against Native American reprisals on the frontier. Since most of the Indian nations had supported the British during the Revolutionary War, having former soldiers leading the frontier expansion gave solace to other settlers who sought protection.

The Cumberland Settlements

Middle Tennessee’s Cumberland River Valley attracted Euro-American settlers to the area in the mid to late 18th century, primarily due to the region’s mild climate, navigable waterways, healthy supply of game and rich soil. Many of the earliest male landowners, those who arrived between 1780 and 1810, received land bounties from the State of North Carolina for either service in the army during the American Revolution or as founding members of the Cumberland Settlement. Others were land speculators who surveyed properties and purchased tracts from veterans unwilling or unable to make the trek across the Appalachians.

The oxbow bend in the river located six miles upstream from the French Lick Station (Nashville), was bounded on the east by the Stones River, a tributary of the Cumberland. The arrival of longhunters, small farmers, land speculators, and their families was wrought with conflict between Native peoples and the settlers. Their issues would not be resolved for almost fifteen years. Settlement, however, led to the cultivation of the region, including the bend, as an agricultural resource for a multiplicity of staple crops, livestock and other foodstuffs.



McSpadden’s Bend

For more than a hundred years following Euro-American expansion into the Cumberland River Valley, the ox-bowed landscape surrounded on three sides by the Cumberland River just six miles northeast of the French Lick Station (Nashville) was known primarily as McSpadden’s Bend, named after one of the area’s earliest settlers. In the fall of 1785, Thomas McSpadden, a veteran of the American Revolution, moved with his wife, Mary, from Washington County, Virginia, to the Cumberland settlements where he purchased 95 acres in the river bend. During his service in the Virginia militia in the summer of 1777 he had fought against the Shawnee Indians, British allies, after their raids along the Clinch River in southwest corner of the state resulted in the deaths of several settlers. The end of the war pushed him west. He added to his homestead in 1809, when he bought an additional 63 acres. His final purchases in the years that followed increased his holdings in the bend to 239 acres. McSpadden moved further up the river in 1809-1810 to Wilson County where he purchased 400 acres. The bend would retain McSpadden’s name until the late 19th century.

Pennington Bend

In the late 19th century, the area took on a different name, Pennington, after the family who purchased most of the northern one-third of the bend. The family patriarch, Graves Pennington, was born in 1783 in Sussex County, Virginia, to Marcus and Ann (Graves) Pennington. He moved to Nashville in 1802 with his uncle, John Graves, and his family. Graves purchased 320 acres of a 640-acre tract in the bend. In later years, he operated the ferry that crossed from the bend over to Haysborough, a community located on the north side of the Cumberland River.

In 1803, Graves Pennington married Francis Graves, his first cousin and John Graves’ daughter. Pennington purchased the other half of the 640-tract that same year. With his new wife, they welcomed three sons: John Winfield Pennington (1804 – 1877, Mt. Olivet), James T. Pennington and William R. Pennington. Following Frances’ death, he married Martha Bondurant in 1830. Together, they had three daughters, Sarah Ann Magdalene Pennington, Mary Amanda Pennington and Martha Pennington, and one son, Graves Pennington, Jr.

After his father-in-law’s death, Pennington expanded his land holdings in the bend and also operated the ferry at the properties northwest corner that crossed over to Haysborough. By 1850, he owned 32 slaves that lived and worked on the plantation. Around 1852, the Pennington family decided to expand their holdings to Mississippi. Two of his sons moved to Holly Springs and started plantations. Both died less than two years after arriving in Mississippi. Graves’ oldest son, John Winfield, remained



in the bend. Graves Pennington passed away in 1854. His son auctioned off the almost 600-acre plantation, along with 21 slaves and five shares of stock in the Nashville and Lebanon Turnpike. Upon John’s death in 1877, he left more than 1300 acres to his widow and three daughters.



Two Rivers Property Owners

The history of the Two Rivers Mansion property is really the story of two families: The Hardings and the McGavocks. The land in the bend was awarded, acquired, bought, sold and traded numerous times between 1784 and 1965. The following is an inventory of those transactions. Please keep in mind that some records are missing or have not been located. The search continues.

Nicholas Coonrod (1784-1794)

Nicholas Coonrod was the first to own the 640-acre tract west of the confluence of the Stones and Cumberland rivers. He received the property from a North Carolina land grant made to the earliest Cumberland settlement pioneers who stayed in the area, after the initial Indian unrest caused havoc in the area during the first decade. 1,500 North Carolina land grants were issued to 858 men and women in the years following the American Revolution. Coonrod was a signer of the Cumberland Compact in 1780. The Compact created a simple form of governing the settlement. There is no evidence that he ever lived on the property in the bend six miles upstream from the French Lick station (Nashville). He also acquired several other tracts in Davidson County. In the early 1790s, Coonrod moved to what would become Robertson County, near Miles' Station, where he served as the first Postmaster of the county.

David Buchanan (1794 – 1812)

David Buchanan migrated to Nashville in 1793 from Augusta County, Virginia, with his wife, Margaret, and three of their children. At the time, he was 29 years old. Buchanan's mother, Joanna, was a first generation American, having emigrated from Ireland in 1740. He purchased the 640-acre tract below Espey's Spring from Nicholas Coonrod in 1794. The spring is under the north parking lot at Opry Mills Mall today.

There remain few records of his life in the Nashville area. How the property was managed in the first ten years is unknown. In 1805, however, Buchanan was forced to sell part of his holdings, 164 acres, to pay off a \$640 debt to John Caffery. More of the property was sold in 1808, this time to John Edmondson to pay off a debt of \$1000. Edmondson traded the land to Andrew Jackson. Finally, in 1812, he relinquished 175 acres along the Stones River to John Arnold to settle another debt (\$1359) before moving to Lincoln County, Tennessee. He did, however, vote in Davidson County in the Election of 1812. The county was first divided into militia companies or military districts for the purpose of legal representation, voting and taxation and the practice continued until 1835 when there was a change to numerical districts. In Lincoln County, Buchanan purchased 1900 acres along Cane Creek near Fayetteville.

1802 House

The *1802 House* is the oldest structure on the Two Rivers site. The location of the original house the Buchanan family lived in when he purchased the property in 1794, however, is unclear. David Buchanan is currently credited with building the "1802 House." No primary source documentation has been uncovered to reveal the exact date of the building's construction. One secondary reference calls the structure the 1820 House. Another has called it the Harding House. William Harding did not purchase the property until 1819 and does not move to the site until 1823.

There may have been two structures on Buchanan's property. One house, possibly built when Buchanan first moved to the site in 1794, may have existed where Two Rivers Middle School is today. When Belmont Domestic Academy opened in 1815 near today's middle school site, the academy was said to have operated in a large, "one-story frame house" once owned by David Buchanan, not a brick structure. Thus, the "1802 House" may be a second house built by Buchanan or by William Harding after he acquired the site.



1802 House



The *1802 House* is a vernacular Federal style brick two-story, four-room, structure with a central staircase. Built on a limestone foundation with both a house cellar and a root cellar, the structure has no architect of record, not uncommon for this period in Tennessee. The raised, cut limestone is course in nature. There exist two distinct types of brick, one deep red with a high iron content and the other orange with little to no iron inclusions. The red brick is much harder due to the iron. The orange brick deteriorates more rapidly, probably because it was fired at a lower temperature. All the brick was made at a kiln somewhere on the property, possibly near the multi spring-fed creek to the west. Location of the kiln will require further investigation.

There are four windows on each side of the structure. The two downstairs rooms were used as a kitchen and either parlor or bedroom. The structure has two doors on the north side of the house, the front, with a Flemish bond brick pattern. That pattern is also used on the east side of the house. Thus, the more refined brick pattern was utilized on the two sides of the house visible to arriving guests. An American bond, a common style, was used on the south and west walls. When the house was originally built, there were no doors on the south side. Two were added later and one was removed and converted back to a window when the house was restored in the 1970s.



Bowen-Campbell House

On-site evidence gives us a better, though not complete, understanding of the “1802 House.” The dwelling itself reveals characteristics that may date its construction to the first two decades of the 19th century. First, the joining of the lumber comprising the roof trusses is mortis and tenon. Though that alone does not determine its period of construction, elements associated with the rafters might. Each rafter has a Roman numeral carved where they join. These numbers gave the builder the ability to match

up the pieces after they were cut and scored on the ground and then raised to the top of the structure for installation. At least one other home in Nashville has similar markings. The Craighead House, located in Richland Park, was constructed around 1803. It is also a vernacular Federal style house. The scoring pattern on the roof rafters is also matching Roman numerals. The practice was common into the 1860s.

There are also similar structures in the region built in the late 18th and early 19th century that share features with the 1802 House. The *Bowen-Campbell House* in Goodlettsville, Tennessee, is a circa 1788 structure with the same vernacular style architecture. It is considered the oldest brick structure in middle Tennessee. The house is two-stories and has twin entry doors on the front. It also has a mix of American and Flemish bond.

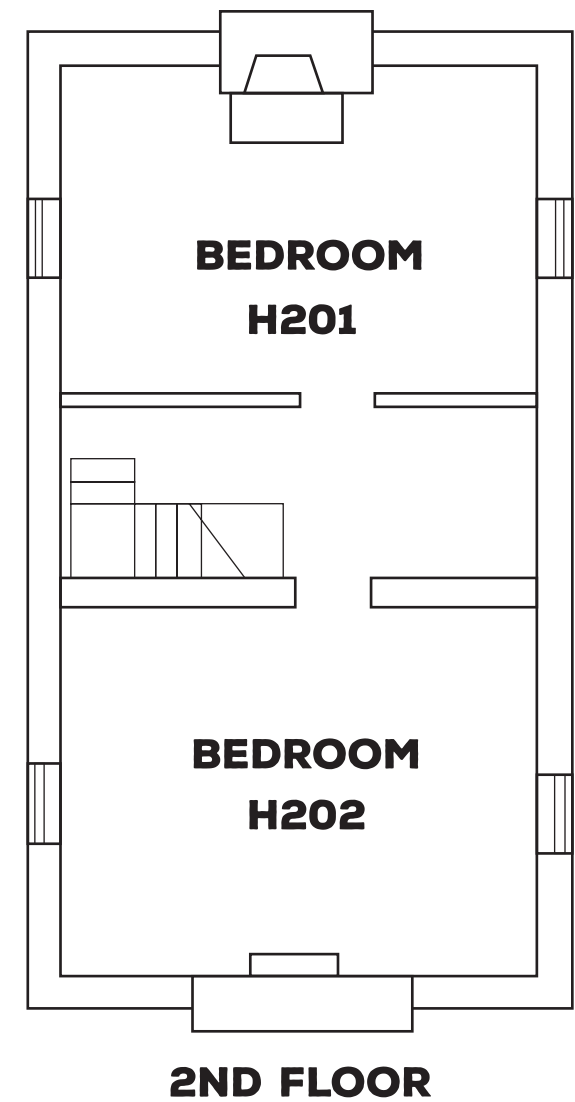
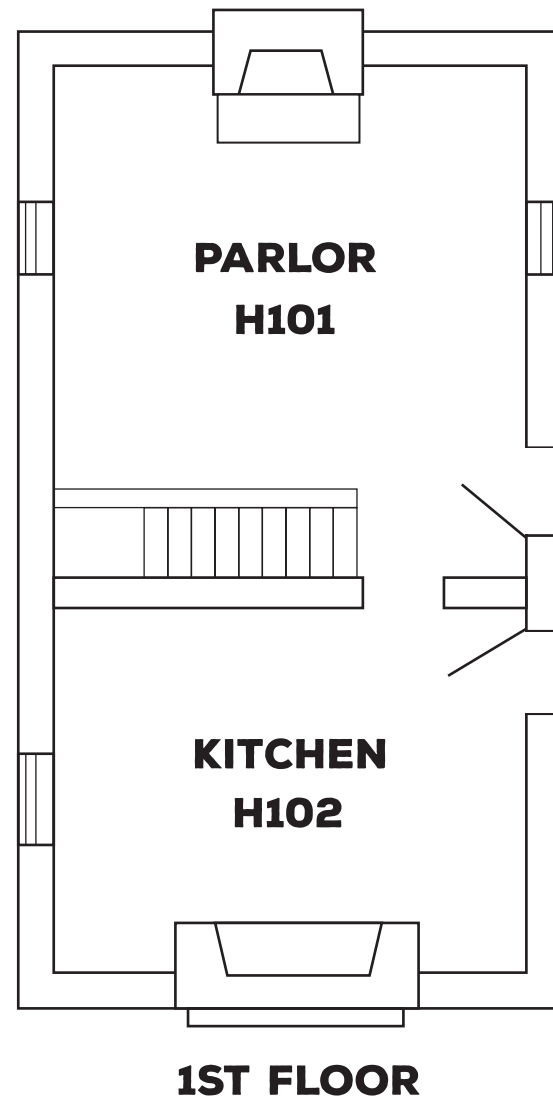
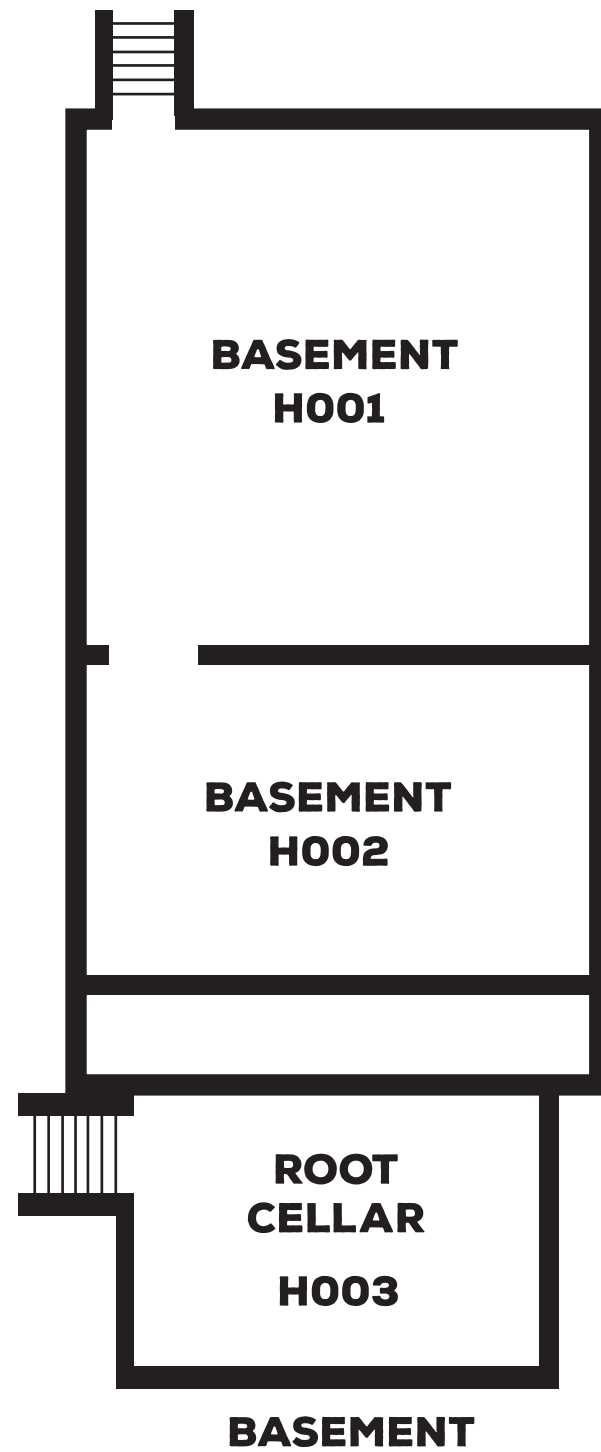


Blue Brick House

The sister house to *Hall-Harding-McCampbell* was called the *Blue Brick*, and was built by Hall’s brother, Charles. This house was said to have been constructed in the late 18th century. It was also of vernacular Federal-style architecture. The structure was located near today’s Stewart’s Ferry Pike and was razed around 1960.

Numerous claims have been made about the construction date of the “1802 House.” An archaeological survey conducted in 1977 recovered a bottle manufactured in the 1820s from the original builder’s trench. There were no artifacts that pre-date that period. By the same

Other vernacular Federal-style houses were built in the Donelson area around the same time. The *Hall-Harding-McCampbell* house is of similar size and style, a two-over-two design with a central staircase. The structure was reportedly built c.1805 by Charles Hall, a wealthy planter who moved to Nashville from Maryland. Thomas Harding, William Harding’s brother, acquired the 259-acre property and house from Hall in 1820. Harding made changes to the house.



1802 HOUSE
C. 1820 HISTORICAL USAGE



token, a report on the history of the house written in the 1960s states that the “1802 House” had “wings which formerly flanked the central part.” The 1977 archaeological study did not reveal any foundation structures to substantiate the claim of wings. To date, the combined evidence concerning the origins and uses of the house is not conclusive, but does give us a wide range of possibilities. Until further study reveals a definitive construction date the house should remain in its current interpretive state with a few minor restoration suggestions.

Federal Style Architectural Features

Typical Features:

- Two-story, rectangular construction
- Side gable or low-hipped roofs
- Raised foundations
- Semi-circular or elliptical fanlights over front entry (not found in the 1802 House)
- Elaborate door surrounds with decorative crowns or small entry porches (often elliptical or semicircular)
- Cornice emphasized with decorative molding (usually modillions – refined dentils)
- Double-hung sash windows (six over six) sash separated by thin wooden muntins (6 panes)
- Windows arranged in symmetrical rows, usually five-ranked (less commonly three or seven)
- Northern preference for wood frame, clapboard siding; southern examples used brick construction
- Louvered shutters

Interiors: (Not found in the 1802 House)

- Creative floor plans with elliptical, rounded rooms and domed or arched ceilings
- Graceful decorative ornament carved in wood or cast in plaster applied to mantels, walls, ceilings, etc.
- Curved open staircases that included classically decorated pediments and pilasters
- Decorative motifs include: swags, garlands, urns, and classical geometric patterns (motifs also appear on exterior door surrounds, entry porches, over windows, along cornices or in paneled wall inserts)

High-Style Elaborations: (not found in the 1802 House)

- Flushboard siding (on front façade) meant to imitate stone
- Paladin windows – often centered above main entry
- Roof-line balustrades
- Flat or keystone lintels above windows
- Windows recessed into blind arches in brick examples
- Triple-hung windows extending to floor at primary story with shorter windows at upper stories
- Fanlights and sidelights incorporate delicate tracery in wood or lead
- Town houses: iron railings and balconies; bowed or polygonal bays (particularly in Boston)

Willie Barrow (1812-1819)

Willie Barrow was a prominent Nashville businessman and plantation owner during the late 18th and early 19th century. Born in 1770 in North Carolina, he first settled in Nashville in 1795 at the age of twenty-five and purchased 290 acres a year later along Sycamore Creek, an area between what is today Lower Broad and the City Cemetery. His father, Micajah Barrow, acquired land grants from the state of North Carolina that were left to Willie upon his death in 1805. In 1799, he married Jane Greer. They had three children: David, Alexander, and Jane. Jane, his wife, died in 1802, possibly during or just after childbirth. A year later, Barrow sold one of his cotton plantations south of Nashville. The farm had a gin with 54 “saws,” a copper still and fields of rye, wheat, apple trees and a peach orchard. His Sycamore Creek property had a large stand of locust trees that locals called Barrow’s Grove. His daughter, Jane, was married in the Grove in 1817.

Beginning in 1799, Barrow served as a justice of the peace in Davidson County. An important role as justice was to marry people, and he sometimes found humor in the affair. “I certify that I married the within named persons at the house of Dudly (sic) Kingston on the evening of the 11th March 1819 being the evening after the steam boat arrived and while I was marrying the couple there was two fights in the yard,” wrote Barrow.

In 1804, Barrow remarried, this time to Anne Wilson Beck. She helped raise his young children. Together, they had several more children, including the prominent soldier, newspaper editor, and politician George Washington Barrow. Either he or his father, Micajah, purchased or traded property in the McSpadden’s Bend/Stones River area, in or before 1804. In August of that year, he made purchases from Andrew Jackson’s Hunters Hill Store, located east of the Stones River. Jackson sold the store to John Coffee in 1804 to pay off debts and help with the purchase of the Hermitage property that same year.

For more than twenty years Barrow traded in both land and slaves on a consistent basis. In 1812, he purchased the 175-acre tract from John Arnold (eventual Two Rivers Mansion property). To help pay for the purchase, he may have sold four slaves: one 21-year-old woman, her child and two other girls age 15. Two years later, possibly after recouping his money, he purchased two other slaves, a man and woman.

Barrow named the property in McSpadden’s Bend *Belmont*. It is unclear if he ever lived at Belmont. Barrow may have purchased the property as an investment and leased out the homesteads to smaller farmers, a common practice in the South. Sometimes slaves accompanied these lease arrangements. An



advertisement in the local newspaper in 1812 stated that he had three plantations for rent. Two of the farms were listed as 8 miles above Nashville (the east side of the bend) and consisted of 75 acres each. Two years later, Barrow offered more property for lease. This time he tendered 250 acres in the bend of which 100 acres were cleared for farming. The property had a small house with four rooms downstairs and two rooms upstairs and four fire places. The only catch was that 69 acres were on an island in the Cumberland River (probably Crab Island). Barrow remarks that there was a “strong bridge” from the mainland over to the island property along with a ferry. In closing, he informed interested parties that he was willing to trade slaves for the land if anyone wanted to purchase the property outright.

Barrow also owned a boatyard in the bend where flat bottom boats were built by a Mr. Hanks and sold as transports to move agricultural products along the Cumberland River. Barrow even mentioned that the boats were of great quality and all stayed afloat in 1812 when the New Madrid earthquake struck the region.

As an interesting note to Willie Barrow’s investment in McSpadden’s Bend, he became involved in the establishment of Belmont Domestic (Female) Academy. Three years after purchasing the property from Buchanan in 1812, he offered the “large farm house owned by David Buchanan,” located at today’s Two Rivers Middle school site, to John J. Abercrombie and his wife, Sarah DeNormandie. Abercrombie emigrated from Scotland in 1773. As a violinist, he moved around from city to city, including Charleston, Philadelphia, Baltimore, Richmond and Lexington, before arriving in the Nashville area in 1815 to open a domestic boarding school for girls. The school taught reading, writing, orthography, grammar, music, geography, needle point, drawing and painting. It lasted only a few years in the bend before the Abercrombies moved downtown. As a side note, their son, John J. Abercrombie, Jr., entered West Point in 1818 and before his career was over was brevetted brigadier general during the Civil War. He was one of the Federal Army’s oldest serving field officers.

Willie Barrow, however, continued to support education in Nashville. In 1816, he became a founding director of the Nashville Female Academy. He was joined by another local planter and businessman, John Harding.

Possibly feeling the pinch of the national economy’s impending financial collapse, Barrow put his 500 acres in the bend up for sale in October 1818. He told potential buyers that 200 acres were cleared and there were eight “cool springs,” a distillery with 100 tubs, a horse mill, a large granary, buildings and cabins. All were included in the purchase. He also offered for sale 1000 barrels of corn, 300 hogs, 100 cattle, work horses, oxen and carts, and wagons with the land and buildings. Barrow would even trade

the plantation holdings for property in downtown Nashville.

The Panic of 1819 forced Barrow to sell almost all his holdings. Not only were his plantations in the bend affected, but his house in downtown Nashville was sold in a lottery to pay off his debts. Barrow also sold some of his slaves. One slave in particular, Eamond, had discerning features that reduced his market value. He was “not guaranteed as sound as it is well known to both parties that he is affected with a rupture in his groin supposed occasioned by lifting.” Later in 1819, he sold four more slaves, all men between the age of 20 and 30, along with other property to settle a debt. Barrow died in 1825 at the age of 55 and is buried in the Nashville City Cemetery.

James Priestley



James Priestley

James Priestley arrived in Nashville in 1809 to take over as president of Cumberland College (formerly Davidson Academy). Priestly purchased 320 acres of land in McSpadden’s Bend from Andrew Jackson in 1811. The property was the northwest corner of Coonrod’s original 640-acre tract sold to David Buchanan in 1794. Buchanan was forced to sell half of his property to Jackson to settle a debt. Jackson then deeded the tract to Priestley (who never paid Jackson for the purchase).

In 1816, when Cumberland College closed temporarily because of financial difficulties, Priestley opened a female academy just west of Willie Barrow’s plantation near a spring that feeds into the Cumberland River. His wife may have already had a school located at the site as early as 1811 when they purchased the property from Jackson. That year, a young girl was drowned in the Cumberland River near the school.

My sister Charlotte Philips, at the age of 16 was sent to boarding school not far from Nashville. Mrs. Dr. Priestley was the teacher. Her husband was President of Cumberland College. Mrs. Priestley often went in the river bathing, taking the girls with her. My sister being fond of the pleasure was generally one of the party. Unfortunately, one day she went in but never returned. The next day her body was found and buried at my father’s. Truly it was sad for my parents.



At what became known as Priestley Springs, he built a house, Montebello, where classes were held and students boarded. John Harding, brother of William, sent two of his daughters to the school. Besides the academy, the Cumberland Agricultural Society held meetings at the Priestley home in 1819. He served as the organization's secretary. When the Cumberland College reopened in December, 1820, he resumed his duties as president. Two months later, he died suddenly at the age of sixty-one. Cumberland College survived and is today known as Peabody College.

The Harding Family

Giles Harding, Jr., moved his family, which included nine children, from Goochland County, Virginia, to Tennessee in 1798. At the time he was 49 years old. Along with his brother, Thomas, they purchased bottom land ideal for farming along the Little and Big Harpeth Rivers in what is today Williamson County. Thomas served in the Continental Army during the Revolution. Giles Harding built a house on the southeast corner of their 100-acre tract. He died in 1810, but his children rose to prominence as one of Nashville's leading families.

John Harding

John Harding, Giles Harding's oldest son, also bought land in McSpadden's Bend, owning 250 acres which he called River Farm. It grew to 1293 acres. In 1807, he purchased 250 acres and a log cabin from Daniel Dunham at Richland Creek on the Natchez Trace, six miles southwest of Nashville, where he expanded the farm to 3,800 acres and constructed a Federal style home, investing in thoroughbreds, and calling it Belle Meade. In 1828, John Harding's son, William Giles, moved to the McSpadden's Bend site with his young wife, Mary Selena McNairy. Upon her death ten years later at the age of 24, he took over his father's vast holdings in west Nashville at Belle Meade. John Harding's grandson, John Harding II, moved to William Giles Harding's river bend plantation in 1853 where he built a house that he called Bellevue. The structure burned during the Civil War.

William Harding

William Harding, son of Giles and Amidia Harding, was born in 1788 in Virginia. He purchased the 476-acre tract in McSpadden's Bend from Willie Barrow in 1819. At the time, William was still living in Powhatan County, Virginia, but moved to Nashville in 1823. Like his older brother, John, he was very prosperous and amassed over 1000 acres and 70 slaves at his plantation by 1832, a place he called Two Rivers.

Registered May 27th 1814
This Indenture made the thirtieth day of December in the year of our first thousand eight hundred and twenty three between Thomas Sample of the county of Davidson and State of Tennessee of the one part and William Harding of the county of Davidson and State of Tennessee of the other part. Witnesseth, that the said Thomas Sample for and in consideration of the sum of three thousand dollars to him in hand paid by the said William Harding the receipt whereof is hereby acknowledged, hath given, granted, bargained, sold, aliened, conveyed and confirmed and by these presents doth give, grant, bargain, sell, alien, convey and confirm unto the said William Harding his heirs and assigns forever a certain tract or parcel of land, situate, lying and being in the county of Davidson on the south side of Cumberland river. Beginning at a down white oak on a bluff of said river the lower corner of Priestley tract and run east with Priestley and said Harding lines two hundred and forty five poles to a sassafras stump his corner. Then with said Harding line south two degrees west ninety poles to a rock. Then west two hundred and ninety two poles to a ash, elm and Hickory on the low bank under the bluff. Then up the river north thirty degrees east one hundred and two poles to the beginning and containing by estimation one hundred and fifty acres be the same more or less. To have and to hold the said aforesaid land with all and singular the rights, profits, emoluments, hereditaments and appurtenances, of, in and to the same belonging or in any wise appertaining, to the only proper use and behoof of him the said William Harding his heirs and assigns forever. And the said Thomas Sample for his heirs, executors and administrators doth covenant and agree with the said William Harding his

Recording of a William Harding Land Purchase



To add to his initial purchase, Harding acquired an additional 150 acres in 1823. In future transactions, he attempted to pull together as much of the original Nicholas Coonrod and David Buchanan tracts as he could. The northern half of the original Coonrod tract was purchased by John Harding, William Harding's brother. William Harding purchased 226 acres from Joseph Priestley (James' son) in 1826. The remaining part of the Priestley tract was bought by his nephew, William Giles Harding. In 1828, William and Thomas Harding together bought 496 acres from John Jones, which they divided. William retained 235 acres as his share. A few months later he purchased more Priestley property along the Cumberland River from Philip Hoover (land owned by Andrew Jackson conveyed to James Priestley in 1811). Hoover was married to Priestley's daughter. In total, he acquired 1100 acres.

In 1931, William settled down to marry Elizabeth Clopton, an 18-year-old neighbor, and manage his growing plantation. He was twenty-three years her senior. William Hume, a prominent Presbyterian minister in Nashville, officiated. Hume also presided over the funeral of Rachel Jackson a few years earlier. The main cash crop at Two Rivers, like other planters in the area, was cotton. Harding also traded in livestock, especially hogs. He owned a still, as well.

In late 1831, Elizabeth Harding became pregnant. Unfortunately, her husband died on May 13, 1832, four-and-a-half months before their only child, William Elizabeth Harding, was born (September 28, 1832). According to the newspaper, William Harding is struck with 'bilious colic,' a term used for what is now known as a blockage in the biliary ducts of the gall bladder and/or liver, while on a trip to downtown Nashville. He was possibly buried somewhere on the property.

The location of the cemetery is unknown. His name does not show up in the Nashville City Cemetery records. Elizabeth and David Morris Harding, William's brother, were the executors of the estate. Harding left his wife and daughter a significant fortune. In all, 1081 acres, 77 slaves, and \$2100. Two of the slaves ran off and one was sold by David Harding. William also owned two shares of stock in the Nashville, Murfreesboro and Shelbyville Turnpike. The furnishings, personal and farming property sold for \$5000 at auction. The slaves were valued, divided between Elizabeth and Willie. There is no record at this time of those slaves that were sold, but the receipt book from 1833 through 1841 show that slaves left to Elizabeth Harding, 23 total, were not leased out during that time. Slaves left to Willie's estate, 52, were leased out to area farmers. Also auctioned off were 23 horses, 6 mules, 40 head of cattle, 4 yoke of oxen, 81 sheep, 18 deer and 395 hogs.

William Harding's furnishings included: 5 feather beds, 6 bedsteads, 10 blankets, 6 counter panels, 10 pair of sheets, 6 pair of pillowcases, 2 carpets, 1 bureau, 2 looking glasses, 1 clock, 24 chairs, 4 tables, 1 washstand, 1 candlestand, 1 sugar chest, 3 dozen plates, 1.5 dozen cups and saucers, 8 dishes, 2 sugar bowls, 2 bowls, 2 teapots, 1 cream pot, 2 coffee pots, 1.5 dozen tumblers, 1 dozen wine glasses, 2 dozen silver spoons, 1 dozen knives and forks, 1 castor, 4 pitchers, 4 waiters, 3 candlesticks, 2 pair of snuffers, 2 salt cellars, 3 pair of andirons, 1 pair of shovel and tongs, 3 trunks, 5 table clothes, 1 dozen tea plates, 1 tea box and 1 double barreled shotgun.

Elizabeth Harding received eighty-percent of the proceeds from the auction. Her brother, John Clopton, with whom she lived for a short period of time after her husband's death, bought many of the household and personal items, including the feather beds, carpets, tables, chairs, dishes and silver. He



David Harding's Receipt Book



also purchased a bay mare, a gray mare and a sorrel horse named “Looby,” his sister’s personal mount. William Harding’s brother, John, and John’s son, William Giles Harding, also procured items. John Harding even purchased the 18 deer, which were removed to his plantation on Richland Creek in west Nashville, Belle Meade, and became the origins of the deer park later created at the estate. Thomas Harding purchased his brother’s double-barrel shotgun.

William “Willie” Elizabeth Harding

“Willie” was the only child of William and Elizabeth Harding. Born four-and-a-half months after her father’s death in 1832, she inherited much of William Harding’s estate. When he died, the land at Two Rivers was divided into thirds. Elizabeth Harding received just over 360 acres, a dwelling (the 1802 House) and other farm buildings. The rest of the property was placed in a trust for Willie. Upon her marriage, the property would be transferred to her and her husband. Twenty-five-year-old William Giles Harding, Willie’s cousin, became her guardian and helped to manage the property along with his uncle, David Harding. A receipt book from the 1830s and early 1840s show that tracts of land were leased to other farmers, along with slaves.

Elizabeth Harding remarried in 1834 to the Reverend Frank A. Owen, a Methodist minister from Mississippi. Four years later she sold her property and the house at Two Rivers for \$5000 to Joseph Clay, husband of John Harding’s daughter, Elizabeth, who lived at Belair (1832), a 1000-acre neighboring plantation south of the bend with a vernacular Federal style house. Clay also leased other tracts from the estate between 1833 and 1842. John Harding acquired the Belair property from James Mulherin, an original Nashville settler, in 1827 and sold the estate to the husband of his fifteen-year-old daughter upon their marriage that same year. Clay was a horse breeder who moved to Nashville from North Carolina via Kentucky.

Elizabeth Harding Clay died in 1836, prompting her widower to sell the unfinished Belair mansion and property to William L. Nichol, a former Nashville mayor, for \$30,000 two years later. Nichol’s wife, Julia Lytle (married in 1825), was a teacher at the Nashville Female Academy, which Elizabeth Harding Clay attended and was the Resident Graduate in 1827, the year she married. The Nichols’ completed the house and made additions. Elizabeth (Harding) Owen, however, moved to Memphis with her new husband and young daughter. In 1842, William Giles Harding repurchased the property from Clay.

Frank Owen was the editor of the Memphis and Arkansas Christian Advocate from 1851 to 1854. That same year he moved to Nashville and helped open the Methodist Publishing House with Edward

Stevenson. Owen then served as an agent, selling books, from 1855 to 1858. In 1859, he and Elizabeth moved to Tunica, Mississippi when he was assigned by the Methodist Church to the Mississippi Bottom District (1859-1865). During the Civil War he held conscientious objector status. Following the war, Owen was reassigned to the Memphis District (1866) and a year later the Sunflower District (1867).

Owen finally moved to St. Louis in 1874 and was placed in charge of St. Paul’s Church. In 1875, he worked at the Chouteau Avenue Church. By 1877, bad health forced him to return to Nashville where he lived at Two Rivers with his wife until his death in 1883. Frank Owen and Elizabeth Clopton Owen were both buried in Mt. Olivet Cemetery in the Willie H. and David H. McGavock family plot. No headstones mark the site of their graves.

Willie Harding spent much of her childhood in Memphis. Like her mother, she returned to Nashville, however, to attend the Nashville Female Academy, a ritual among the city’s elite families.

The McGavock Family

The McGavock family history in America began sometime around 1754-55 when James McGavock arrived in Philadelphia aboard a ship from Antrim, Ireland. After a short stint supplying General Braddock during the French and Indian War, he married Mary Cloyd in 1760 and they eventually settled in Fincastle County, Virginia. Mary bore him ten children: five sons and five daughters.

David McGavock

In 1786, 23-year-old David McGavock, James’ second oldest son, ventured to Nashville with his brother, Randel, three years his junior, as a surveyor to scout and purchase land. He purchased 2240-acres that included property on the east and west banks of the Cumberland River just north of today’s downtown for both himself and his father. Part of the area was near one of the original settlement stations, Freeland. McGavock returned to his father’s homestead, Fort Chiswell, Virginia for a period of time before he emigrated permanently with his wife, Elizabeth, a first cousin, and four sons to Nashville in 1795, the year before Tennessee became a state. They had nine children together before she died in 1807. David’s sons by his marriage to Elizabeth were James, John, Francis (Frank), Randal, Lysander and Hugh. His daughters were Emily and Sally. Emily lived less than six months and one unnamed child, a son, died shortly after childbirth. He remarried in 1812, this time to Mary Hubble, a widow. She gave birth to two more children, both sons; David and Albert. During his life in Tennessee, David, Sr., was a prominent landholder, was elected to the state legislature and served as Register of the Land



Office in Nashville until his own death in 1838.

Randal, David's brother, was a deputy surveyor and served as Clerk of the Circuit Court of Davidson County. He joined his brother in 1796 when he returned to Nashville. In 1824, he was elected mayor of Nashville. After leaving office the following year, he moved to property he acquired in Williamson County, just outside Franklin. There he built *Carnton*, named after the McGavock homestead in Ireland.

Francis (Frank) Preston McGavock

Frank McGavock was the third child of David McGavock, and was two-years-old when he arrived with his family from Virginia. He, like his brothers, acquired property with his father in Nashville. Along with other landed gentry in the vicinity, he studied under Dr. James Priestley at Cumberland College. Frank married John Harding's eldest daughter, Amanda, in 1823. That union brought him valuable land along Richland Creek in west Nashville adjacent to his father-in-law's Belle Meade plantation. They called their estate *Cliff Lawn*.

David H. McGavock

David Harding McGavock, the second oldest child of Frank and Amanda McGavock, was born September 1, 1826 in Nashville. Little is known about David's early life except that he graduated from University of Nashville in 1845 along with his older brother John Harding McGavock. John went on to attend Harvard, then moved part-time to Arkansas. After school, David moved to Arkansas as well where his brother had established a cotton plantation on property given to him by his grandfather, John Harding, at Plum Point Bend in Mississippi County just above Memphis and bordered on the east by the Mississippi River. The site is just across the river from what eventually became Fort Pillow (Civil War). The Harding, McGavock and Felix Grundy families owned over 20,000 acres in the county. David spent four years in Arkansas, before returning to Nashville in 1849.

The following year, David H. McGavock met and married Willie Elizabeth Harding. Willie was a student at the Nashville Female Academy. The wedding took place on May 23, 1850, in Memphis, the home of her mother and step-father. The diamonds on her bridal veil were later the source of funding to create the McGavock Bible Institute in Shanghai, China. David and Willie moved to Nashville where the couple initially lived at *Cliff Lawn*, with David's parents.

On September 25, 1851, Willie gave birth to Frank O. McGavock, the couple's first child. The family probably did not move from his father's home at *Cliff Lawn* to *Two Rivers* until after the child was born. Though David had control of the property, it does not necessarily mean they relocated immediately.

Once they arrived at *Two Rivers*, it is believed the young family lived in the 1802 House. The birth of Frank took a toll on Willie's health. It is noted that she began to suffer from a form of asthma (one source notes her illness as hay fever). Part of the year, it was reported, she ventured alone to the White Mountains in Bethlehem, New Hampshire where the mild climate helped ease her condition. Years later she wrote that "contact with these hoary-crowned, grandly beautiful mountains induces (sic) retrospection and introspection. How strange are the changes in human life!" As she became older, her health deteriorated.



David H. McGavock (c. 1850)



Willie Harding McGavock (c. 1850)





Two Rivers Plantation

Willie McGavock's inherited plantation became her and David McGavock's new home in 1851. No evidence has been uncovered to give an exact date when the couple moved from *Cliff Lawn* to the Two Rivers property. There is, however, a report describing the plantation and the family's residence in 1855. In the report, the author states that McGavock was "in possession of the property" for four years, meaning 1851.

David H. McGavock's Farm, seven miles from Nashville, near the mouth of Stones River: Twelve hundred acres of land—three hundred in corn, one hundred and twenty-five in shall grain, and seventy-five acres in cotton: the balance in timber, and partly set in bluegrass. Keeps one hundred head of cattle, twenty-five mules, seven horses, one hundred and thirty head of sheep, and three hundred head of hogs. Made, this year, eighteen hundred barrels of corn, and twenty-five bales of cotton. Has nine hundred barrels of corn for sale, and hay and oats in proportion. Employs fifteen hands, and supports a family of fifty-four persons.

Mr. McGavock has been in possession of the property but four years; has in this short time erected for his servants houses equal, if not superior, to any we have seen; an excellent barn, stables for horses, corn house, spring house, bath house, the best smoke house we have examined; and also made about a mile of turnpike road. In addition to which, he has made a large amount of fence, and has the best set of farm gates we have examined. We regard his farm equal, if not superior, to any we have seen, in point of fertility, and susceptible of as high a state of culture as any place in the State. There is much lacking, however, yet, in clearing of bushes, briars and undergrowth, and in getting the place in proper order for full returns for the labor. Mr. McGavock exhibits a rare example of a young man's succeeding so very well in farming, and we think we can safely predict for him continued success.

As noted above, David and Willie McGavock's pre-1860 Two Rivers plantation carried a variety of structures and outbuildings. They included slave quarters, a barn, stables for horses, corn house, springhouse, bath house, smoke house and certainly a privy.

By 1860, the plantation was comprised of almost 1100-acres. 550 acres were improved property and 450 acres unimproved. David McGavock valued his landholdings at \$50,000. His farm equipment totaled \$2000. Livestock at Two Rivers was plentiful: 22 horses, 28 mules, 12 milk cows, 30 other cattle, 95 sheep and 200 hogs. The combined livestock value was \$8000.

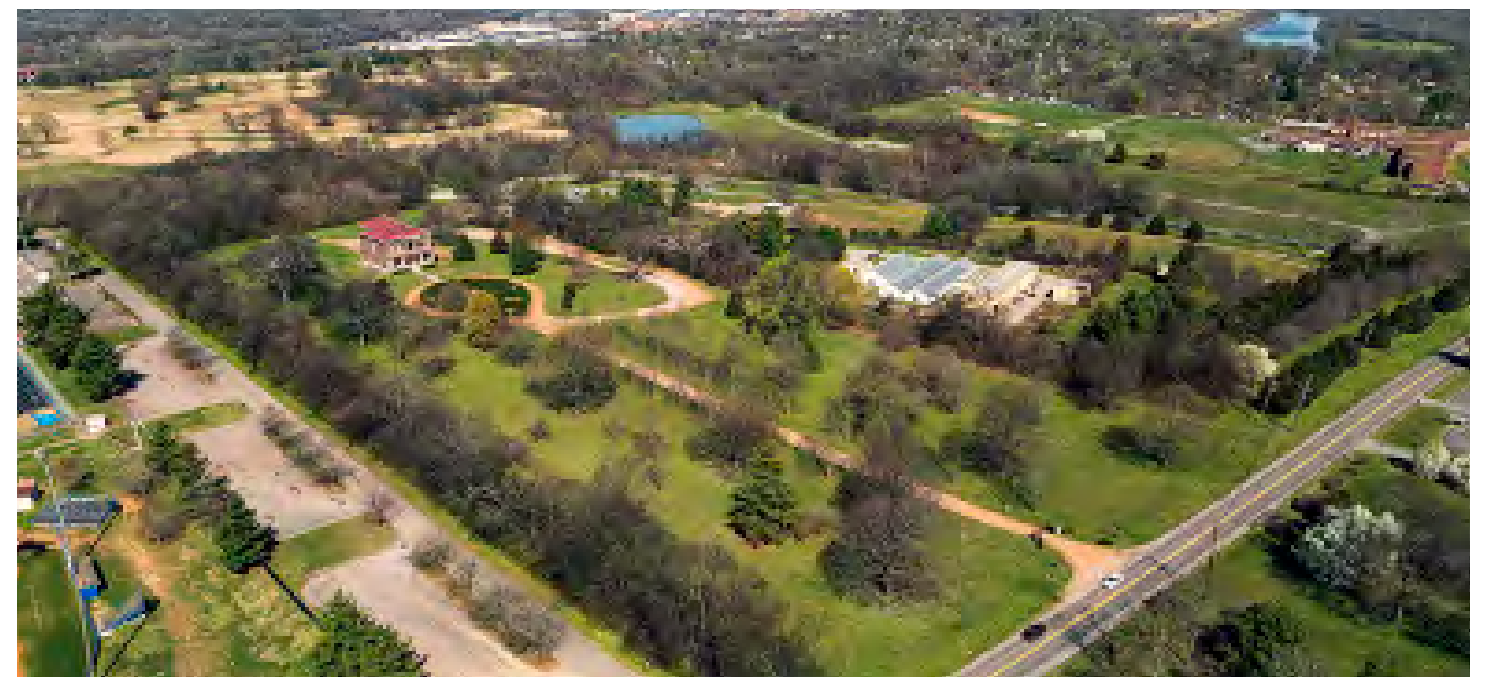
Two Rivers was a thriving plantation where a variety of staple and sustainable crops were planted and

harvested. The fertile fields yielded 600 bushels of wheat, 900 bushels of corn and 200 pounds of wool. David McGavock also owned 23 slaves, almost half of what he owned in 1855. The majority lived and worked on the plantation. At least one, Henry, had his own residence in downtown Nashville and toiled as both a blacksmith and small goods trader.

A few building foundations survive today, such as the springhouse, a dairy house and a barn. Currently, they have all been consumed by the overgrowth of vegetation between the historic site and the golf course. There are also numerous stacked stone retaining walls that lined the roadway to the west that led to these buildings.

There was probably a kitchen and medicinal/seasoning herb garden as well. The site of this garden is unknown, but ordinarily these gardens were located near the house/kitchen. Slaves generally managed small gardens near their quarters, too.

In 1855, David McGavock "supports a family of fifty-four persons." If you subtract his wife and young son, that means he owned 51 slaves. There was a slave cemetery on the property, as well. Its location has been lost.





The Power of the Plantation Economy

In the half-century leading up to the Civil War, the Hardings and the McGavocks were significant players in the expanding plantation-based economy of middle Tennessee and beyond. Both families generated tremendous wealth from staple crop production in McSpadden's Bend. The size of their land holdings and the slave labor force was evidence of their success.

Although African slavery first emerged with the sugar plantations in coastal Brazil late in the sixteenth century, Southern whites in the early nineteenth century merged the institution into the cutting-edge of the Industrial Revolution. Critical to the process was short-staple cotton. Eli Whitney's famous gin, patented in 1794, opened the door not only to raising this crop across the wide swath that would come to be known as the Black Belt, it also established the cotton South as a vital element of a global economy directed by the powerful British Empire. Short-staple cotton was not simply a crop. It was one element of a set of inventions and processes that created a global industrial system.

The other vital elements were the British enclosure movement, the mechanical loom, and the coal-fired steam engine. Cotton's role was that it offered the potential of a mass-produced raw material. The long-staple cotton previously used for textiles was limited to tropical or coastal climates, but the short-staple variety could be produced across a huge territory. Therefore, as a raw material the commodity could feed an international mass-production system.

For its part, the British enclosure movement added an impoverished, rootless force of laborers dependent on the wages they would make (or not make) in newly created textile factories. Landlords cordoned off vast parcels of land in order to graze sheep and other livestock, removing thousands of tenant farmers from properties their families had worked for generations. With no way to make a living or provide for their own subsistence, these former farmers now became wage-earning factory hands. The mechanical loom, in turn, made the factory possible because it replaced hand-weaving with machines. In this way, a mass-produced crop, cotton, fed a mass-production factory system in perfect symmetry. Finally, the steam engine came into play – originally in the form of the steamboat. Although land was abundant in the new cotton South (after the Native American nations had been dispossessed and forcibly removed), transportation in this forested world was problematic. Considered from an economic perspective, the roads were atrocious. By contrast, rivers were abundant, but, of course, they flowed only one way. The steamboat changed



this, turning the Mississippi, Tennessee, Cumberland, Alabama and other rivers into an interstate highway system.

Later, steam-powered packet boats plied the Atlantic, adding speed and predictability to the larger imperial structure. Even though depressions (the Panic of 1837 was devastating) peppered this system with plenty of risk and outright failure, it became the essence of the British Industrial Revolution – a revolution of tremendous reach: from the South to Britain itself; to western Europe as far as the German states; to India; and eventually to Egypt.

But this industrial system involved far more than mass-produced raw materials fashioned into mass-produced products. This was an international structure that crossed the entire globe, literally, and for this very reason it was incredibly vulnerable (as the frequent depressions demonstrated). In truth, the foundation of the system was profit more than cotton, and this meant two things: an exact attention to the control of costs and prices across vast distances; the need to exploit laborers



both deeply and with precise attention to detail. Out of these two insistent, never-ending demands came the most intricate and large-scale management structure the world would see until the rise of the great steel, oil, and rail conglomerates of the late nineteenth century.

At the top of this structure stood the Liverpool merchant class. Successors to the Atlantic slave trade merchants of the previous century, the Liverpool cadre shifted their city's labor from human trafficking to the movement of cotton. Because they controlled a credit line that reached all the way down from Britain to the small planter in Alabama, they turned their city into the mart for all cotton coming in from the fields and going out to be manufactured. To systematize this moving of goods they developed managerial tools like grading: separating out and classifying different types and qualities of cotton so as to make pricing more accurate and speed the flow (once graded there was no need to repeatedly reevaluate and bid on cotton batch by batch as it moved through the international transport network).

The attention to the control of marketing extended downward through the system: to slaves specifically. After all, slaves were a special kind of worker; they represented not only labor but were a speculative commodity in and of themselves. This fact ensured that slave trading firms in the South became the most sophisticated marketing businesses in the United States. They not only eagerly embraced such inventions as the telegraph (instant communication of price shifts across long distances), they established a grading system of human beings (prime field hand, for example) that was the exact counterpart to the classification and grading of cotton itself.

If profit depended on an exact management of credit, pricing, and classification, it also demanded an exacting exploitation of labor. The human, natural patterns of farm labor (developed over millennia) mixed hard work with frequent rest breaks in order to preserve the body. Labor could not be constant. As well, craft work involved the slow attention to detail that turned a mere thing into something genuinely made. Profitable mass production on the plantation and in the factory could not be based on such irregularity and slowness. Absolute concentration, constancy hour after hour, and speed were all essential.

Given the unnaturalness of working in this way, it was no wonder that force drove the work of both the slave and the factory hand. The slave was deprived of all civic rights – indeed, any identity in the society at all – and then pushed to work through such mechanisms as the gang system. It was no accident that the whip was ever-present (whether used literally or not). For their part, factory hands were, in a certain sense, citizens of Britain (or elsewhere) but, for them, the threat of being fired

on the slightest pretense kept them firmly under control. Physical punishment and the threat of starvation represented a difference in method, not substance. The real difference for the slave was that he or she could be bought or sold as an abstract entity, as could any member of his or her family.

Taken altogether, this empire of cotton created the most powerful industrial, profit-making system the world had yet seen, and made Britain the world's leading economic and political power throughout the nineteenth century. This same cotton also accounted for the vast majority of the GDP of the United States until the late 1850s.

Furthermore, this “empire” divided slavery into two systems in the plantation states. Because the raw material of cotton was so profitable, and the slave laborer such a critical and profitable investment, the plantation factory system in the Black Belt absorbed all land, work, and workers (save for those, like white small farmers on marginal lands, completely unallied with it). There was little incentive, for example, to develop textile manufacturing in the cotton states for the simple and obvious reason that the international system already included it (textile manufacturing would spring up in the New England states which were outside the geography of the Black Belt).

In the so-called Upper-South states, by contrast, a more diversified slave system could and did develop, such as the case with Tennessee. Without the intensity and international systemization of cotton, the enterprise of tobacco production, for example, could and did spawn the domestic manufacturing of smoking and chew products in towns like Richmond, Virginia (the direct ancestors of the cigarette conglomerates of the twentieth century). In addition, the hiring out of slaves (skilled ones in particular) proved an excellent method of deriving profit from labor in diversifying commercial towns like Nashville. Because the production of one crop did not demand every hand, slaves could be used in other ways.

Composed of these two parts, the nineteenth-century Southern slave system proved enormously profitable. Because they were the local beneficiaries of the Liverpool infrastructure, a number of white Southerners could and did begin to agitate to reopen the African slave trade legally (smuggling was already a thriving business). Others thought about and agitated to bring Cuba – already a slave island – into the orbit of the cotton empire, and considered, as well, that the Amazon basin offered the true next frontier for the system. Thus, it would take the Republican North's victory in the Civil War to destroy an economic order this powerful.



Two Rivers Mansion

The wealth generated by the McGavock plantation led directly to the construction of *Two Rivers* mansion in 1859. Because of the Civil War and the economic hardships in the years that followed, however, the house was not fully completed until the late 1870s. At the time work began, the cost to build the massive vernacular, two-story, ell-shaped structure was \$40,000. The final construction amount is unknown. The new mansion was located 75-feet northeast of the 1802 House, in essence across the driveway, and sited along an east to west orientation, with the front of the house facing McGavock Pike to the east.

Italianate Architecture



Andrew Jackson Downing

Italianate architecture debuted in American in the 1830s. *Two Rivers* mansion displays several prominent Italianate features. Often included in the so-called Picturesque Movement, the Italianate style began in England in response to the rigid formalism that had come to dominate 19th century architecture. The style was a variation and an homage to Italy’s country farmhouses, usually built of masonry, with their characteristic square towers and informal detailing. By the 1830s, Italianate had spread across the Atlantic to the United States, where architects began to transform it into an American vernacular style with only hints of its Italian origin.

Much of the style’s popularity can be credited to architect Andrew Jackson Downing, whose own Italianate home designs were featured in two publications: *Cottage Residences* (1842) and *The Architecture of Country Houses* (1850). Widely read by designers and the public alike, his influential book generated a wave of Italianate

homebuilding around the country. The best surviving examples in the Nashville area besides *Two Rivers* are Belmont Mansion and Clover Bottom. The style waned during the economic depression of 1873. The expense and craftsmanship of the ornate exteriors showcased the wealth of those who could afford the style, such as David and Willie McGavock.

The overall dimensions of the house are 106’ by 60’. The floor plan consists of three levels. The basement level has 8’ ceilings. In the main and upper level of the house the ceilings are 14’.

ITALIANATE CHARACTERISTICS

The typical Italianate was a two-story building, but examples survive in many variations, from three-story detached homes with towers and cupolas to urban town houses. For stand-alone houses, there were six basic categories (noted here in architectural shorthand): box with a hip roof; box with a centered gable; L or U plan; L plan with a tower, and a front gable.

Italianate town houses are identifiable by their wide projecting cornices with heavy brackets and their richly ornamented windows, porches, and doorways. Most American examples of Italianate mix details derived from both informal rural models and formal renaissance town houses.

MATERIALS

Brick and wood clapboard were the most common building materials used for Italianate homes with brick being more expensive. The ornamentation was typically wood and occasionally the brick homes had elaborate, durable cast iron window and door hoods.

ROOF

Italianate roofs were low pitched, often with a square cupola on top. Projecting eaves with large brackets in a variety of shapes and spacing dominated the cornice. Arranged singly or in pairs, the brackets were usually underscored with wide decorative bands and sometimes further elaborated with panel moldings.

WINDOWS

Italianate window sashes typically had one-over-one or two-over-two glazing. Window trim had exuberant variations, for example, U-shaped crowns with brackets or impediment crowns with decorated hoods. Arched and curved windows were popularized in America by the Italianate trend.

ENTRANCE

Doors occurred in as much variety as windows. Paired and single doors were both common, often announcing themselves with a large, elaborate hood supported by brackets. Italianate doors were the first to have large panes of glass in the door itself in lieu of sidelights with small panes.

Italianate porches were restrained in their size and decoration, compared to other Victorian styles, and often only one story. The most common type of porch column was a square post, usually 6 square with beveled or chamfered corners.

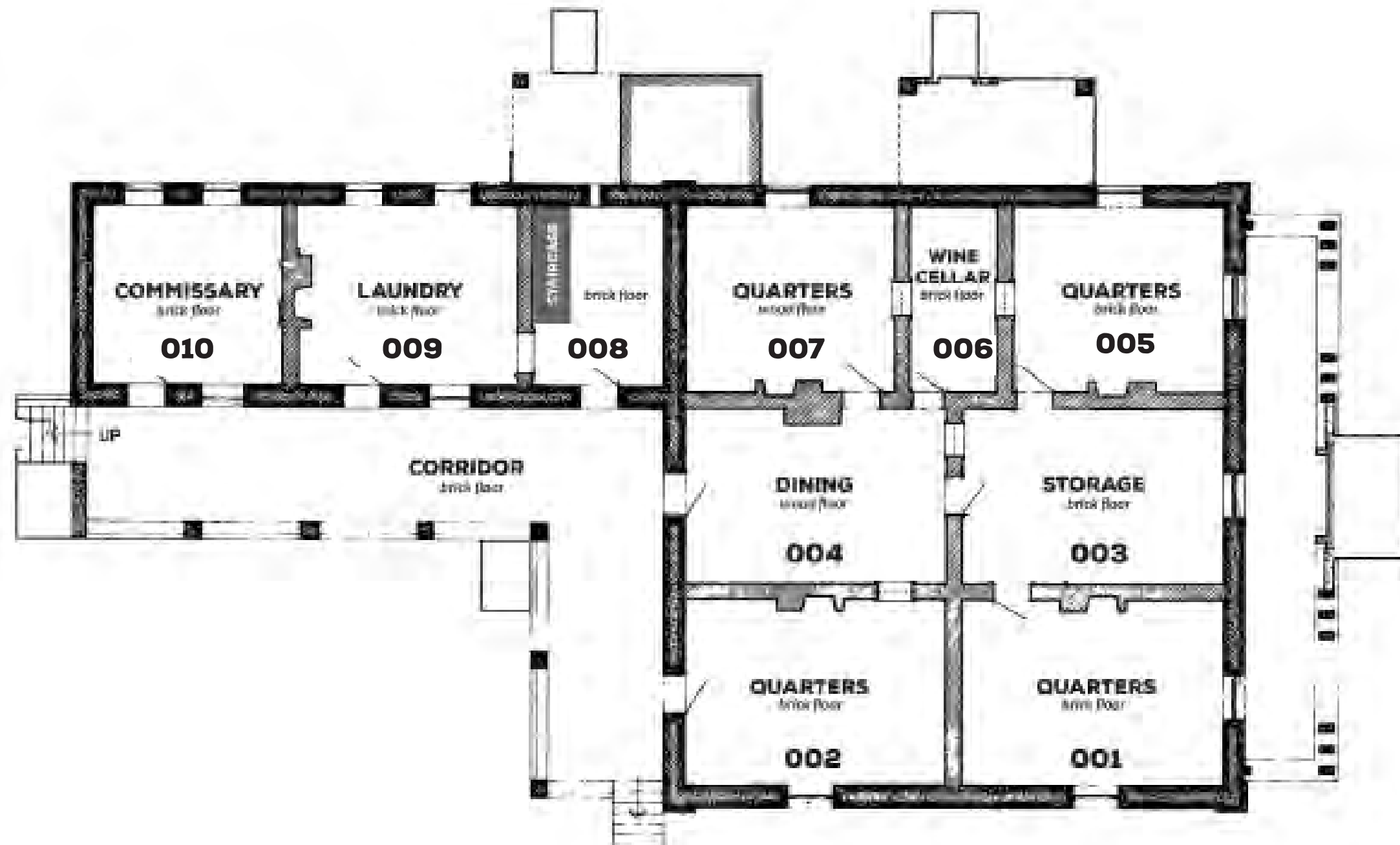


No architect was ever credited with the design of Two Rivers, not an uncommon practice. In some cases, young architects in Nashville in the 1850s trained in the offices of both Strickland and Akeroyd. These draftsmen produced small portfolios that made their way into the hands of prominent citizens who hired contractors, or undertakers as they were called, to complete the building of the structures. Undertakers were often carpenters or brick masons.

At Two Rivers, the builder of record is John Huff, a local brick mason. His name, along with the title “Builder,” is stamped in a brick located on the left front side façade of the mansion approximately eight feet above grade. Born in Virginia in 1804, Huff emigrated to Nashville from Montgomery County sometime in the 1830s with his wife, Jane, fifteen years his junior, and her mother, Catharine Cockrill. Cockrill, whose husband, Nathaniel, died in the 1820s possibly prompting the move west was the owner of a boarding house at 109 N. College Street in Nashville and was considered the head of household. Forty-three people lived at the boarding house according to the 1850 census. Cockrill continued to operate the ordinary through 1860.

Not much is known about Huff aside from his being a mason and that his place of business was the boarding house. He was the father of four children, all of whom were born in Tennessee after 1835. His date of death is unknown. He is not listed in the household of his mother-in-law, wife, or married daughter after the Civil War. Jane Huff, his wife, passed away of “nervous exhaustion” on March 27, 1878. She is buried in Nashville City Cemetery.

The large dressed blocks of foundation limestone, lintels and other stonework were cut by John L. Stewart, a local stonemason. His name is carved in a limestone block located on the house. Stewart was born in Tennessee and lived with his wife, Margaret, and seven children in Nashville’s 2nd Ward. By 1860, Stewart’s oldest son, William, was an apprentice to his father. Sometime during the 1850s the family moved to the 7th Ward, home to many skilled artisans who worked in construction, such as carpenters, brick masons, painters and plasterers.



**TWO RIVERS MANSION BASEMENT
1859 HISTORICAL USAGE**



Exterior

The foundation is dressed limestone and the walls are solid brick with a common bond and a header every seventh course. The mortar joints were originally penciled with white lead-in-oil paint. Some of that penciling is still evident. A low-pitch, hip roof covers the front section of the house and a gable roof is over the ell. Both have a metal covering with stand up seams. All of the millwork on the exterior is black walnut. The roof cornice is wood paneled with dentil and sculptured brackets on the frieze.

According to paint analysis conducted in 1976, all the exterior millwork was painted white when the house was originally completed. The main floor doors were faux-grained walnut. The shutters on the front of the house and the rear veranda were light brown. The plaster ceiling and walls in the main vestibule were a medium blue, not uncommon in the South where the color was believed to ward off nesting insects and possibly birds. Lye, a natural insect repellent, was a paint ingredient. Around 1875 the exterior millwork was repainted a warm gray. The window sash received a new coat of red-brown and the shutters a rich brown. The vestibule ceiling remained a medium blue and the porch and veranda ceilings a light blue. In the 1830s the millwork was repainted again, this time white, and the shutters green. During the last restoration in the 2000s, the c. 1875 color scheme was revived.

The two-story Italianate portico on the front has paneled square columns, a balustrade and a heavy entablature. The back side of the house has a two-story, ell porch with square columns and a balustrade. In the corner of the ell porch is a staircase that lands on the lawn. A pathway at the base leads to the 1802 House. The 1802 House was altered to accommodate the kitchen for the mansion (see below). A staircase was added in the 1880s on the porch at the back of the ell connecting the basement to the first floor. This gave the family and boarders exterior access to the first floor from the basement corridor. Beneath the porch is a limestone bulkhead that contains a wide corridor for access to the basement rooms. Six chimneys provided heat for each of the structures three floors. The mantels on the first and second floor are marble. All of the floors are poplar.

The windows in the house are all double-hung with dressed limestone lintels. The first floor is 4/4 sash. The 2nd floor is 6/6 sash. In the 1880 lithograph produced for Putnam's History of Nashville, only the front of the house has shutters. Shutters were probably also installed on the upper and lower back porch when the house was first built. In the 1930s, shutters were added to the rest of the exterior on the north and south façade and the window trim adjusted accordingly.

Brickmaking

The brick construction of Two Rivers has stood the test of time. Little if any repointing of the building has taken place since it was originally constructed. Brickmaking was a long process that required skilled laborers and took place when the temperatures were warmest, usually summer. First, clay from the area was shoveled into a treading pit. Working in the pit, brick makers used their feet to trample water into the clay. As soon as it was a smooth consistency, the clay was pulled from the pit and shoveled on a molding table.

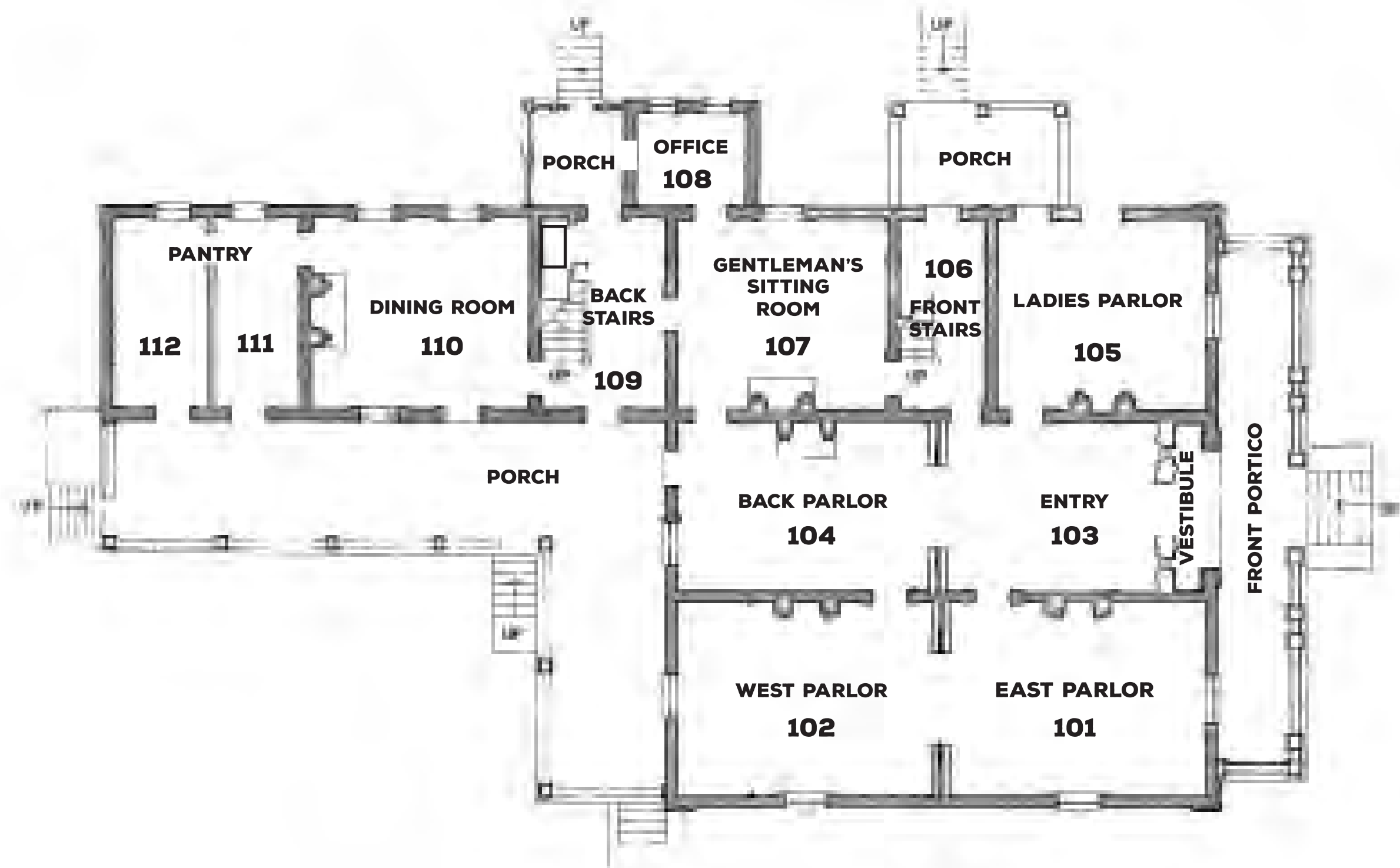
Before being shaped in a wooden mold, the form and a brick-sized loaf of clay were dusted with sand to keep the clay from sticking, and roots, leaves, sticks, and debris were cleaned from the clay. The size of these molds varied based on the type of clay being used. Bricks constructed of a stronger clay material often shrank during the drying process, so brick makers cast the clay composition in a mold slightly larger than the desired size of the brick in order to accommodate for this shrinkage.

The brick molds were placed on the ground to air dry. After drying, the bricks were removed from their mold and placed into a kiln or fire pit where temperatures reached 2000 degrees Fahrenheit. The kiln drying process was known as "firing" and produced bricks of varying quality and composition.

Stacking and firing the kiln is part of the art of brickmaking. First, a brick lined oven was built containing arched fire tunnels on the four sides. After placing thousands of bricks in the oven the structure was sealed with clay. Fires were created in the tunnels using wood and kept burning for about six days and night. Near the end of the burn, the kiln reached temperatures exceeding 1,850 degrees Fahrenheit.

The bricks inside the kiln glowed yellow as flames traveled from the fire tunnels between the bricks to the top of the oven. The edges of the bricks facing fire tunnels often received a glaze.

After firing for several days, the brick makers would gradually decrease the temperature of the kiln by opening air holes, allowing the bricks to cool. Within a couple of weeks the bricks were placed in a drying shed where they continued to dry for six more weeks.



**TWO RIVERS MANSION 1ST FLOOR
1859 HISTORICAL USAGE**



Basement

Basements in large antebellum plantation homes in the South were generally used as a combination of storage and dwelling space for house slaves. This was certainly the case at Two Rivers. The lower level is comprised of ten rooms accessible through exterior doors from the corridor running under the ell porch. There are also interior doors connecting several of these spaces. The exterior doors and trim, along with the hardware, are original (except for the contemporary bathroom, which has completely altered the original appearance of this room). When the house was constructed in 1859, the floors in the basement were all brick, except for Room 004 and 007. They were finished in wood. It was not common for antebellum basements to be finished with anything other than dirt, stone or brick, especially since their use was as storage and living space for house slaves. The walls and ceilings were plastered, an uncommon antebellum feature, but evident in other houses from the period in the Nashville area, specifically Belmont Mansion.

In the past, Room 010 has been considered as the original kitchen for the mansion. An open hearth large enough for cooking pots and other accoutrements, however, does not exist, ruling out its use for that purpose. The adjoining Room, 009, has an open hearth but is not nearly the size necessary to cook for more than a few people. Instead, the 1802 House was used as the kitchen for the mansion. The hearth in the Room 02 is large enough to accommodate cooking for the household and guests. A staircase in the middle of the ell lands just outside the dining room door, 110, on the 1st floor. A walkway leads from the 1802 House to the stairs, further evidence that the two structures combined fit the more traditional pattern of the kitchen being in a building separate from the main house due to concerns over the potential for a fire destroying the mansion, as well as noise and odors from cooking. There is no evidence that a breezeway connected the structures.

Room 010 could have served as a commissary, a restricted space where foodstuffs and other items were stored and then distributed to the slave population. There are no interior doors with the adjoining Room 009. A large window is also present that had both interior and exterior shutters when originally constructed in 1859. After the Civil War, when a plantation commissary was no longer needed at Two Rivers, the room was probably used as a wine cellar or pantry. In the 1880s, the kitchen was moved into the mansion’s first floor, Room 110, and a dumbwaiter was installed that serviced what was previously the butler’s pantry, Rooms 111 and 112.

The basement probably had a laundry room that serviced the mansion and the McGavock family. Room 009 has a small hearth, not unlike the rest of the basement. Linens needed for the dining room or

Architects and Artisans

In the 1850s several prominent architects practiced in Nashville, including William Strickland, the architect of record for the Tennessee State Capitol, and Adolphus Heiman, a German-born stonecutter who built several prominent Nashville landmarks, including Belmont Mansion and the Gothic Revival Literary Building on the University of Nashville campus. One in particular, Harvey M. Akeroyd, was versed in the Italianate style. Born in England, he arrived in Nashville in 1854, the same year Strickland died. Though none of his designs have survived, he entered drawings for church decorations and plans and elevations for cottages for exhibits at the Tennessee Mechanics Institute in the 1850s. In 1860, a lithograph called the Map of the City of Nashville was published that identified 18 important architectural structures and ten listed the name of the architect. Five on the map were Italianate buildings credited to Akeroyd: The Hicks and Ensley business block, Howard School, and the residences of J. B. Hayes and John D. Ewing. He also designed the Library in the Tennessee State Capitol with the cast-iron shelving, balconies and spiral staircase.

clothing, could easily be moved upstairs via the interior staircase in adjoining room 008. The cistern is also just outside the window on the north wall, giving the room easier access to water.

As noted, Room 008 originally had a staircase that led to the first floor and exited under the hall stairwell next to the dining room. This gave house slaves who lived and worked in the basement access to the 1st floor just outside the dining room. The staircase was removed probably when the kitchen was moved to the first floor around 1880. The room was used to store coal after 1930 when a furnace was installed in Room 009.

The basement may have also contained several other rooms used for specific functions associated with either the operation of the plantation or the entertaining of guests. For instance, McGavock built Two Rivers as a showcase mansion for visitors, thus there may have been a wine cellar in Room 008. The floor, however, was used mainly as living quarters for house slaves since four of the remaining rooms , 001, 002, 005 and 007, have fireplaces. One, Room 004, would have been used for dining by the house slaves.



1st Floor Interior

The interior structural system of the house is wooden trusses. Two large oak doors welcome visitors through the main front entry. The red Venetian glass sidelights are certainly an homage to Belmont Mansion, also an Italianate house built in Nashville by Adelia Acklen in 1852 (glass was replaced in the 1980s – the broken original is part of the collection). The rest of the exterior entries are four paneled ash doors with glass transoms and dressed stone lintels. Transoms exist over almost every door in the mansion. All of the marble mantles are original, except in Room 103.

David McGavock built the house for entertaining guests and each room on the 1st floor served a public function to that end. There is a double entry hall, Rooms 103 and 104, in the center of the house where people were welcomed and gathered. The hall is divided by pocket doors. Currently, the doors have glass panes. Originally, however, they were completely wooden. The back entry hall has a fireplace and when the pocket doors are closed can create a space similar to other rooms on the 1st floor. The rooms were not papered or the walls covered with a mural when the house was first completed in 1859. Instead, analysis has revealed that the walls were probably bare plaster. The floor, as was the case in the entire downstairs, was originally wood plank. Carpets were absent in these rooms in 1859, though rugs may have been used. The entry hall would have been sparsely equipped with mid-19th century furnishings, such as coat/hat stands, chairs, pier tables, paintings and mirrors. Much of the original furniture would have been holdover pieces from their time in the 1802 House.

A double parlor, Rooms 101 and 102, on the south side of the entry hall served as an overflow area and could also act as secondary dining space, depending on the number of guests. This room has pocket doors that divide the space as well. They have retained their original wooden panes. Neither of these two rooms walls or ceiling were originally papered either. From a paint analysis study conducted in the 1970s, there may have been a whitewash over the plaster, but so far a coat of paint has not been revealed under the current treatment. The McGavock's most elegant furnishings would have been used in these two rooms, especially tables, chairs, mirrors and portraits of significance to the family. Certainly the window treatments would reflect the family's wealth, as would the style and quality of wood floor coverings, in this case rugs.

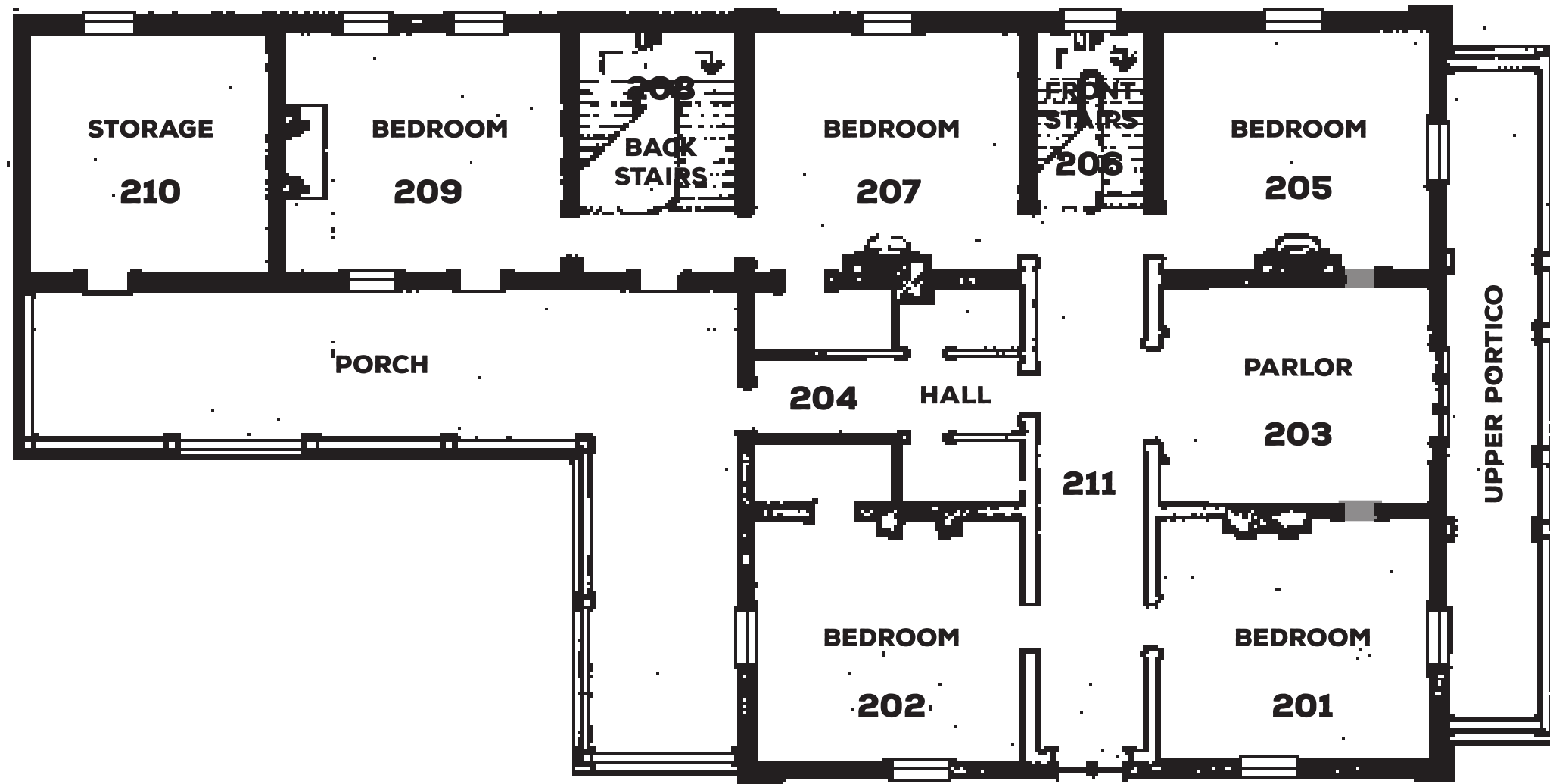
To the north is a Ladies' Parlor, Room 105, a space used almost exclusively by women and children. This room may have contained more refined furnishings, such as a piano, sewing tables, or parlor tables for playing cards or other games. Paintings and mirrors would have covered the walls. The room's original wallpaper treatment dates from the mid to late 19th century. Floor coverings would have included rugs.



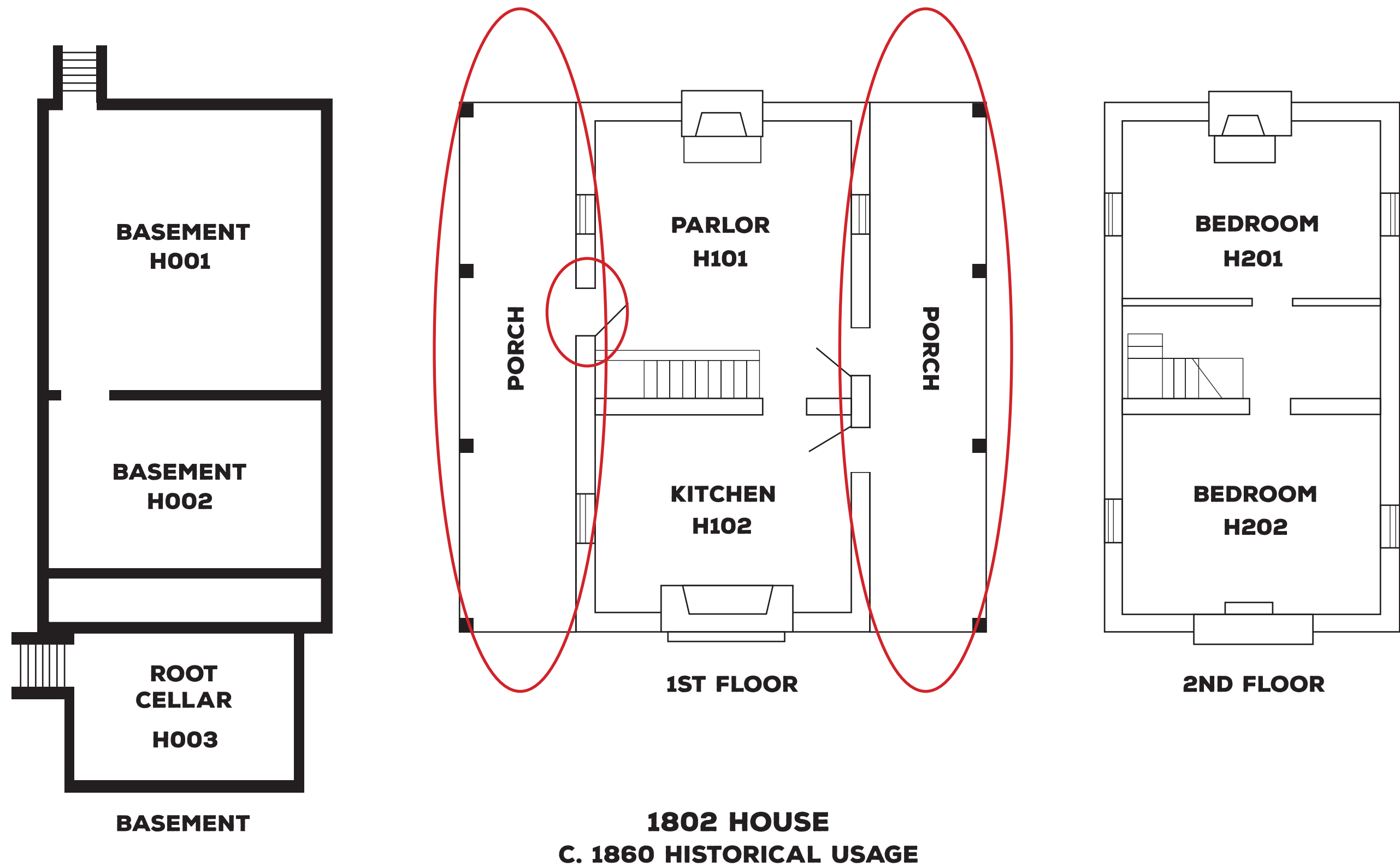
Room 105, First Floor Ladie's Parlor

To the west of the Ladies' Parlor is the first of two stairwell halls, 106 and 109, that lead to the 2nd floor bedrooms. An east façade porch with entry/exit doors from both the Ladies' Parlor and the stairwell hall led to what was at one time a formal garden that was created c. 1880. It is unlikely that either stairwell was papered or carpeted.

West of the first stairwell hall is a Gentleman's Sitting Room, 107. The space would have contained bookcases, desks, clocks, mirrors and chairs, furnishings that reflect a masculine tone of the mid-19th century. It is unknown what the 1859 wall treatments were.



**TWO RIVERS MANSION 2ND FLOOR
1859 HISTORICAL USAGE**





The mismatched staircases and door transoms are evidence of the lack of an architect

The original construction of the house had an interior entry from the Gentleman's Sitting Room into what was the Plantation Office, 108, an attached room that was combined with a side porch on the north ell façade of the house. At the time of construction, there was an exterior door from the office onto the west façade porch. This door allowed the overseer or possibly slave drivers to enter the office and not the house. Within the ell is another stairwell that leads to back bedrooms and storage on the 2nd floor. An important element that is now missing is the staircase from the basement that entered under the rear stairwell.

Finally, to the rear in the ell, is the formal Dining Room, 110, and the Butler's Pantry, 111 and 112. The dining room served only the family and their guests. A faint wallpaper has been uncovered from the

late 19th century, but originally the walls were untreated. A dining table, chairs, sideboard, mirrors and paintings were probably present. The pantry was probably only one room when the house was built in 1859. There is no evidence that a partition wall existed prior to c. 1880 when the kitchen was moved from the 1802 House. The wall differentiated between the cooking space and the remaining pantry area. Plates, dishes, silver wear, glasses, and linen items were stored in the pantry to service the Dining Room. All the doors and lower baseboards on the 1st floor were originally faux grained a light oak, including the panels under the windows in the double parlor. The remaining millwork was painted white. Over the long history of the house, the millwork has been painted only four times. All the ceilings and medallions were painted white as well. The original room lighting is unknown, however, any ceiling or wall light fixtures were oil or candle.

2nd Floor Interior

The 2nd floor of the mansion was the McGavock's private space. Prior to the 20th century, only family members were seen as appropriate visitors to these rooms. It is unknown, however, who occupied each of the five Bedrooms, 201, 202, 205, 207 and 209. One was possibly a nursery, considering Willie McGavock gave birth to her daughter, Elizabeth, while living in the mansion. The others were used as an upstairs Parlor, 203, and a back storage room, 210, at the end of the ell. Unlike the 1st floor, many of the interior walls, such as the Hallways, 204 and 211, and the south bedrooms, 201 and 202, along with the Parlor, 203, are studded, not brick. This was due to the central Hall, 211, and the Hall leading to the 2nd floor veranda, 204. The entrance to the attic is in the closet of Hall 204.

There are no interior connecting doors from Room 210 to Room 209. This space may have been used as storage for the family. It is unlikely that it was a bedroom considering there is no fireplace. In 1859, there were no interior doors between bedrooms 205 and 201 that opened into the Parlor.

From the paint analysis conducted in the 1970s, all of the 2nd floor millwork was originally painted the same color, a light pink. The door styles and rails were also light pink. There is no evidence of graining. The door panels, door frames, window frames and upper baseboards were painted white.

The wall treatments on the 2nd floor mirrored the 1st floor. Under several layers of wallpaper, all possibly dating back to the 1880s, is plaster probably coated with a whitewash paint or left bare. The lighting on the 2nd floor also matches the 1st floor. All of the fixtures are from the 1930s. When the house was originally built, all ceiling fixtures held either oil or candles.



2nd Floor Hallway. The narrow oak floor was installed in the 1950s. Note the Venetian red glass at the top of the window. This piece is original to the 1859 construction.



Room 201



Room 205



The Civil War Years

Little is known about the Two Rivers estate during the Civil War. Certainly the property suffered as the conflict affected friends and family alike throughout the region. Nashville was occupied after the city was surrendered to the Federal army in late February of 1862. David McGavock was arrested and imprisoned in May of that year by Military Governor Andrew Johnson for ferrying Confederate soldiers across the Cumberland and providing meal for soldiers from his mill. He was released, but forced to pay restitution of \$150 for “the poor children and women” in the city. He soon fled Nashville. Willie and Frank probably stayed behind. Not long after, in October, David McGavock probably hoped to protect his most prized investment, his slaves, as he tried to have them removed south. Though two of the slaves fled, possibly to the refugee camps created in town, his efforts were stifled by the Federal army and the rest of his slaves remained in Nashville.

Two of the McGavock slaves, Cato and Field, were used to build the fortifications around the city when the Federal army forced African Americans in town, both free and slave, to work on projects such as Ft. Negley, beginning in the late summer of 1862. Both men are on the list of laborers employed between August 1, 1862 to April 1, 1863.

Occupation was a brutal experience for everyone, especially those with Confederate loyalties. Like other prominent Southern sympathizers, including his cousin, William Giles Harding, David McGavock refused in the early years of the war to pledge support to the Union. Harding finally did. In order to conduct business in Nashville and have your property protected by Federal authorities,, one had to sign a loyalty oath. Conspiracy charges were brought against McGavock and others who refused to take the oath in early 1864. In February, however, he and others, finally capitulated and signed the document.

In August 1864, the McGavock’s second child, a daughter, was born. Not much is known about Elizabeth, or “Bessie,” as she was called. The child died just a few years later, in 1870. Bessie’s death seemed to have a profound effect on Willie, who was 31 years old. She became more reclusive and turned to her work for the Methodist church as a comfort for her loss.

Post-Civil War History at Two Rivers

The social, cultural and economic relationships that defined the South before the Civil War were transformed in the years and decades that followed. Life at Two Rivers was no exception. The end of slavery created both hardships and opportunities for the McGavocks and those who were once their

chattel. The role of the plantation changed as well. The wealth generated in the antebellum years was vanquished by the war. Planters sought new avenues to maintain control of their primary agricultural investment, their land, in an economy that gave little refuge to staple crop production.

With numerous outbuildings, former slave quarters, a mill, livestock and hundreds of acres of improved land to farm, David and Willie McGavock, like other planters, were in need of farm hands. Most certainly they leased houses on the property to laborers and their families through a process of tenant farming. Some were possibly former McGavock slaves.

In 1870, *Two Rivers* consisted of 600 acres of improved property, 300 uncultivated and 100 left as woods. The estimated value was \$50,000, not including the mansion. In terms of livestock, McGavock owned 16 horses, 18 mules, 29 milk cows, 25 other head of cattle, 165 sheep and 60 hogs. The total livestock was valued at \$5750. In terms of crop production, his fields yielded 200 bushels of wheat, 1000 bushels of corn, 200 bushels of oats, 270 bushels of barley, 300 pounds of wool and 50 bushels of hay, all valued at \$6615. Little had changed since before the war, except the end of slavery.

Frank McGavock, the only surviving child of David and Willie, married Lula Spence in 1874. The young couple lived at Two Rivers with his parents. In September 1875, their first child, Spencer, was born.

Willie McGavock became interested in the missionary work of McKendree United Methodist Church as an outlet for her continuing grief. In 1875, Dr. and Mrs. J. W. Lambuth visited the United States from China to solicit funding for their school for girls in Shanghai. Upon hearing the story of the plight of young girls, Willie donated the diamonds from her bridal veil to assist the school in their educational mission. One child in particular they called “Bessie,” after Willie’s deceased daughter. With the money from the sale of the diamonds, a new building was constructed and named in honor of Willie’s mother, Elizabeth. The Clopton School took on Elizabeth’s maiden name. At her home church of McKendree, Willie served as Missionary Secretary.

Continuing to feel the pain of the loss of her daughter, Willie McGavock welcomed her mother and step-father, Elizabeth and Frank Owen, to *Two Rivers* in 1877. Their return to Nashville from St. Louis was prompted by Frank’s ill-health. It is believed they helped with the farm’s daily operation and made more modern upgrades to the house, such as the introduction of electricity to the mansion. The north garden, the bathroom at the northwest porch where the plantation office had been, the dumbwaiter from the kitchen to the pantry, and the large pantry cabinet were also added. The exterior of the house was painted, updated from the original whitewash to more lively Victorian colors, such as pinks and greys.



In January of 1880, Frank and Lula had a second child, whom they named after “Willie.” She lived only eight months. At the time of her death, the *Two Rivers* household consisted of David and Willie McGavock, their son, daughter-in-law and grandson, Frank, Lula and Spence, along with Elizabeth and Frank Owen, and two black male servants, Fayette Hudson, 16, and Lea Townsend, aged 18, who also worked as field hands. Gone were the black families who lived on the farm the previous decade and carried the last name of McGavock. These individuals do not show up under other surnames either. Some of the younger women may have married and taken their husband’s last names. All, it seems, had moved from Two Rivers to places unknown.

The farm continued to produce staple crops and livestock, and function as a significant business enterprise. By 1880, there were a combined 700 acres of corn, wheat, Irish and sweet potatoes. There were also 100 head of sheep, 100 pigs, 125 chickens and a grove of pear trees. McGavock valued his farm at \$100,000 and had over 100 laborers divided evenly between white and black workers. It is unclear if any were residents of the Two Rivers property.

Mansion Upgrades c. 1880

In the decades after the Civil War, and slavery as a system of bondage ended, the function of the house changed. The addition of the Owens, Willie’s mother and step-father, Frank, Lula and their children, along with servants and farm laborers made the household the largest at any time since its construction. The McGavock’s also started to take on boarders in the mansion other than family members. Thus, they made upgrades to the house.

In several rooms, writing on the plaster walls dates to the late 1890s. There is no writing evident prior to that time. One inscription from April 20, 1898 lists *15 McG, 4 Du-- , 1 Goat, 2 Monkeys*. Another, from April 25, 1898, lists *15 McG, 1 Wild Man, 2 Monkeys, 1 Goat*.

Wood plank floors were added to Rooms 004 and 007. Original baseboard moulding still exists in Room 007. The wood floor in Room 004 was probably restored sometime after the house was purchased by Metro Government and the room was used as an interpretive space.

The exterior staircase on the porch that descends between Rooms 010 and 090 did not exist when the house was built in 1859. The feature was added in the late 1870s or early 1880s when the McGavocks moved the kitchen from the 1802 House to the 1st floor pantry, Room 110. The exterior window



On the front porch at Two Rivers. The four standing in the back from left to right, Willie McGavock, Frank McGavock, David H. McGavock and William Hicks Jackson, owner of Belle Meade Plantation. (c. 1880)

shutters in 010 were removed because the staircase was constructed too close to the right window frame for the shutter to be mounted without significant alterations. There is also no evidence of stenciling below the porch decking where the stairs were added, meaning that the brick wall was not exposed and the back plate was continuous when the house was built.

A dumbwaiter was installed that ran between Room 010 in the basement and Room 111, the former Butler’s Pantry, on the 1st floor. Because the kitchen was now in the mansion, another room in the basement was probably used as a root cellar, thus the need for a dumbwaiter. Wallpaper was added



This lithograph from 1880 shows that the mansion did not have shutters on the north wall. Also, the east portico on the north side was not enclosed for use as a bathroom at that time.

To the south of the house is a post and plank fence. To the north, an ornamental garden.



to several rooms and the moulding was repainted on the 1st and 2nd floors. A lithograph from 1880 shows the exterior of the house with a post and board fence to the south and a garden to the north. There are also no shutters on the sides of the house.

Two Rivers Stock Farm

In late May of 1882, the steamer *City of Nashville* arrived at McGavock’s Mill, the landing on the Cumberland just below the Stones River. On board were 500-600 passengers, mostly children from the Sunday schools at Christ Church, Church of the Advent, St. Peter’s and St. John’s. They were venturing to the bluegrass grove of McGavock’s cousin, John Harding, along with food and a string band, to spend the afternoon enjoying the “shade of the forest trees, and cool water served from a fine spring.” Just a few weeks earlier the *City of Nashville* was quarantined due to an outbreak of smallpox onboard, part of a national epidemic that spread across the country during the year.

Though six miles from the town center, Two Rivers was but a short water ride from the growing epicenter of regional trade in Nashville and riverboats were still the region’s primary source of mass transportation. The city boasted a host of ships, ship owners and their captains. David McGavock divested himself of several tracts of property downtown in the early 1880s. He sold three lots on Front St. to Thomas Ryman, the famous riverboat captain and owner in 1883. Ryman went on to open the Union Gospel Tabernacle in the late 1890s. The building eventually became known as the Ryman Auditorium.

Life on the farm was emotionally troubling as tragedy continued to strike the family during the decade. Willie McGavock was quite bereaved by her granddaughter Willie’s passing. The untimely death forced her to relive painful memories of the loss of her own daughter, Elizabeth. Adding to her misery, on January 1, 1882, Lula passed away at the age of 30. The following March, Frank Owen, Willie’s step-father died. Lula, her daughter and Frank were buried at Mt. Olivet Cemetery in the McGavock plot.

The grief led Willie to visit the White Mountains once more where, she noted, “I live on a day at a time. My affliction is a constant reminder that my hold on life is by a frail thread.” From New Hampshire she continued her missionary cause, confessing that her husband, David, complained that she was “sacrificing” her life for her work. “Well, what if I am? It is only a short life; and if but one soul is saved by my feeble efforts, that is worth dying for!” Escape to New England was an annual ritual.

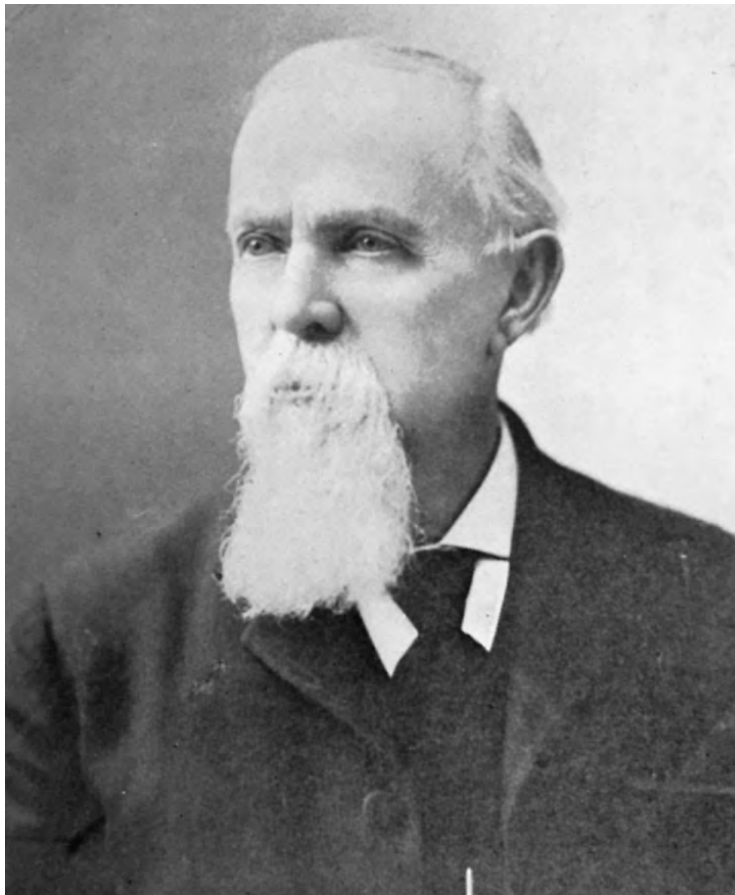


Morgan Chief

David joined Willie on one of her trips to New Hampshire in the early 1880s, possibly exposing him to Morgan horse breeding. In 1887, he purchased the first of several Morgan horses with the intent of creating a stud farm at Two Rivers. The Morgan was an early American breed that arose in New



England around the turn of the 19th century. Used primarily as coach and buggy horses, they found a utility as cavalry mounts in the Civil War. For the McGavocks, the Morgan was an opportunity to introduce the breed to the American South. Soon, Two Rivers was recognized as the first stud farm in the region. By 1889, they owned two stallions, Morgan Chief and Rancho, a dozen brood mares and five weanlings. A year later, Frank and William Hicks Jackson, of Belle Meade fame, paid \$8,000 for the Morgan stallion, Ben Franklin. McGavock intended to breed the horses for multiple seasons before attempting to sell them. To insure their investment, they hired one of the country's top Morgan horse trainers, B. Hibbard, from Michigan.



David H. McGavock (c. 1890)

The McGavocks carried the financial burdens of operating the Morgan horse farm and other interests into the 1890s. Those other interests pertained to David McGavock's \$10,000 gambling debt. The full amount of his liability only became known after his death in 1896. In 1891, however, the property was inventoried and deeded to Frank by his parents with multiple conditions. The legal title belonged to Willie Harding McGavock, and a courtesy life tenancy vested in her husband, David. The elder McGavocks kept control, through a lien, of the property, harness and saddle horses, the jack and jenny stock, the garden, truck patches, the forty milk cows and the milk or offspring they produced, the right to occupy the family residence as well as quarters for the servants, such as the cook. Any household expenses were to be borne by David and Willie McGavock. Frank supplied lard, meat and meal for the family, servants and livestock. Any additional livestock purchases and half of all crop yields were controlled by David and Willie. Frank was also required to pay to his parents \$1500 a year and if he chose to sell any of the property the profit was to go toward reducing his father's debts, not his own.

Frank McGavock now controlled the work stock, including mules and horses, the Morgan stock, mares, farming implements, wagons, carts, farm machinery and crops. He was also required to provide care

and feed for his parent's livestock, but not the wages of the house servants, carriage drivers, or dairy, garden or truck patches workers. Upon his mother's death, Frank would inherit the property, minus any debts owed, outright. In essence, the agreement kept Two Rivers from being taken by David McGavock's debtors. At the time, besides breeding animals and the fertile agricultural fields that produced mostly corn and hay to feed livestock, the 1085-acre estate had a garden, orchard, a dairy operation and over fifty other buildings that included barns, horse stalls, tenant houses and sheds.

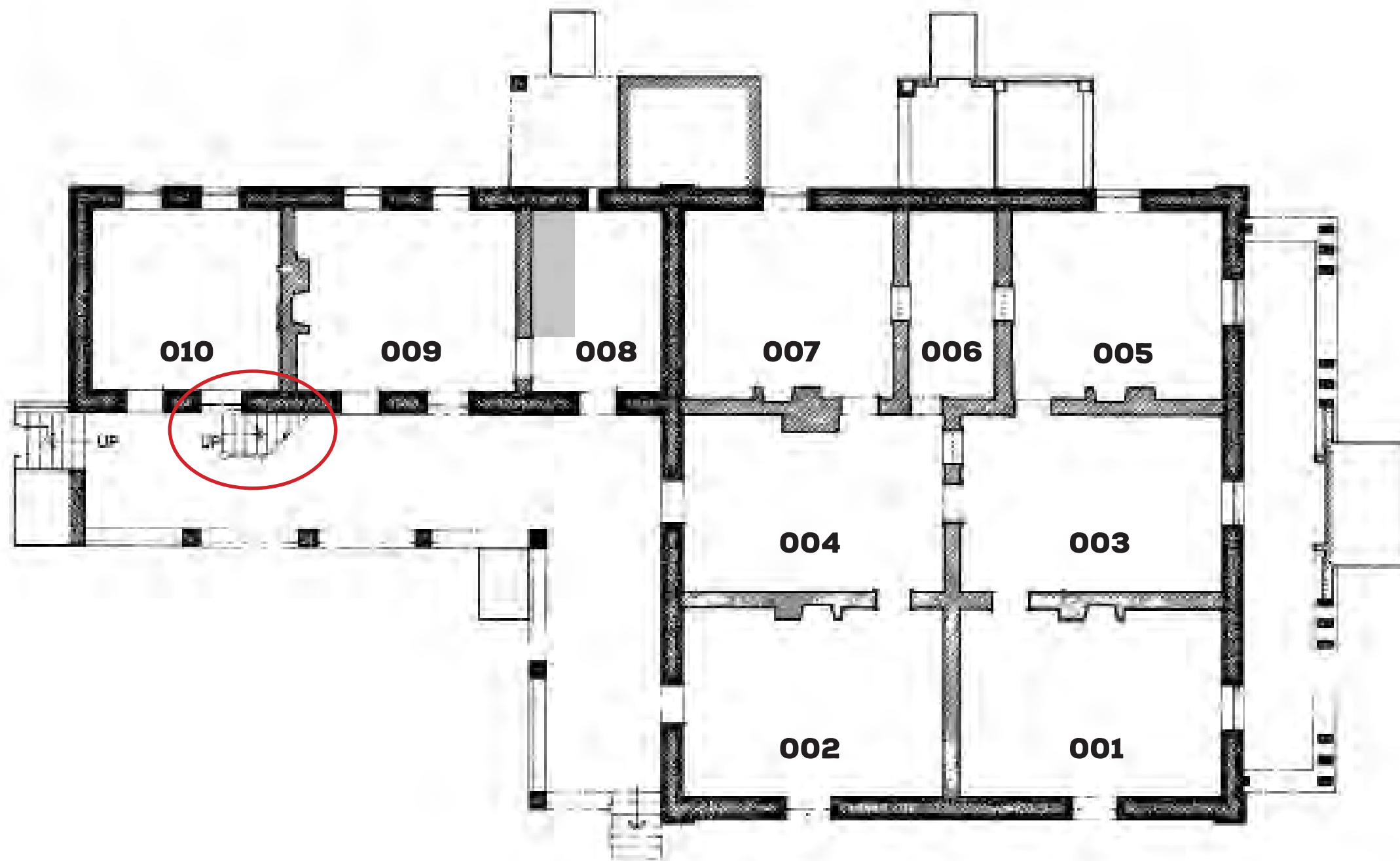
In March 1893, Elizabeth Owen died at the age of 82. She outlived her husband, Frank, by a decade. "Bessie," as she was known, was buried next to her husband at Mt. Olivet. Even today, there are no headstones for the Owens' at the cemetery. Willie took the death of her mother very hard and retreated once again to New Hampshire. The following summer she suffered a stroke while in the White Mountains. She rallied from the malady and returned home where she became bedridden. In December of 1895, Willie passed away. Four months later, in March 1896, David McGavock, aged 69, died in his sleep from a blood clot in his heart.

The Panic of 1893, followed by a severe depression and David McGavock's gambling debt, discovered upon his death, added to the severe financial drain on the property. In 1893, Frank sold the Morgan horses to Joseph Brink in Illinois. The lot consisted of two stallions and eight mares. Frank's deluge of debts continued. In 1895, he borrowed \$500 from his next door neighbor-cousin, John Harding, Jr. Twice more during the year he borrowed money from Harding. When he was unable to meet the obligation, Fourth National Bank sued McGavock to recover Harding's funds.

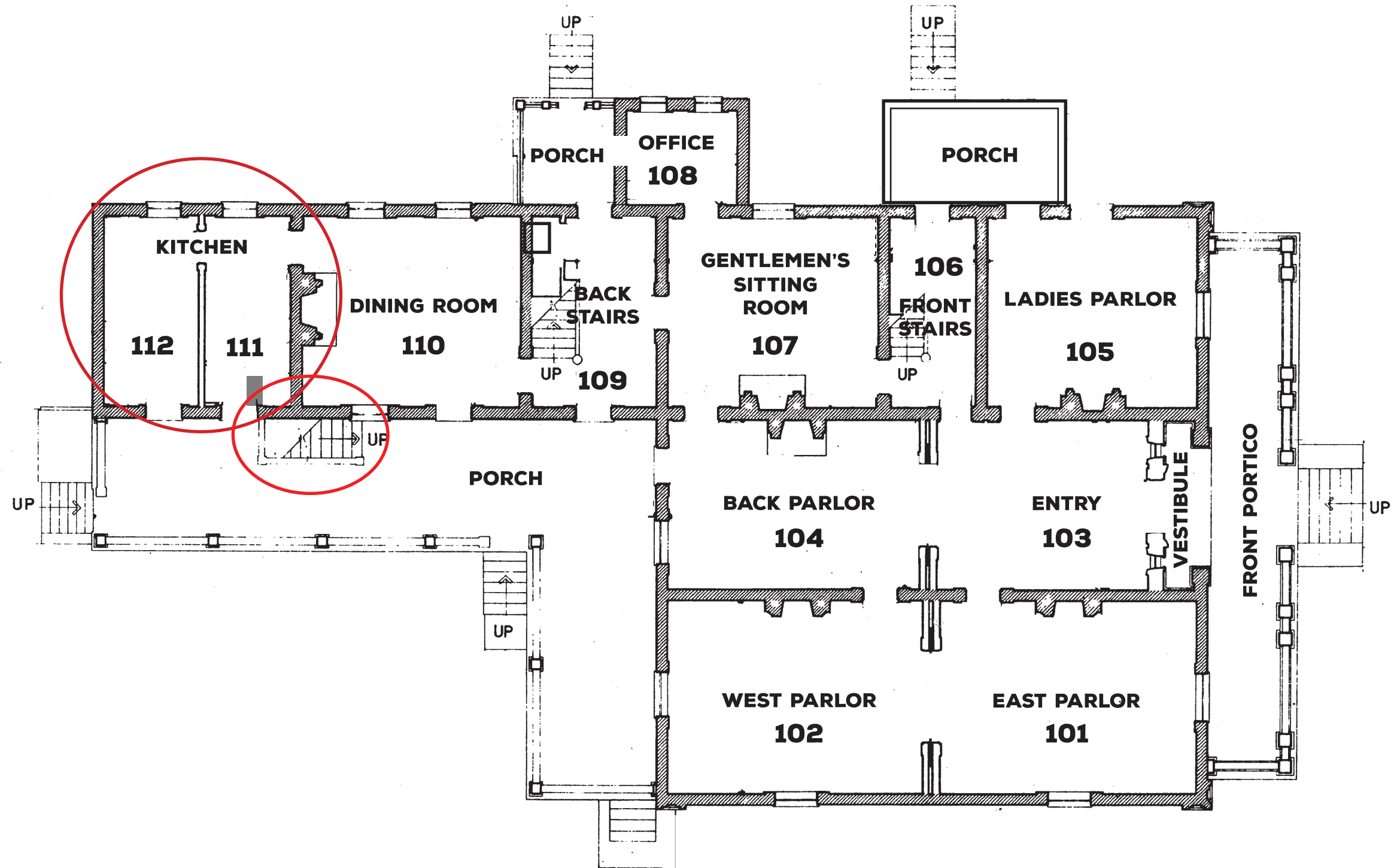
On August 19, 1896, Frank McGavock married Dr. Clara Plimpton, a local physician originally from Massachusetts. Clara, a prominent homeopathic physician, sold her medical practice when she married



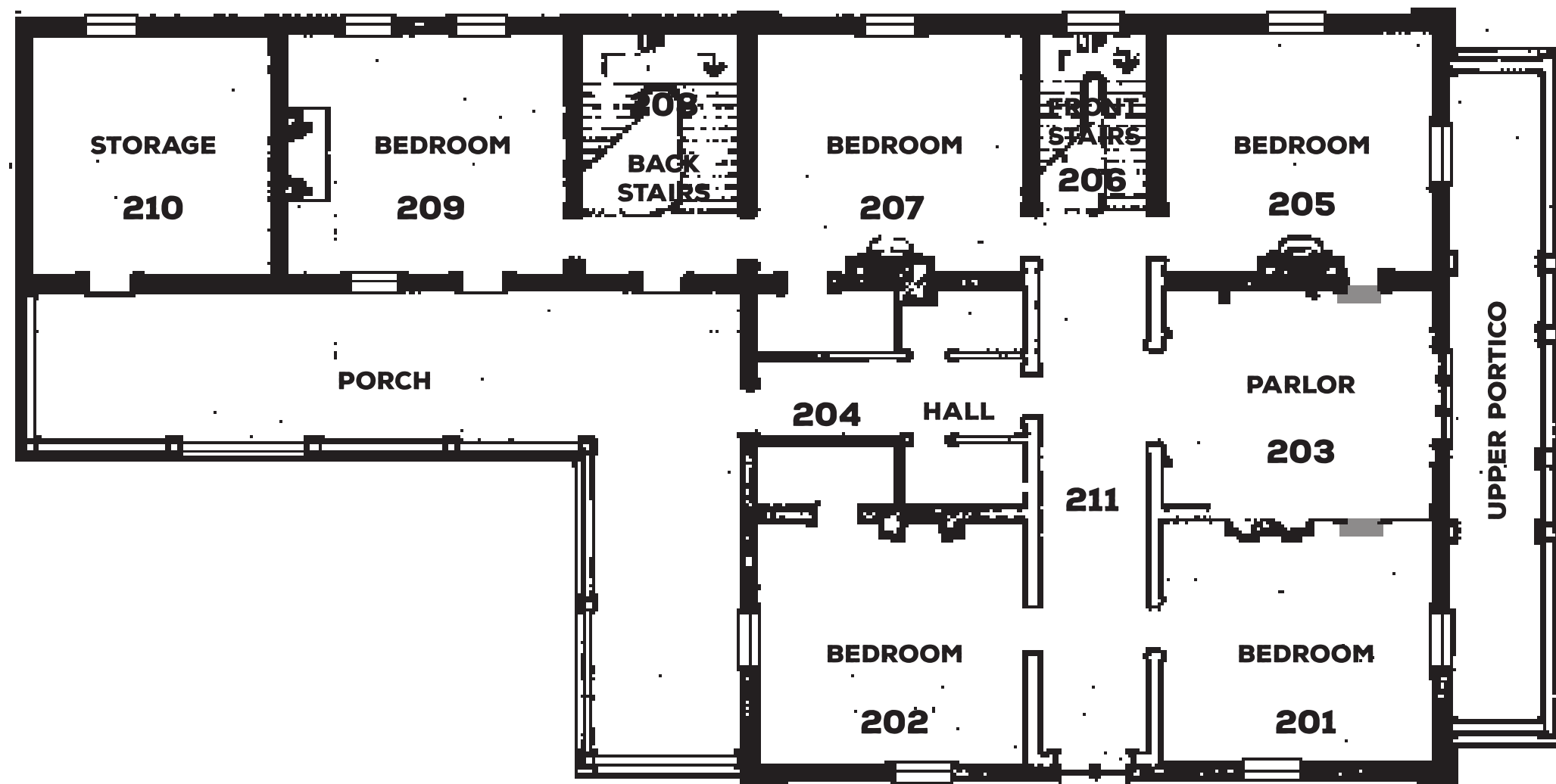
Willie McGavock (c. 1890)



**TWO RIVERS MANSION BASEMENT
C. 1880 HISTORICAL USAGE**



**TWO RIVERS MANSION 1ST FLOOR
C. 1880 HISTORICAL USAGE**



**TWO RIVERS MANSION 2ND FLOOR
C. 1880 HISTORICAL USAGE**



Two Rivers (c. 1910)

Frank. She also had Frank sign a prenuptial agreement that protected her assets from his creditors on the day the couple's private wedding ceremony was performed at a residence on Demonbreun Street. The marriage was as much one of convenience for Frank and his son, Spence, as sentiment. Clara and her older sister, Caroline, both moved into the mansion.

The gambling and other debts reared their heads once more in March of 1897 when Two Rivers Stock Farm was sold by Frank McGavock to Marcus Cartwright. Cartwright, a wealthy bookmaker, also owned the Southern Turf Saloon, located on Cherry Street, today's Fourth Avenue, between Church and Union. The \$28,000 sale was, in essence, a lien on 1085-acres and farming operation. Cartwright allowed the

Tenant Farming

In the years between the end of the Civil War and the turn of the 20th century, tens of thousands of former slaves and white small farmers were forced off their land by the collapse of the Southern economy. Most lacked the financial means necessary to purchase land, seed, livestock and farming equipment in order to support themselves and their families. By the same token, former planters could not afford to pay farm laborers with wages until after the crops were harvested. Thus, large landowners divided their property into smaller plots and turned to tenant farming and sharecropping systems.

In essence, both tenant farming and sharecropping were unfair labor-management systems where large landowners dominated the transactional relationship between themselves and small farmers. Tenant farmers usually paid the landowner rent for both land and a house. They owned the crops they planted and made their own decisions concerning their sale. Tenant farmers sold their crop yield and from the income received paid the landowner for any rent or supplies. In some cases, they were given the opportunity to purchase property.

Sharecroppers, on the other hand, were totally dependent on landowners. They borrowed almost everything — including supplies, farm animals, tools, equipment, and seed. In return for their labor, they were never offered the opportunity to purchase either the land they worked or the houses they lived in. Sharecroppers also had no control over the kinds of crops they planted or how those crops were sold after harvest. Liens were placed on the harvest to settle the sharecropper's debts for items purchased or borrowed. Most tenant farmers and sharecroppers bought everything they needed on credit from local merchants. More often than not, the income generated from yields did little more than settle their debts. They were locked in an endless cycle of poverty and debt. Between 1880 and 1900, the number of tenant farmers increased from 53,000 to 93,000. The proportion of black farmers was much higher than whites. By 1890, one in three white farmers and three of four black farmers were either tenants or sharecroppers.

McGavocks to remain rent-free until the lien was paid off in July 1897. At that time Frank and Clara would regain possession of Two Rivers. The debts, however, were not met and a Chancery Court ruling in February 1898 stated that all legal liabilities to creditors, including Harding, Cartwright and Saunders Publishing Company, had to be settled or the farm would be advertised for sale. On May 1, 1898, the sale of the farm was to take place at the courthouse.

To re-assume control of the estate before the sale, Frank and Clara applied for a \$40,000 mortgage on the property through American Investors Company. In the spring of 1898, three independent appraisers assessed Two Rivers. One agent appraised the property's value at \$70 per acre, with \$23,000 worth of improvements, for a total of \$105,500. A second agent raised the value to \$80 per acre, with



\$32,700 worth of improvements. The third appraisal describes the farm as having “fine soil, lying near the railroad, with long river frontages on the Cumberland and Stones Rivers. Many of the fences were stone, there was a large amount of timber and all fields had running water.” He valued the farm at \$100 dollars per acre.

In all, there were 15 tenant houses (10 had either three or five rooms), 13 stables and barns, and 22 other buildings, including a saw and grist mill, ice house, smokehouse, granaries, dairies and tool houses. Specifically, the loan application for Frank and Clara McGavock listed details of the property.

They included:

- Stanfield House*
 - 3 shops*
 - 1 stable*
 - 1 buggy house*
 - 1 barn (Jones’ field)*
 - 2 barns (Knob Woods)*
- Reid House -- 1 stable -- 1 kitchen*
 - 3 Stallion stables*
 - Shop mill and furnace*
- Medlen House*
 - Tool, ice and carriage houses*
 - Horse, mule and cow stables*
 - Spring and dairy houses*
- Seigenthaler House*
 - 5 single houses*
 - 2 double houses - 1 stable and shed*
- Johnson House - 1 stable - 1 kitchen*
 - Granary and wagon house*
 - Potato cellar*
 - Smoke house*
- Servant’s house (brick)*
- Old residence (brick)*
 - Small tool and chicken houses*
- Negro Church and schoolhouse*
- Mansion*

The loan was approved in April basically due to the mortgage company’s confidence in Clara, previously a successful physician. In it, Frank McGavock stated his income to be between \$7,000 and \$8,000 a year. Clara, his new wife, known as a “wide-awake business woman,” made the first mortgage payment of \$1,840. The couple took out eight promissory notes of \$5000 each. The notes were due and paid in late 1898 to the American Investors Company. In the meantime, the sale was postponed until October.

The sale took place on October 29. Alex Perry, a prominent Nashville businessman who partnered with Tom Ryman to build the Ryman Tabernacle, purchased Two Rivers for \$37,000. Immediately following the purchase, Frank and Clara transferred 645 acres of Two Rivers property to Perry for \$15,000. The remaining \$20,000 debt was charged to a trust deed for Perry. Perry settled with Harding and Sanders before the close of 1898.

In 1900, the State of Tennessee issued a lien on the McGavock property for unpaid taxes. The family continued to take in boarders in the house and tenants on the farm. Those living in the mansion at the turn of the 20th century were Frank, Clara, Spence, and Clara’s sister, Caroline Plimpton. Also in the house were Anna Aldredge, aged 40, the family’s mulatto cook from Alabama and Emma Wood, a black servant, also from Alabama. Anna would live and work for the McGavocks for another twenty years. Emma, on the other hand, left the family for a brief period to serve as a cook for a young attorney and his family in downtown Nashville. She returned to the McGavocks a few years later and lived out her days at Two Rivers. Robert Wright, his wife, and four children were boarders in the house in the early 1900s, too. Wright was the superintendent of a phosphate mine, possibly located on the Two Rivers estate.

In 1902, Frank McGavock conveyed 500 acres of the Two Rivers estate to his son, Spence, for one dollar. Spence, unmarried, worked as a shoe salesman. He continued the family’s practice of tenancy at the farm. In 1904, Clara died. She left the remaining property in her portfolio, property which she had not sold to help reduce Frank’s debt, to her son-in-law, Spence. In 1907, Frank finally closed the earlier debt owed the state and Spence was deeded the remaining property.

Once more, in 1910, Frank and Spence were in arrears with the state over property taxes. Together, they took out another mortgage, this time with Northwestern Mutual Life Insurance, for \$13,000. Frank McGavock passed away in 1920. The loan was repaid two years later.

Little is known about the McGavock family in the late 1920s, except that in 1928 Spence married his cousin, Mary Louise Bransford. He was 52 years old, she 50. Spence deeded what remained of the Two Rivers estate to his new wife. Mary Louise was the daughter of William and Manoah Bransford. The



Spence McGavock

Areas around Donelson were the hardest-hit of the city's suburbs. Three miles west of Donelson, on McGavock Lane, three homes were demolished, and several, including the Spence McGavock place, "Two Trees (Rivers)," sustained major damage. The tornado also damaged the roofs and porches, sending debris crashing down to destroy one of the staircases.

Bransfords lived at Melrose, located in what is today the Woodlawn Cemetery section of Berry Hill. The site's springhouse is still in existence even though the main house burned in 1979. Following her graduation from Ward Seminary, the preeminent school young Nashville débutantes, Mary Louise travelled around Europe before her debut into Nashville society in early 1900.

In 1902, Mary Louise married Hugh Kirkman, the son of Vanleer Kirkman, one of the prime architects of the Tennessee Centennial Exposition of 1897. The couple eventually divorced and Mary Louise returned to Melrose. On March 29, 1928, she married Spence McGavock. Prior to moving to Two Rivers, William Bransford modernized the mansion with electricity, plumbing and a steam heating system. His daughter was not there very long. In 1933, she again moved back to Melrose after the 1932 death of her mother, Manoah, to care for her aging father. He passed away 11 months later.

An F3 tornado touched down in Nashville on March 14, 1933, killing 15 people and destroying many of the structures and outbuildings at Two Rivers.

The marriage to Spence was short-lived. In 1936, he suffered a heart attack and died on the back veranda. Following his death, Mary Louise again moved back to her family home of Melrose.

Mary Louise Bransford McGavock returned to Two Rivers in 1954, where she remained until her death in November 1965. She was the last of the McGavock family. Her will named several family members, friends and employees as beneficiaries. Mary Louise also instructed that the remainder of her estate be sold and the funds used for the operation or expansion of the Division of Hematology at Vanderbilt Hospital and Medical School. A research fund was named in honor of her father, William S. Bransford.

The City of Nashville purchased the property in October 1966 for \$995,000. A federal grant paid half of the cost of acquiring the 447 acres. Thirty acres were allotted for McGavock High School and forty-five acres were developed into thoroughfares. The remainder of the area was planned as an extensive recreational park, including a golf course. The mansion and the 1802 House were preserved as historic museums.

Post 1928 Upgrades

In the 1930s, a coal furnace was added to Room 009. This furnace provided heat for the boilers located in Room 006. A flue and chimney for exhaust was constructed on the north exterior outside Room 009 of the house that extended beyond the roof line. In Room 008, the staircase from the basement to the upstairs back hallway was eliminated and the entire space used to store coal to fire the furnace. The



Front Gate, 1929



steam from the boilers was piped to radiators on the 1st and 2nd floors. In the Entry Hall, the solid wood paneled pocket doors were replaced with glass panes. Outside the front door of the mansion, inside the ring road, a fountain surrounded by an English boxwood maze, was added as well.

Wallpaper was added to the house as well. Some of the rooms were treated in the 1930s, others in the 1950s. Mary Louise also installed an elevator in Room 107.



Elevator between downstairs parlor and an upstairs bedroom

Two Rivers Mansion, c. 1940

A list of notes due 1 st Jan'y 1840			
Harvey Tucker & 12 Capelman	no 1		
For skin of Rachel	-	-	30
Wm Anderson & P. Marcy	no 2		
For skin of Charles	-	-	50
Wm Stewart	no 3		
For skin of Charlotte			55
Geo. G. Griffin & W. D. Stout	no 4		
For skin of Matilda			40.
Geo. Leach & Wm Stambaugh	no 5		
For skin of Polly			70.00
Geo. Hall	no 6		
For skin of Susan			60.00
Bayne. note lost	no 7		
For skin of Peter & Wmmy			200.00
Geo. Langat	no 8		
For skin of Frank & Nancy family			150.
Jane Scott	no 9		
For skin of Mary			100.
Wm. L. Smith & Co	no 10		
For skin of Tom Dick & Randal Marans			600.
J. J. Anderson	no 11		
for skin of Sally & Child			70.00
Thos & Geo Coleman	no 12		
for skin of Amy & 2 children			50

AFRICAN AMERICAN HISTORY



African American Life at Two Rivers

Hope, Love and Family

The African American experience at Two Rivers has been vastly overlooked. The gap in information needed to create a succinct understanding of their lives, however, is not unique to this site. For most of those millions of bondspersons who lived and worked on southern plantations prior to the Civil War, they have been defined in abstract terms. Their subordinate role as enslaved laborers under the control of slave masters has dictated the past. Yet, aside from the dominant white hegemony’s lack of inclusiveness and sensitivity to minority cultures, the central issue in creating a succinct narrative of the everyday experience of individual African Americans on plantations, or in the country in general, is that fewer records exist than that of their white owners. Many of their histories have been passed down orally or in the form reference by others. Two Rivers suffers from many of those same inadequacies. There are, however, some sources of note that allow us to shed light on a few individuals who lived, worked or were owned by the Hardings and the McGavocks.

For the majority of its existence in North American, slavery was a highly profitable enterprise. Southern plantations, though not exclusively, were the backbone of the institution for a multiplicity of reasons, including the power of production, the overall impact on economic and social relations, and of course through the slave trade. As previously stated, larger plantations, those with more than 50 slaves, were, in essence, the earliest appearance of the factory system in the New World. Much of the economy in the western hemisphere prior to the American Civil War was dependent on the system. In the decades prior to 1860, for example, cotton was, on average, over 50 percent of the value of the nation’s total exports. Using slave labor, plantations provided the raw material for textile mills in other parts of the country and other parts of the world. Contiguous staple crops, such as wheat and corn, employed middlemen to distribute these goods to markets, such as New Orleans, Mobile, Savannah, Charleston, and Memphis in the south and northern ports like New York, Boston, and Philadelphia, creating a market for foodstuffs as well as refined goods. Within this dual economy, northern farmers and manufacturers found open markets for their products in southern towns and cities, and especially on southern plantations.

Tennessee was an important part of that story from the late 18th century forward. As settlers moved across the Appalachians, they carried the hallmark of this economic system with them in the form of enslaved African Americans. The earliest slaves in middle Tennessee arrived with the James Robertson party in 1779. The Harding and McGavock families soon followed, as did dozens and then hundreds of other slaveholders. The world created in the Nashville area was built, in part, by African Americans.

The World of the Plantation

The plantation landscape was principally the creation of slaveholders. The design of a master’s estate was solely his own. Within the property’s boundaries, he delineated what fields were cleared, what crops or livestock was raised, and he selected the locations and construction dwellings. That being said, the black slave population also played a role in defining the architecture of that landscape within the context of bondage and servitude to their owners. Those definitions, as proscribed by the social relations between master and slave, played out in many different ways and in many different arenas within a single plantation household.

Inside most large plantation slave communities, a distinct division of labor existed between domestic servants, house slaves, and the rest of the enslaved population. Though house slaves were in a more privileged position, the official boundaries of where one’s status began and another ended were both loose and fluid. At Two Rivers, located in close proximity to a major import and export nexus like Nashville, however, there existed a separate division of slave interaction and autonomy - those who lived independent lives and operated businesses in town. At least one individual claimed this status.

The Forgotten People

Prior to the 1830s, however, no recovered record of their number, name, age or gender of the individuals exists. From known research, it is unclear if David Buchanan, the first permanent resident on the property, owned slaves. It is likely that he did, as he was able to acquire the wealth necessary to build the 1802 House, a brick structure that took skilled craftsmen, probably slaves, to complete. We know from at least one newspaper advertisement that Willie Barrow leased tracts at Two Rivers to smaller farmers along with slaves in the 1810s. Barrow was a wealthy businessman and used the property, both land and slaves, as an investment, not a primary residence. He was, in essence, an absentee owner and his property was managed by a caretaker or an overseer. Little else is known about the enslaved labor force at Two Rivers before the property was acquired by William Harding.

William Harding, like his brother, John, purchased property in McSpadden’s Bend in the late 1810s. In a short period of time he built a successful cotton plantation on the backs of his slave labor force. In 1832 Harding suddenly died. At the time of his death, he owned 77 slaves. Though we know their names and gender from the real property inventory used to divide his estate between his wife and young daughter, their ages are missing. Most of the individuals listed in the inventory were left to Willie, Harding’s daughter. They continued to live and work at Two Rivers. The slaves given to Elizabeth were probably sold and the receipts returned as part of her death benefit. Their names do not show up in the receipt ledger left by the estate executors, David Harding and William Giles Harding.



Slaves given to Elizabeth Clopton Harding (widow) as part of the William Harding estate settlement. The currency to the right is their monetary value:

<i>Mahala</i>	<i>\$300</i>
<i>Gabriel</i>	<i>\$300</i>
<i>Coleman</i>	<i>\$200</i>
<i>Ned</i>	<i>\$125</i>
<i>Abram</i>	<i>\$50</i>
<i>George (smith)</i>	<i>\$500</i>
<i>Nelson</i>	<i>\$450</i>
<i>Major</i>	<i>\$400</i>
<i>Moses (cox)</i>	<i>\$450</i>
<i>James</i>	<i>\$400</i>
<i>Sarah</i>	<i>\$325</i>
<i>Nelly</i>	<i>\$150</i>
<i>Henrietta</i>	<i>\$100</i>
<i>Seb</i>	<i>\$150</i>
<i>Harry</i>	<i>\$500</i>
<i>Lewis</i>	<i>\$400</i>
<i>Jane</i>	<i>\$350</i>
<i>Margaret</i>	<i>\$150</i>
<i>Alfred</i>	<i>\$150</i>
<i>Eliza</i>	<i>\$125</i>
<i>Sam</i>	<i>\$100</i>
<i>Frederick</i>	<i>\$75</i>
<i>Rachel</i>	<i>\$50</i>

Slaves given to William Elizabeth Harding (daughter) as part of the William Harding estate settlement:

<i>William</i>	<i>\$425</i>	<i>Adeline</i>	<i>\$300</i>
<i>Isabel</i>	<i>\$325</i>	<i>Henry</i>	<i>\$250</i>
<i>Delpha</i>	<i>\$75</i>	<i>Maggy</i>	<i>\$125</i>
<i>Fred. Nelson</i>	<i>\$425</i>	<i>Caroline</i>	<i>\$50</i>
<i>Ann</i>	<i>\$325</i>	<i>Sarah</i>	<i>\$350</i>
<i>Rachel</i>	<i>\$150</i>	<i>Charlotte</i>	<i>\$125</i>
<i>Fanny</i>	<i>\$100</i>	<i>Linda</i>	<i>\$150</i>
<i>Harry</i>	<i>\$50</i>	<i>Rebecca</i>	<i>\$300</i>
<i>Dick</i>	<i>\$475</i>	<i>Daniel</i>	<i>\$100</i>
<i>Randal</i>	<i>\$200</i>	<i>Moses</i>	<i>\$300</i>
<i>Marcus</i>	<i>\$400</i>	<i>Hetta</i>	<i>\$325</i>
<i>Frank</i>	<i>\$350</i>	<i>Susan</i>	<i>\$175</i>
<i>Elsy</i>	<i>\$100</i>	<i>Ransom</i>	<i>\$130</i>
<i>George</i>	<i>\$425</i>	<i>Virgin</i>	<i>\$75</i>
<i>Caesar</i>	<i>\$300</i>	<i>Mary</i>	<i>\$50</i>
<i>Phil</i>	<i>\$250</i>	<i>Tom</i>	<i>\$475</i>
<i>David</i>	<i>\$150</i>	<i>Lucy</i>	<i>\$300</i>
<i>Hercules</i>	<i>\$125</i>	<i>Jack</i>	<i>\$50</i>
<i>Mary</i>	<i>\$225</i>	<i>Louisa</i>	<i>\$125</i>
<i>Tom</i>	<i>\$200</i>	<i>Westley</i>	<i>\$50</i>
<i>Elizabeth</i>	<i>\$50</i>	<i>Polly</i>	<i>\$200</i>
<i>Patsy</i>	<i>\$130</i>	<i>Charles</i>	<i>\$150</i>
<i>Robert</i>	<i>\$125</i>	<i>Peter</i>	<i>\$450</i>
<i>Mason</i>	<i>\$100</i>	<i>Winney</i>	<i>\$300</i>
<i>Lucy</i>	<i>\$50</i>	<i>Mary</i>	<i>\$300</i>
<i>Nancy</i>	<i>\$350</i>	<i>Sandy</i>	<i>\$475</i>



We can surmise by the monetary value placed on each slave that some were young children and/or infants. Jack, for instance, is valued at \$50. If he were a skilled male with few or no disabilities, he might be worth as much as Dick at \$475, one of the highest priced slaves in the Harding inventory. A slave's skill level and value to the master often determined how he/she was treated.

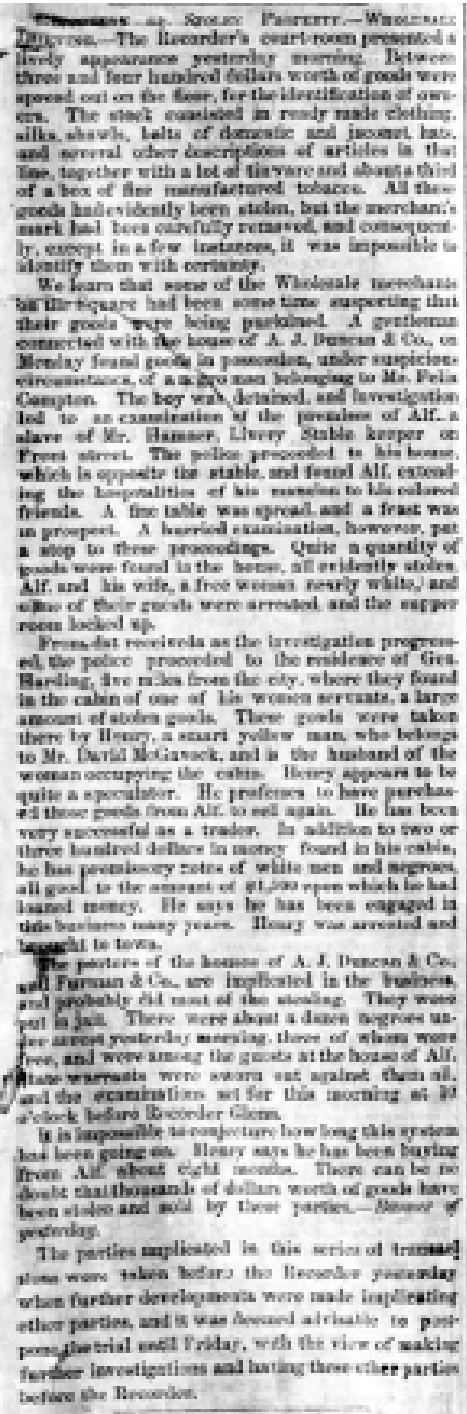
Slave kin and owners perceived the value of their children in different ways. Though both saw them as valuable commodities, for slaves, their children were an extension of themselves and helped to preserve their kinship lines. They were often named for favorite family members. Slaveholders, on the other hand, viewed children as both a financial resource and in some cases treated them as extended family members. That bond was seriously challenged once children reached adulthood where the expectations of obedience, submissiveness, and efficiency were defined by an abject loyalty their white family felt was owed to them for their continued paternalistic care. The threat of selling children was a powerful and brutal tactic used by slaveholders to keep their enslaved workforce passive and non-resistant.

Henry Harding

Henry Harding was a slave owned first by William Harding and then left to his daughter, Willie, upon his death. Henry led a very autonomous life as a slave. In his years growing up at Two Rivers he may have lived on the plantation. He was of mixed color - mulatto, his father white and his other black. But his role there is for the most part unknown. Harding did marry a slave on the Belle Meade plantation and reportedly visited her on a weekly basis. In the years leading up to the Civil War, he had his own blacksmith shop at the corner of Front Street (1st Ave.) and Spring Street (Church). This placed him near the wharf in downtown Nashville. He was also a wheelwright, someone who builds or repairs wooden wheels, mostly for wagons and carriages.

Harding was, in essence, a businessman. He traded in second hand goods from his shop. In 1859 he was arrested for fencing stolen merchandise. The goods ended up at his wife's cabin at Belle Meade. Henry claimed he did not know the goods were stolen. Both William Giles Harding and David McGavock came to his defense, offering character references. He was released, but given 80 lashes for the offence. Before the war, Harding's talents seemed to have no end. He was also known around town for his skill as a contractor, a liquor dealer and ran a saloon.

In December of 1865, Nashville's first black bank, the Freedman's Savings and Trust Company, was organized by local black leaders. It was one of thirty-three branches that Congress authorized in the fifteen former slave states. The first bank trustees included a list of Nashville's elite black leaders, including Henry Harding. Using the banks influence, he constructed the Harding Hotel at 93



Harding was arrested for theft, but later released.
Nashville Union and American, Jan 12, 1860, 3.

Cherry Street in 1869. The hotel made him a man of influence in Nashville. His worth in 1870 was valued at \$35,000. Harding became a member of several prominent African American clubs. Ironically, he tried to push these clubs into diversifying by offering membership to several wealthy white Nashvillians, including William Giles Harding and David McGavock. He was rebuked.

In 1874 the Freedman's Bank failed and Harding lost the hotel. He was forced to reinvent himself once more, this time as a second hand furniture and real estate salesman. His partner in the furniture business was J. B. Bosley. Their new store was located at 116 N. Cherry Street. Harding and his family lived on McGavock Street in Nashville's 15th Ward. When he died in 1888 his assets were valued at \$88,000, making him the wealthiest African American in Nashville.

Enslaved Artisans at Two Rivers

The bricks and limestone used to built Two Rivers were made and cut on the property, probably by McGavock slaves. Though John Huff, a brick mason, was the builder who oversaw construction, these slaves were used in making bricks, as masons and either cutting or moving stone. The moulding and trim on the house was also black walnut harvested from the plantation and carved by skilled workers, slave or otherwise. The cornice around the roofline of the exterior of the house and scrollwork on the interior staircases are both intricate and detailed, requiring a skilled artisan.

One other enslaved person who possibly worked on the construction of Two Rivers mansion was Jack. Jack's full name is unknown. A brick above the lintel of the far southern window of the upper veranda, just under the crown moulding, is carved with his name. The "J" is backwards and the "A" is upside down. But who was Jack? In the William Harding 1832 inventory of slaves bequeathed to his daughter, Willie, where a "Jack" is listed. He was given a value of \$50, meaning he was probably an



Henry Harding and his family in the 1880 census.

infant or child. By 1859, “Jack” may have been in his late 20s and may have assisted with construction of the house, possibly making bricks.

The Overseer

The overseer played an important role on all large plantations in the South, regardless of region. Prior to the 1850s, when David McGavock formally took over control of the property, the overseer at Two Rivers was unknown. This was possibly due to the plantation being run by William Giles Harding from his Belle Meade estate. No records have survived. In 1860, however, an overseer does show up on the census at Two Rivers, one William Meadows. He undoubtedly lived on the property with his wife and six children.

Field Pens

At one time, living quarters or pens for field and shop slaves existed at Two Rivers. It is unclear if the Buchanan family owned slaves, but Willie Barrow, as mentioned above, did. Like the location of the 1802 House and the mansion, these structures were probably sited near the springs (the location of a water source was fundamental to where any houses, whether for free or slave, were built). As singular dwellings, they would have housed both family units and a host of individuals. Only one reference has been located to give us a description of the quarters. In 1855, an agent for the state visiting Two Rivers wrote that “Mr. [David] McGavock has been in possession of the property but four years [and] has in this short time erected for his servants houses equal, if not superior, to any we have seen.” The structures were most likely framed clapboard with gabled roofs.

Based on past investigations and current research, no above-grade physical evidence remains as to the location of these structures. Contemporary sources, however, have noted that a series of small dwellings stood, up until the late 1960s, to the north of the mansion and in line with the current maintenance shed.

Life in the Big House

The role and lives of house slaves on plantations was much different than that of field or shop slaves. At Two Rivers, evidence suggests that these domestic servants both worked and resided in the basement of the mansion. This living arrangement, it seems, was not an uncommon practice in the local McGavock family. A similar pattern existed at Carnton in Williamson County, the plantation home of Randal McGavock, a cousin of David H. McGavock. Black domestic servants lived in close proximity to the white McGavock family at Two Rivers. The floors in each of the rooms of the basement are



finished with a combination of wood and brick. The brick walls are covered by plaster. The ceilings are wood lath and plaster. A fireplace exists in almost every room. The McGavocks must have thought that the domestic living conditions of their house slaves was important, whether from a personal or paternalistic desire to see to their well-being, or as a public statement about the family's wealth and their ability to provide a more suitable living arrangement for those slaves in close contact with the McGavocks.

Detailed descriptions of who these individuals were and other information about their lives is largely unknown. On at least one occasion, they were part of the public discussion. Ann and Marie were two slaves recognized by those who visited Two Rivers. Two others, Frances and Lucy, were known to these same visitors as cooks. Ann and Lucy were slaves owned by William Harding and were left to Willie when he died in 1832.

After Emancipation

In the 1870 census, David, Willie and Frank were not the only McGavocks living at Two Rivers. They were joined in the mansion by Cullen McGavock, a 45-year-old black woman who served as the family cook. Cullen could not read or write, but probably took up residence in the basement of the house. She may have been the cook prior to the war and retained that position afterward because of her close connection to the white McGavock family.

Two Rivers was the home for other McGavocks as well. In response to the 13th Amendment, former Confederate states, including Tennessee, passed Black Codes to restrict the movement of freed slaves in the South. When the codes were ruled unconstitutional, the state passed new restrictions. One such law was aimed at controlling Freedmen through vagrancy statutes and imposed a fine or prison on any African American who did not have a permanent address. For many former slaves, that meant moving back on the plantation where they once lived. This may have been the case for the three other households that lived at Two Rivers, two of whose last names were McGavock and all of whom were either mulatto or black.

As was typical of many former slaves, who were never required to have a last name while in bondage, they usually took that of their former owner in the years following emancipation. Ann McGavock was a 36-year-old black woman whose occupation was a servant, possibly to the McGavocks. Like Cullen, she could not read or write. In 1870, Ann had three young children under the age of five living with her. She owned no property, had no personal wealth to claim and probably resided in a dwelling at Two Rivers.

Sandy McGavock, born in Virginia, was a 40-year-old black male who also lived at Two Rivers. Like Ann, he owned no property and did not claim any personal wealth. Six others lived with Sandy. Five of those, along with Sandy, worked as field hands. Two of the men, William and Thomas McGavock, were named after Willie's father and uncle, William and Thomas Harding. The two youngest in the household were a mother, Maggie McGavock, 19, and an unnamed child who was just three months old.

John, Dick and Saline Fulton lived in one of the McGavock quarters, as well. John was a mulatto (white father/black mother). Dick and Saline were black. The two men worked as farm hands. Saline, however, was only nine years old. All of the African Americans living at Two Rivers were illiterate, a residual affect of the psychological brutality associated with the institution of slavery and a major obstacle to overcome in the years that followed.



Possible Carriage House located just northwest of the mansion



Gardens and Grounds

Aside from the property boundaries, several exclusive structures and outbuildings, the sites function as a pre-Civil War plantation, post-Civil War farm and as a late 19th century Morgan horse stud, little is known about the formal gardens and grounds at Two Rivers. Most certainly, the farm contained a kitchen and herb garden located somewhere on the property near the houses. These gardens were quite common, regardless of wealth, stature or significance.

At one time, the area around the mansion was said to contain “over 1400 boxwoods.” Those boxwoods may have been part of an ornamental garden, but no recovered record makes that distinction. After Mary Louise Bransford married Spence McGavock in 1928, she replanted “many rare varieties of jonquil and narcissi which she moved from the remaining gardens of the Dr. James Priestley home Montebello.” Holly trees and the magnolia, all near the front walk, remain.



The entrance in 1966



Boxwood maze was planted in the early 1930s

Prior to 1880, a formal garden was planted north of the mansion. A lithograph from the period shows its location in relationship to the house. Though impossible to distinguish the types of plantings, one source from the mid-20th century notes that it contained “old flowers of southern gardens... in a plot north of the house. The border of lilacs is over 100 years old.” The article also states that “rambler roses along 500 yards of the stone fence faintly marking a side road on the north, were also set by Mrs. Spence McGavock.” The road and the stone fence are no longer in existence, but further investigation may reveal that the road followed the current border between the Metro greenhouse, 40 yards to the north, and the mansion.



Circa 1930s house with the Carriage House in the rear looking northwest



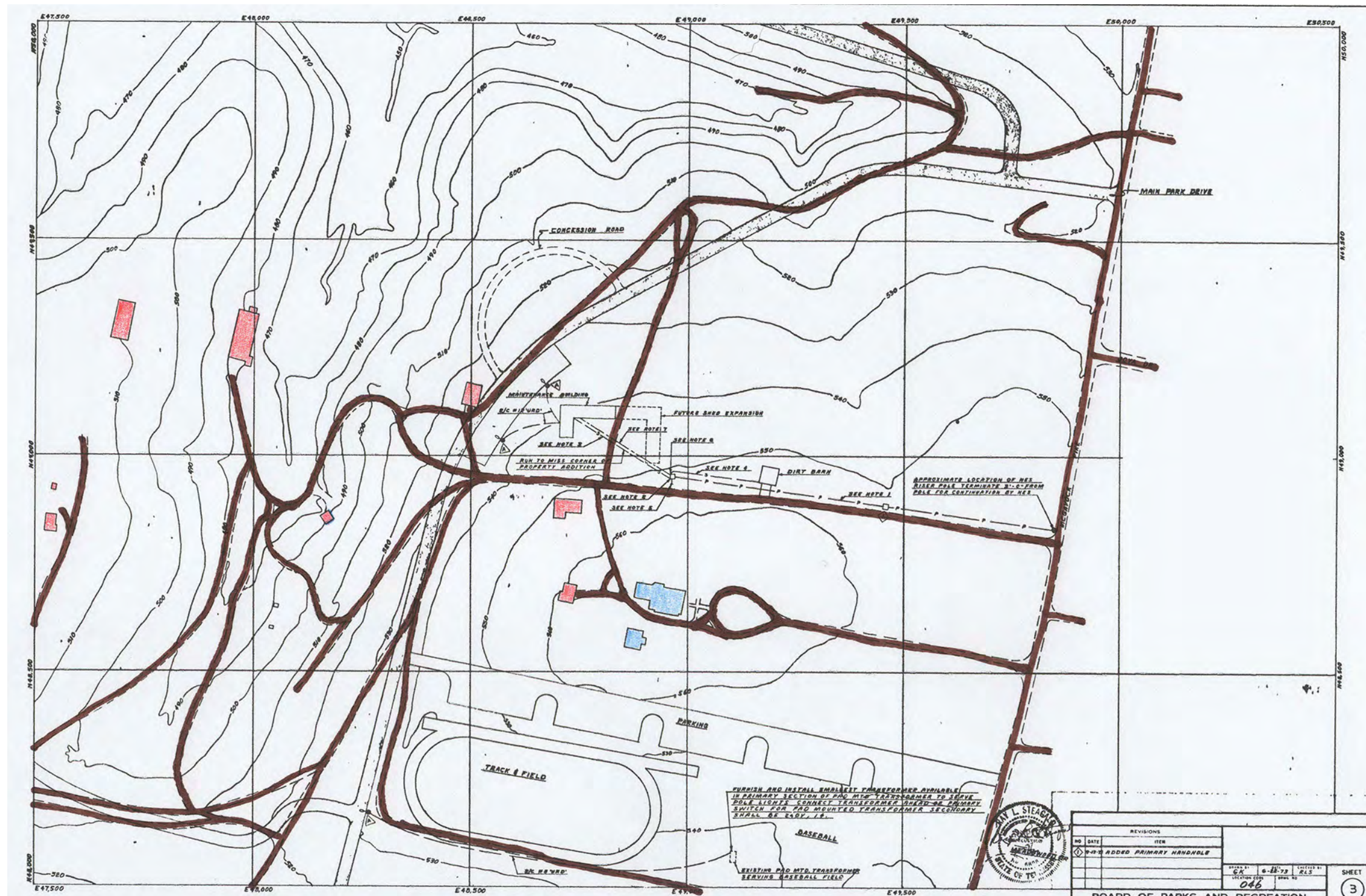
Circa 1930s Garage looking west



Barn located on the northwest section of the property in 1966.



Back of the mansion in 1966



In 1936, *The History of Homes and Gardens of Tennessee*, a comprehensive collection of photographs and narratives published by the Garden Study Club of Nashville, recognized some of the state's most significant historic sites. Though nostalgic in nature, the book describes the landscape features at Two Rivers. In it, "pink and white dogwoods shade the bluegrass lawn which is enclosed by old hedges of lilacs, and by fences overgrown with running roses... against the ivy-covered north wall of the house is planted an interesting collection of native ferns and beyond are wide borders of lilies-of-the-valley."

The original road network is marked by a brown line. The blue shaded outlines are today's existing buildings. The red are where structures once stood. Today only a few of the foundations remain.



THE VISITOR EXPERIENCE



The Visitor Experience

In the past, the primary function of Two Rivers Mansion has been a rental facility. In the early 1970s, the first Master Plan for the site created a framework for reimagining and rehabilitating parts of the mansion to accommodate groups that needed space for meetings, receptions, programming and special events. A catering kitchen was installed in place of the family kitchen. Carpets, wall treatments, window treatments and a basement bathroom were all eventually added. Though efforts to learn more about the historic evolution of the structures and grounds were launched in the form of a paint analysis study, archaeology around the 1802 House and an architectural survey, all in the 1970s, these works provided limited insight into the many iterations associated with development of the estate.

By 2010, parts of the mansion and much of the 1802 House were severely deteriorated. To address the issue, a Friends group was formed to both raise funds and petition Metro Parks and the Metropolitan Government to support restoration of both structures. Fundraisers were held, tours were launched and furnishings were acquired on loan to supplement the existing collection, all in an effort to make Two Rivers a destination for visitors and students alike. Restoration was started on the 1802 House and the mansion. By 2015, the Friends of Two Rivers Mansion, the Metro Historical Commission and Metro Parks, working together, moved toward creating a new Master Plan that would guide further restoration, make recommendations for accommodating visitors and establishing the site as both an historic and recreational resource that would also help to preserve the property.

A central goal of this Master Plan is to create a new visitor experience for Two Rivers that makes use of the current restoration of the site and suggests additional restoration, environmental resources and new facilities that will enhance that experience. In other words, to attract visitors to the site and the surrounding public assets, such as the greenway, while conserving over long term the existing historic and cultural resources at Two Rivers.

People who visit museums, historic sites, cultural attractions or a combination of these types of places seek an experience that is personal, relevant, and authentic. They hope their experience will be entertaining, thought-provoking, and meaningful. In order to be successful, the experience at Two Rivers must confront the emotions, impressions, and relationships visitors may or may not experience when engaging the site's resources, be they wayside exhibits, orientation brochures, rental or education facilities or directions to the nearest restroom. The experience goes beyond physical visitation to the site.

Goals For Providing A Meaningful Visitor Experience

Visitor experience goals describe opportunities for the public to engage the historic and cultural resources in various ways. They can also determine how those that participate become stewards of the site. Understanding and responding to the diversity of audience needs and expectations is a challenge and calls on the creative energy of all those who seek to meet visitor expectations. One has to remember that every person arriving at Two Rivers brings with them their own unique story and set of expectations. There are several important constants, however. Visitors want services at historic sites to be readily available, easy to find, and not complicated to use.

The concept of *touchpoints* helps us to understand the visitor experience as a multi-faceted whole comprised of a variety of contact areas. Each place or event where the visitor makes contact with the resource is a touchpoint and an opportunity to influence their overall experience. Wayfinding signage, exhibits, and digital materials are a few of the most extensive touchpoints that help to create the full richness of a visitor experience. Each and every engagement should be seen as an opportunity to create a positive outcome for visitors.





STAGES OF THE VISITOR EXPERIENCE

Desiring: The prospective visitor is aware of and wants to experience a community or its historic resources (like a museum), the opportunities available in the community, and the resulting experiences that may occur.

Planning: The prospective visitor is researching a destination that best meets their interest, needs, and expectations. The visitor must have access to information involving the potential visit, which can include information on its history, attractions, relevance, the weather, nearby accommodations, fees, and directions.

Traveling: The prospective visitor makes their way to the destination. Directions and signage to the site, or “wayfinding,” needs to be straightforward and clear.

Arriving: The visitor enters the community. They receive orientation and informational materials about the interpretive resources or opportunities available.

Visiting: The visitor participates in, enjoys, and learns from the programs, services, and facilities they are exposed to. An important part of visiting the community is the opportunity for discovery: following the interpretive driving tour using a hand-held device that highlights information about the communities historic past, or visiting a temporary exhibit at the museum. These opportunities can help to create and reinforce a positive and memorable experience.

Leaving: The visitor had an enjoyable, meaningful, satisfying, safe, and entertaining visit. There is a distinct sense of personal fulfillment at departure.

Remembering: The visitor shares the details of their visit through pictures, stories, and materials they have collected with others. Their memories are filled with positive recollections of the community. Follow-up communication through websites, emails, and social media can lead to a return visit or financial support for the association and their efforts.

Audiences

Visitors to historic sites, museums, and interpretive centers come in all shapes and sizes. They also come with various expectations about the topics and stories they seek to understand.

History Aficionados

One of the largest segments of the heritage tourism industry is aficionados, or buffs. They may include organizations, heritage groups, and individuals (some descendants). All have a unique passion for the subject, a wide variety of backgrounds, and demand a high level of interpretive expertise. Providing informative tours and unique experiences for these visitors is one of the keys to success.

School Groups

There are two types of groups related to education and schools. The first are local teachers seeking to enliven their classroom experience by venturing on field trips. Through the use of heritage sites, they hope to enrich the subject matter for their students by visiting places associated with historic events or characters.

The second and often overlooked crowd are youth organizations, such as scholastic organizations, bands, Boy and Girl Scouts, or sports teams, outside the area. They often try to find secondary attractions to expend time while involved with their special extracurricular or school-related trips.

Locals

Activities for engaging local residents are a key ingredient in developing a sustainable heritage tourism market. Addressing this audience with special programming and getting them involved in planning activities generates enthusiastic supporters.

Heritage Travellers

This audience seeks history related sites and activities. They demand in-depth interpretation, much like history aficionados, but have a wider array of interests. Often they combine site visits with dining, shopping, and recreational activities. They also have a higher level of family travel.

Tourists

This group may include tour buses, elder hostels and church groups. Their activities are often driven by cross-marketing with other trendy sites, or they are vacationing on tailor-made packages.

Drop-Ins

This is the most unpredictable group. They typically show up by chance, either off the main highway or may be visiting someone in the area.



Recreational Visitors

This audience seeks recreation first, but looks for opportunities to visit nearby historic sites to add to the trip's overall experience. Walking, backpacking, and biking trails, along with camping and water-sport activities are seen as enhancements to these visitors. Because the Stones River Greenway runs through the property, this audience has great opportunities to make use of the site.

Internet Users

More than 148.3 million people use the Internet to make reservations for accommodations, tours and activities. Most online travel planners are somewhat or extremely satisfied with their experiences in using the Internet to plan their trips. The primary tools for travel planning are online travel agency websites, search engines, company websites and destination websites. Airline tickets, overnight lodging accommodations and car rentals are the dominant travel products and services purchased online by travel planners. Twenty percent of Google searches are for local information.

Visitors to destination websites may choose not to make a physical visit to the property, but instead seek information about the story for various purposes. An undervalued and under-emphasized audience type, visitors who hit history-related websites can be the best repeat customers. They seek various types of multi-media experiences and can direct others to these opportunities.



The Kitchen at Monticello



Telling the Story

An important part of the Two Rivers Mansion Master Plan is to create a blueprint for telling the entire story of the historic estate, including the McGavock family, the African Americans who lived and worked at Two Rivers when it was an antebellum plantation, and the prehistoric past of Native Americans at the site.

Interpretation is a form of communication that attempts to provoke, relate, and reveal. It offers insight into what makes a place, person, object, or mood important. To tell the story of Two Rivers in an effective way, the interpretative assets made available to the public must engage visitors on a personal level, offer a safe and inviting space to learn about and experience the resource, and contribute to the surrounding environment. Visitors to historic sites make a multiplicity of choices about whether to engage an interpretive resource or not. Those choices are influenced by time, availability, functionality, safety, environment, cost, etc. The ultimate aim of interpretation is to effectively balance visitor needs and interests with the needs and interests of the overall preservation, development and use of the site.



Education programs at Monticello

The Basis of Interpretation

Freeman Tilden, the father of modern interpretation, described his six principles of interpretation in the late 1950s:

- Any interpretation that does not somehow relate what is being displayed or described to something within the personality or experience of the visitor will be sterile.
- Information, as such, is not Interpretation. Interpretation is revelation based on information, but they are entirely different things. However, all interpretation includes information.
- Interpretation is an art, which combines many arts, whether the materials presented are scientific, historical, or architectural. Any art is to some degree teachable.
- The chief aim of Interpretation is not instruction, but provocation.
- Interpretation should aim to present a whole rather than a part, and must address itself to the whole person rather than any phase.
- Interpretation addressed to children (say, up to the age of twelve) should not be a dilution of the presentation to adults, but should follow a fundamentally different approach. To be at its best it will require a separate program.



Interpretive Media

The minimum threshold to any engaging visitor experience is a captivating story. Today, there are a variety of tools available for sites such as Two Rivers to use as mechanisms for storytelling. To determine the best course of action for developing these tools, a number of factors should be taken into consideration as part of the decision making process, including ease of use, cost, maintenance, staff capacity, durability, and practicality. Thus, when investing in permanent and semi-permanent fixtures, such as interpretive media, it is important to consider the overall experience that you want visitors to take away from their engagement. Being cognizant of each and every place you make contact with audiences – *touchpoints* - is important in achieving a positive and memorable experience for audiences.

TYPES OF INTERPRETIVE EXPERIENCES

Guided

The most expensive to maintain, guided interpretation is more personalized but labor intensive. When done in combination with self-guided materials, it can produce a rewarding experience for audiences.

Tours

Two of the most common types of tours are guided facility tours at historic sites or museums, and step-on guided tours for individuals or groups moving between locations. Both are a labor-intensive enterprise. Itineraries and scripts have to be developed, docents or guides trained, and programs evaluated to be effective. These types of tours are personalized, and locals familiar with the area and the historic resources can be employed to help. However, training and availability can be a problem that will have to be overcome.

Living History

First-person dramatic performances, like those employed at Williamsburg or Plimouth Plantation in Massachusetts, are one of the most effective learning experiences for visitors. They can involve local actors or students, or can employ military and civilian reenactors to educate audiences on battlefield maneuvers, camp life, or the use of weaponry. They can also demonstrate building methods and foodways.

Self-Guided

This type of audience interaction does not involve direct contact between staff, volunteers, or interpreters and audiences. It is less expensive and can reach a larger audience.

Digital

More and more people are engaging historic resources via the internet or through other digital media applications. These visitors may or may not ever directly experience the site, but still require a certain amount of content to capture their interest.



Guided tours offer an intimate and knowledgeable level of engagement



Printed/Staged

Indoor Exhibits

Exhibits, whether permanent or travelling, can produce an excellent, self-directed experience for all audience types. They have the ability to convey an abundance of information, can be low-maintenance, and have the capability to replace the expense of human interpreters. Exhibits and kiosks can also be interactive, adding a supplement to passive displays and create an exciting pathway to learning.

Interactive Exhibits

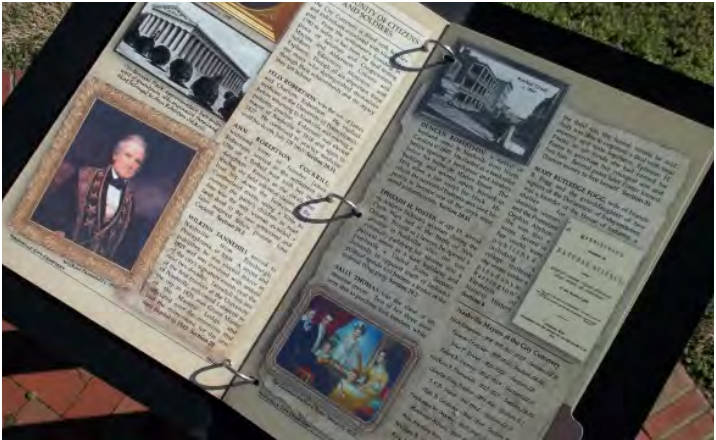
Museums and historic sites are increasingly creating interactive exhibits as a way to heighten audience engagement. These exhibits can be used within static exhibits, as stand-alone assets, or on a mobile device. The interaction gives both the visitor and the site flexibility. Building interactive exhibits can be a powerful tool to enhance the visitor experience and their engagement with the resource or story.

Exterior Wayside Panels

Exhibits can be produced for outdoor experiences in the form of interpretive wayside panels. Located at specific places at the facility, these panels can direct, inform, and educate audiences who want to fully experience the visual and environmental elements of the site. At Two Rivers, wayside interpretive panels expand the opportunity for visitors to learn about plantation life or the Morgan Horse farm.

Dramatic Performance

Combining history and the arts is becoming more commonplace today than it has been in the past. Theater performances based on historic or historical events can attract audiences who seek both entertainment and information.



Publications

Printed materials are one of the most cost effective ways to promote and educate audiences on the historic resource. These materials are produced in many shapes, sizes and forms.

Brochures - a fold out interpretive piece that can be a combination of background information with a map of the estate and directions on how to access the site.

Rack Cards - typically a two sided brochure made available at welcome centers, contiguous sites, businesses, tourism offices, motels, etc. for background information and directions to the site.

Guidebooks - a comprehensive booklet that gives a detailed understanding of the events surrounding the historic events, complete with maps and images, to offer audiences more than just an overview of the resource.

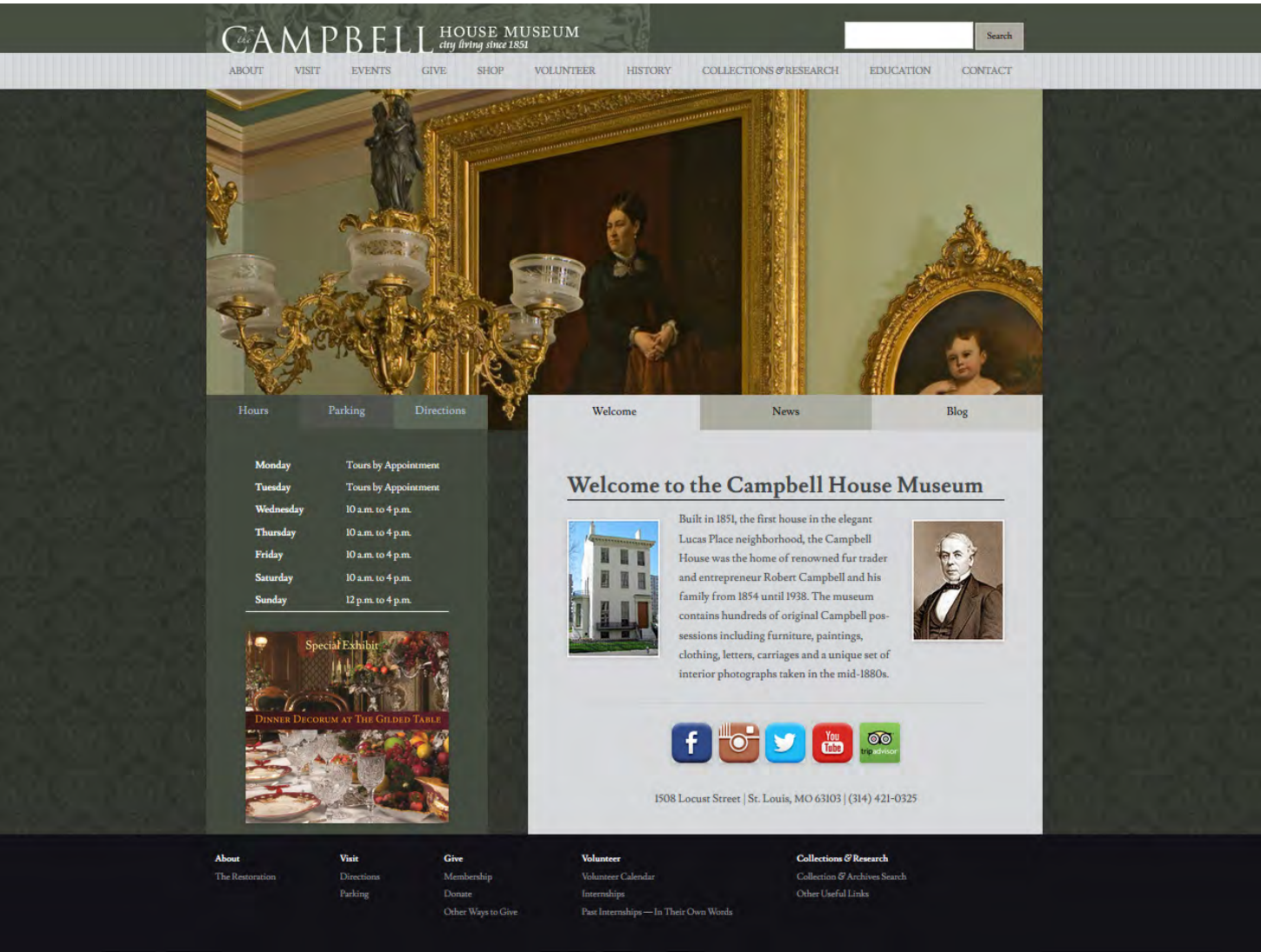
Maps - similar to a brochure, however, the map drives the interpretation through a timeline of events and activities. This map can also be an accompaniment to a brochure or guidebook, but is also meant as a stand-alone piece.



Digital Media

Websites

Still the most cost effective means to reach a large audience who seek to experience the site or access information about the resource, websites can serve several purposes, from interpretation, to information, to programming (podcasts), to promotion. Effective websites address all of these objectives.



A well-planned and functioning website is an important gateway and touchpoint to any historic site or museum.

Website blogs are also a new phenomenon that historic sites can take advantage of. These types of sites are similar to online journals and allow others to interact through commentary or images with the material on the site. Websites are also an excellent opportunity to gather information about visitors or potential visitors to the site. Establishing an email database for further contact with this audience can enhance fundraising, programming, interpretive, or visitation opportunities for the site.

Podcasts

Podcasts offer a way for visitors to access a wide variety of information about the site without actually visiting. Podcasts are digital media files that can be accessed through the Internet. They can be easily recorded and quickly uploaded. Events like a symposium or audio tours can expose audiences to information and interpretation via their computer, smart phone, mp3 player, or other digital media players.

Social Media

The use of social media outlets, like Facebook, Twitter, Foursquare (location), YouTube (video sharing), and Flickr (photo sharing) have added a new and exciting layer of information and interpretation to historic sites. They have the ability to attract audiences that would be considered non-traditional, such as those under the age of 25 who visit historic sites in relatively few numbers. They do, however, enjoy making their observations, opinions, and criticisms known to the world through social media outlets.

Smart Phone Applications

Today smart phones carry applications that can perform all types of functions. One useful application is GPS-based location mapping. Museums and historic battlefields are now taking advantage of this hand-held technology to devise tours where audiences are their own tour guide. Social media is also accessible through smart phone applications. Two Rivers could create an app for touring the downtown area.

Documentary and Promotional Films

Films and videos have an emotional appeal few physical venues can compare to. If well done, they can convey a mood, recreate a setting, or interpret a relationship. Film and video projects, however, are expensive to produce. Other historic sites in Nashville, such as the Hermitage and Ft. Negley, use films as introductions to the site. These types of media can also be used on the Two Rivers website, or by uploading to social media outlets such as YouTube or Vimeo. Guest speakers or demonstrators are two ways to make use of an educational program that can then be broadcast over the internet.



Interpretive Centers

The most important job of interpretive centers is to introduce and orient visitors to the resources available, whether historic or accommodative. They can deal with either broad or narrow interpretive themes and can employ creative interpretive tools, from interactive kiosks to introductory videos. Centers are also flexible enough that existing facilities, such as the Chamber of Commerce, Libraries, archives, businesses, or welcome centers can be used to guide visitors to their destinations. All exhibits within the center should be professionally designed. The average cost is between \$250 and \$400 per square foot.

Rental facilities can also serve the multi-purpose of interpretive center, education center for school groups and guest accommodations. These facilities can take on a complimentary appearance to the historic site.



Rental facilities have become important revenue streams for historic sites.



The Barn at Travellers Rest in Nashville, Tennessee serves the dual purpose of rental facility and education center.




Eastern Flank Battlefield in Franklin, Tennessee adapted a golf course clubhouse as a rental facility



Current Interpretive Media


In the early 1970s, a site plan was developed for Two Rivers by Metro Parks that determined the mansion’s best use was as a rental facility. To accommodate, the 1st floor kitchen was upgraded to provide for catered affairs and a bathroom was added to the basement. Over the course of the next 30 years, an HVAC system was installed and several rooms on the 1st floor went through the restoration of wall and floor coverings to interpret the house as it would have appeared in the late 19th century. Paint analysis of the 1st floor provided background information on proper treatments. Archaeology was conducted around the 1802 House in an attempt to provide a more accurate date of construction.



STYLE

Two Rivers Mansion, with its elaborate veranda, window facings, and trim, is of the Italianate style of architecture, which became fashionable in the 1850s. The style is more ornate and richly Victorian than the earlier Greek and Roman Revival homes frequently found in the South. The size and arrangement of the rooms suggest that the house was designed for large social gatherings.

The Civil War and harsh economic realities which followed delayed interior finishing and decorating until the 1870s. At that time the front porch was painted in colors that were then popular – blues, grays, and browns – which have been revealed through paint research.



THE FRIENDS OF TWO RIVERS MANSION:

Incorporated on August 20, 2010 and granted federal recognition as a 501 (c) 3 tax exempt community charity on November 22, 2010. The organization was organized to protect, preserve, restore and promote the use of the Mansion in a manner that is consistent with the policies of the Metro Department of Parks and Recreation as well as the Historic Commission.


Our primary mission is to engage in activities and fundraising that will assist in the protection, preservation and promotion of the property as a historic venue.

If you share our passion and appreciation for this beautiful historic property we welcome your involvement and participation at one of our membership levels.

For information on the Friends of Two Rivers Mansion our website is: www.friendsoftworiversmansion.org


Two Rivers Mansion is also available for private events, wedding, receptions, meetings and other group functions.

For information or to schedule a site visit: 615.885.1112 or www.friendsoftworiversmansion.org



Two Rivers Mansion

One of the last of the elaborate antebellum country estates built in the Nashville area and one of the earliest and best preserved of the ornate Italianate houses in Middle Tennessee.



Currently, the history of Two Rivers is passed to the general public through a host of touchpoints:

- website
- tours
- brochures
- programming
- generalized personal interaction

The scope of that information is limited to a brief synopsis of the acquisition and transfer of property, the white families involved in those transactions, the evolution of significant structures and the availability of the site for rental purposes. In general, little is relayed to visitors outside of these generalized topics.

Because the site has been used primarily as a rental space and less of an interpretive facility since it was acquired by the Metropolitan Government of Nashville and Davidson County, the direct interpretive, marketing and branding materials - brochure, rack card, website, video, tour - are geared toward making the site attractive for contemporary cultural events, or tours for those who might be interested in the nostalgia of the antebellum or post-Civil War period in the American South. For instance, interpretive media goes into some detail about the Hardings and McGavocks at Two Rivers. The narrative involving every internal and external relationship is framed within the context of these planter families. Births, deaths, inheritances, deeds, transactions, correspondence, portraiture, furnishings, construction and usage, and other material culture is solely invested in telling their story at the exclusion of all others.

There is no mention of the slave or black populations that once lived and worked at the plantation in any of the interpretive or marketing materials at Two Rivers. For the more than 250 years before the end of slavery and in the 150 years since Emancipation, the history of African Americans has been eclipsed by the need of Southerners to sanitize the social, financial and cultural institutions created to segregate white and black community in the region. Two Rivers is not exclusive. This has been the practice of the majority of historic antebellum and post-Civil War sites that have repurposed these facilities as museums and rental facilities in an overt exercise of cognitive dissonance that avoids telling an authentic and useable past. Possibly the purpose behind this lack of historical inquiry is that a more thorough understanding of the story of the South, especially that of plantations, might make the site less attractive to potential renters or, more importantly, supporters.

As stewards of the past, historic sites are obligated to and charged with creating an interpretation that informs the public. Two Rivers was created for the express purpose of operating a successful plantation enterprise. Without the wealth generated by the export of goods and services, the enslaved labor force



needed to fulfill that function, and the structures built to accommodate that end, there would be no grand mansion at Two Rivers, much less the historical significance of the McGavock or Harding families. We could go so far as to include in that inventory almost all the significant Nashville families prior to the Civil War, including the Acklens, the Overtons, the Jacksons, and others. Plantations generated wealth, and wealth created power.


Two Rivers Mansion

SUMMER TOURS 2016


Beginning Friday June 3, 2016
11:00am - 4:00pm

Every Monday, Thursday & Friday
in June, July and August

*Come explore the beautiful 1859 Mansion
and learn all about the three generations of the
McGavock Family and the Two Rivers
Stock Farm. New bedroom open for 2016.*




ADMISSION:
Adults \$10
Children \$5
Members Free




3130 McGavock Pike • Nashville, TN 37214
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Current Two Rivers Brochures



The 1802 House at Two Rivers Mansion



Phone: 615-885-1112



THE FRIENDS OF TWO RIVERS MANSION

[HOME](#) [EVENTS](#) [ABOUT](#) [HISTORY](#) [SHOPPE](#) [MEMBERSHIP](#) [WEDDINGS](#) [CONTACT](#)





Welcome to The Friends of Two Rivers Mansion. Our organization is dedicated to the restoration and preservation of the Two Rivers Mansion and its properties.

Listed on the National Register of Historic Places, the site lies nestled between the Stones and Cumberland Rivers. This beautiful 1859 antebellum mansion and the adjacent 1802 Federal style brick home were once the centerpiece of Donelson, Tennessee.

Our mission is to raise community awareness about the home, its heritage, and to raise funds to preserve this piece of local history.

Whether attending a private affair or a community event, this unique and distinctive setting will provide the perfect backdrop for an unforgettable occasion. Please contact us regarding mansion rental for your next event.

Be part of history by preserving it.....

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Friends of Two Rivers Website



A Plan for Two Rivers

Place matters. Human beings have an emotional connection with authentic landscapes where people once lived, worked, worshiped, fought and died. Be it the battlefield at Gettysburg, the Edmund Pettus Bridge in Alabama, Independence Hall in Philadelphia, Hull House in Chicago, Little Big Horn in Montana, Fort Clatsop in Oregon, Bandelier National Monument in New Mexico, or sites in and around middle Tennessee, there exists an inherent power associated with each of these and many more locations. Two Rivers is an important part of Nashville’s historic past. The continued preservation and restoration of the site is a priority for Metro Parks.

The main goal in the operation and administration of Two Rivers by Metro Parks, the Metro Historical Commission, Friends of Two Rivers, the Stones River Women’s Club and other individual stakeholder and supporting organizations is to protect, preserve and interpret for the public the importance and intrinsic value of the renewable and non-renewable resources associated with the site as they pertain to understanding Nashville’s historic past.

Protection

A objective of this Master Plan is to develop recommendations to reduce the negative impact the continued use of the mansion as a rental facility has on the long-term sustainability of the site. Thus, creating a new facility, an **Education Center**, can both alleviate the stress placed on the mansion, as well as provide a meeting space for groups and organizations in another area of Nashville. In the Donelson community, this type of facility is at a premium. The new **Education Center** will:

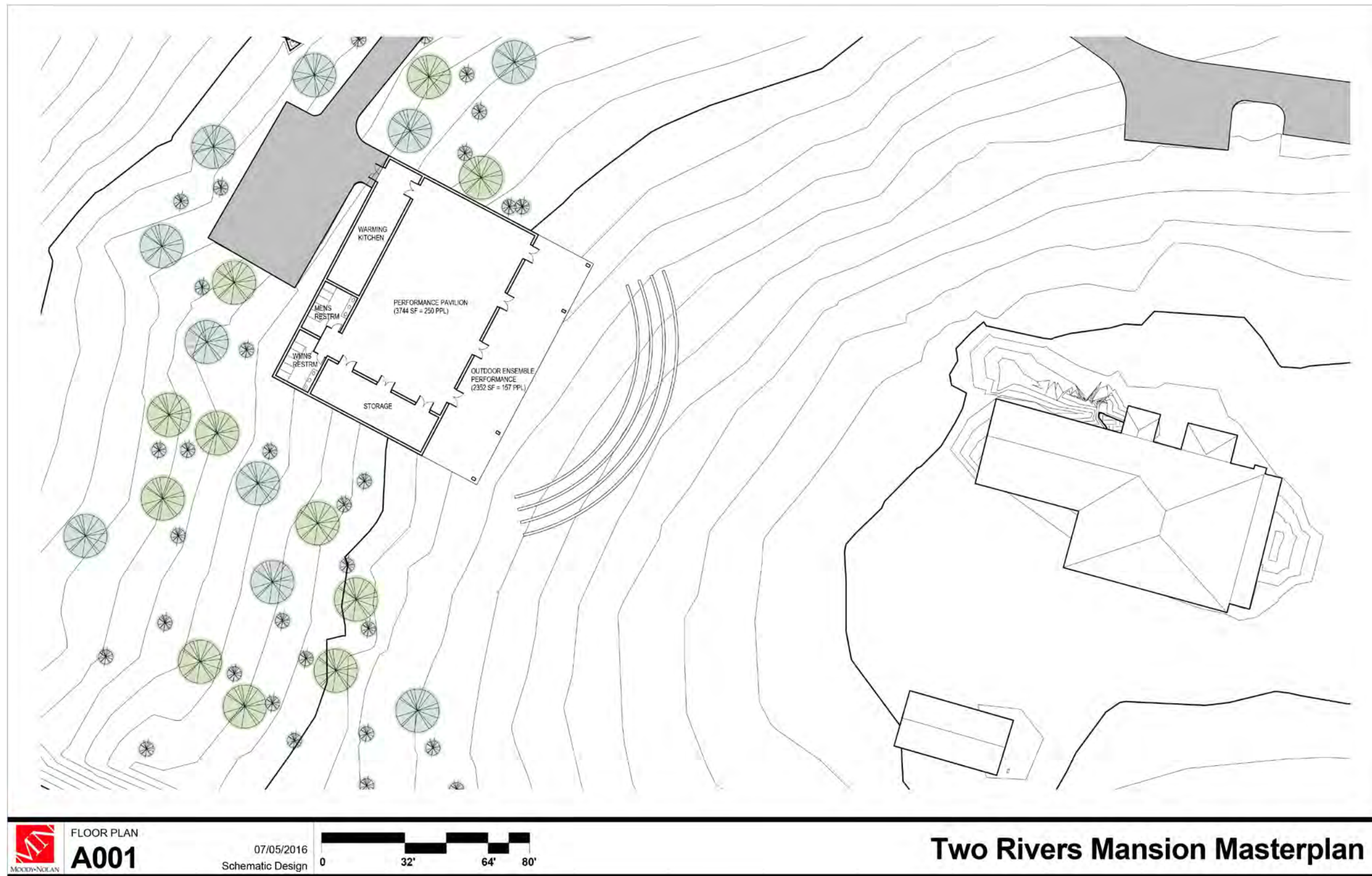
- Compliment the existing historic structures.
- Provide seating for up to 250 occupants.
- Provide a Catering Kitchen, Bathrooms (Men, Women, Family), exterior water fountains and a Bicycle Station.
- Provide a performance stage for outdoor events.
- Be managed, in cooperation with Metro Parks, by the Friends of Two Rivers Mansion.

There currently exists several pertinent protection methods at Two Rivers, including an alarm and camera system on the mansion and a gated entry. Staff also resides in an apartment on the mansion’s 2nd floor. Expanded protection methods, however, will include:

- A post and plank fence along the McGavock Pike entry to the site.
- A back entry gate at Two Rivers Parkway.
- Flood lighting along the southern property border.
- An alarm system in the Buchanan-Harding House.
- Creating Collections Storage space.
- Developing a Collections Policy and a Collections Committee for oversight.



The area to the rear of the mansion provides ample space for a new Education Center. Parking is available to the north in the greenway lot and to the south where the McGavock High School football stadium is located.





Preservation and Restoration at Two Rivers

As with most non-renewable historic resources, preservation, and in some cases restoration, is an ongoing process. At Two Rivers, the primary goal is to operate the site to accommodate multiple functions that make better use of both the historic structures and the grounds. A new facility is proposed to serve rental and programming functions. This will allow for the mansion to be restored for use as a combination historic house museum, programming and exhibition space.

Electrical Recommendations

- Updating the wiring of the mansion as required with new THHN/THWN copper conductors and conduit to replace existing older wiring and Romex.
- The existing emergency wall packs in the stairwells are out of the historical context of the building. Eliminate the emergency wall packs in the stairs and provide a small inverter to feed the stairwell system to give emergency lighting. New power should be provided as required for all new loads.
- Concealing low voltage cabling and exposed conduits where possible on the outside of the building.
- All visible older and non-functioning electrical wiring should be removed from the mansion, especially in the breezeway under the back veranda. Testing will need to be conducted to determine what wiring is not in use.

Plumbing Recommendations

- 2011 ASHRAE Handbook of HVAC Applications has the median service life of residential electric water heaters at 15 years. The water heater should be drained annually to remove the sediment from the bottom and keep the water heater at optimal performance.
- All plumbing, except for the front bathroom in the Ladies' parlor on the 1st floor, should be removed.
- Remaining domestic water galvanized piping should be replaced and new piping should be insulated to meet 2012 International Energy Conservation Code for residents.

Basement/1st Floor Restoration

In order for the basement to be used as a combination of programming and exhibition space, as determined in the Interpretive Plan, the HVAC system will need to be replaced with a smaller unit that services the 1st floor of the mansion. This smaller unit will allow for the elimination of the ductwork in the basement, the largest impediment to allowing visitors to experience these rooms. The smaller unit will place registers in each of the 1st floor rooms. The ductwork to accommodate this system is much smaller and can be installed within the floor joists.



Move the HVAC Compressors on the back 2nd Floor balcony to the ground.



FXNQ-MVJU9

Concealed Floor-Standing Unit



Outside Air
Integration Possible

Filter
Included

Versatile, Logical, Durable, Quiet

The ideal way to save space, our floor-standing units can easily be installed along a perimeter wall — or concealed. The air distribution from these models will allow you to find the right balance for classrooms, churches, office hallways or similar spaces. The concealed floor units cover a wide range of capacities and can be built into counter in order to maintain the aesthetics of the room.

Features and Benefits

- Ideal for installation beneath a window
- Unit requires minimal installation space
- Fitted with a washable long-life filter
- Remote-control options available
- Space-saving unit can be freestanding or wall-mounted, concealed or exposed
- Models range from 7.5 MBH to 24 MBH



BRC1E73 (option)



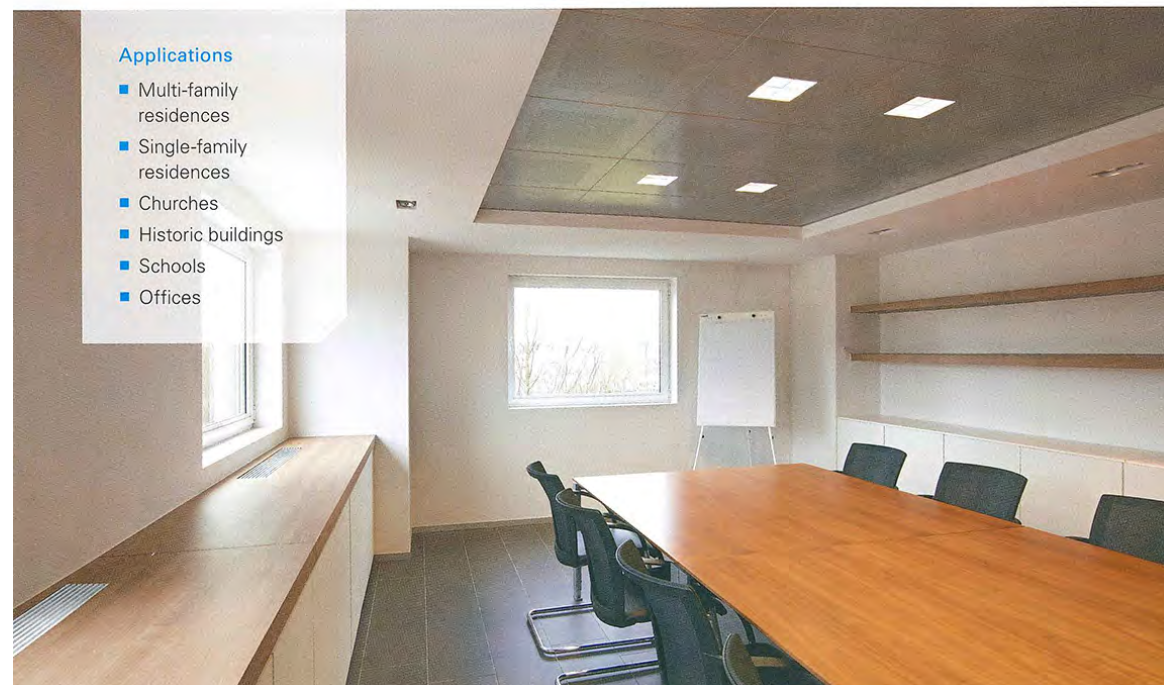
BRC2A71 (option)



BRC4C82 (option)

Applications

- Multi-family residences
- Single-family residences
- Churches
- Historic buildings
- Schools
- Offices



Also in the basement, the rooms should be restored as closely as possible to their original condition in 1859. Thus:

- Remove all HVAC ductwork and install new HVAC system between floor joists
- Repair brick and stone foundation walls where HVAC ductwork was installed
- Install poplar wood plank floor and wall trim in Room 007
- Remove bathroom in Room 007
- Remove water tanks in Room 007
- Move and install all mechanical in Room 007
- Remove laundry from Room 009
- Remove bathroom in Room 010
- Restore plaster walls and ceiling in Room 010
- Install brick floor in Room 010
- Install ground level electrical outlets in all basement rooms
- Remove all electrical and plumbing conduit and pipes in all basement rooms
- Install period staircase in Room 008
- Restore all plaster, trim, doors, hardware, windows, between room grilles and fireplaces
- Remove or hide all electrical conduit and wiring in breezeway

1st Floor Restoration

The 1st floor of the mansion will be restored to the original 1859 appearance. Thus:

- Install new HVAC system
- Remove all carpeting from floors
- Remove mural in Room 103
- Remove all wallpaper
- Repair all water-damaged plaster on walls and ceilings
- Refinish walls with whitewash paint
- Restore all chandeliers
- Remove carpeting from both staircases and restore risers
- Restore faux-graining under windows in Rooms 101 and 102
- Replace window pocket doors in Entry with wood panel doors
- Install oil cloth in Room 103
- Check under baseboards when carpet is removed for evidence of original floor treatment
- Install period appropriate carpets (c. 1859) in each room
- Restore wood floors
- Install UV coated film on all windows



- Remove catering kitchen in Rooms 111 and 112 and restore Butler’s Pantry
- Remove bathroom from Room 108
- Restore 1859 plantation office in Room 108
- Remove electrical box and brick wall from back west porch to reopen door

Plaster Repair

Until the end of the 19th century, lime plaster was commonly used. Lime plaster consists of four ingredients: lime, aggregate, fiber, and water. The lime came from ground-and-heated limestone; the aggregate from sand; and the fiber from cattle or hog hair. An historic lime plaster restoration professional should be engaged to repair plaster damage in the mansion.

2nd Floor Restoration

The mansion’s 2nd floor will be restored to its early to mid-20th century appearance. This allows the site to interpret the evolution of the structure from its origins in the mid-19th century through the acquisition by the Metropolitan Government. The 2nd floor primarily served as living quarters for the McGavock family.

- Repair water-damaged plaster
- Move HVAC condenser units from veranda to ground
- Repair or replace damaged wall treatments matching existing historic coverings
- Restore central bathroom to its 1930s Art Deco appearance
- Apply UV film to all windows
- Restore cedar cabinet in Hall 204
- Provide access to veranda through Hall 204
- Restore/clean light fixtures
- Remodel Room 209 for use as office (remove kitchen)
- Remodel Room 210 for use as collections storage space

Exterior Restoration

The exterior of the mansion is in good physical condition, considering its age. Minor details require restoration.

- Remove elevator at north side porch
- Remove old unused water pipes and electrical conduit
- Repoint brickwork areas as needed

- Replace concrete front porch with wood
- Remove back porch shed entry to basement breezeway
- Repair and restore water damage areas on front veranda
- Screen HVAC condenser units
- Repair water-damaged stairs at east porch on north facade
- Remove satellite dish from 2nd floor veranda
- Restore rain water gutter on back wall
- Remove 1930s screen doors on 1st floor veranda
- Repair/restore/replace limestone piers supporting back veranda

1802 House Restoration

The majority of restoration on the 1802 House is complete. There remain, however, several features that are in need of repair or restoration.

- Replace mantle in west upstairs bedroom with original
- Replace cabinets with original
- Remove exterior basement shed
- Restore the Root Cellar



Lathing and plaster issues in the basement of the mansion



West Woods

The woods located west of the mansion and between the Stones River Greenway and the Two Rivers Golf Course are the site of foundations and other stone features that were once part of the Two Rivers plantation and eventual Morgan horse farm infrastructure, including the springhouse, dairy barn, and stacked limestone retainer walls that lined the historic roadbed.

- The restoration of these landscape features, including the roadbed, will enhance the dynamic of the Two Rivers story.



Springhouse



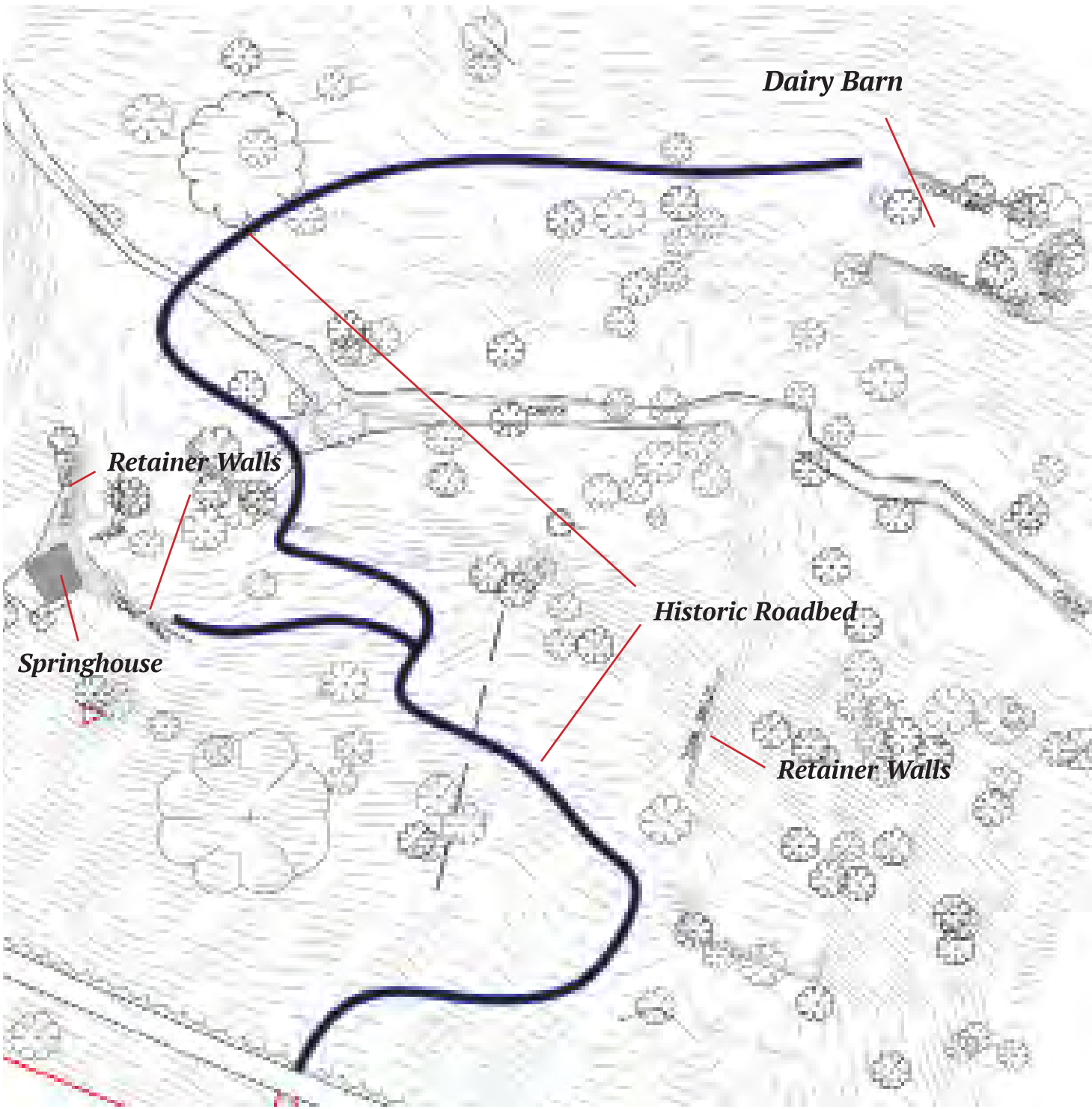
Springhouse



Retainer Walls



Dairy Barn



West Woods Features



Interpretation at Two Rivers

A New Historical Narrative

The current historical narrative at Two Rivers is informed, but lacks the scholarly depth associated with mainstream historic sites. Much of this is due to the mansion’s repurposing as an event venue since its acquisition in 1966. Historical tours of Two Rivers are ancillary to that function. Thus, the shortage of research, attention to detail, historical inquiry and general maintenance of the collection, except for some portrait restoration, has been eclipsed. In the 1970s, an archaeological study associated with the 1802 House and paint and paper analysis of the mansion generated reports that have reached narrow conclusions about each structure’s historical treatments and subsequent evolution. Overall, the modicum of analysis has not stretched beyond mainstream primary sources, of which little exists, or hearsay.

Beyond the need for a more thorough understanding of the site’s historic past, one of the major areas of concern is the scarcity of inclusiveness needed for the story to be an authentic understanding of the site. The overview of the Harding and McGavock families in the marketing and interpretive materials is concise and briefly gives visitors a sense of how the family and property changed. But the content needs to be more in-depth and include others who lived or worked at Two Rivers. From 1780 to the 1820s, Nashville was a frontier settlement. The influx of second generation settlers rebranded the town as a haven for plantation development as exercised by two of the most prominent families who moved to the area: the Hardings and the McGavocks. Both are associated with Two Rivers.

The social relations of the plantation in general, and plantation slavery in particular, did not evolve in an historical vacuum. As demonstrated in the Master Plan’s historical background narrative, the prominence of the evolving plantation economy between the early 1820s and the late 1850s, combined with Nashville’s geographic attributes and expansion as a trading hub, led to the wealth generated by these families. A key to that development on a number of fronts was the institution of slavery as both a labor force and as a market for the trading of human beings. The public and private institutions that sprang up to support the refinement associated with Nashville’s continued “progress” – schools, churches, politics, etc. – matured as a residual of the wealth being generated. Both the Hardings and the McGavocks were part of that process of refinement and the construction of Two Rivers mansion is a direct outcome.

Life at Two Rivers after the Civil War changed dramatically, as did the lives of the families, both black and white. The need for labor by former plantation owners and the need for work by Freedmen ushered in new ways of interacting, such as tenant farming and sharecropping. These new interactions led to

reconciliation between former slaveholders and former slaves. The barriers created in the centuries leading up to the Civil War, specifically illiteracy and the breakup of slave families, were major obstacles to overcome on top of the institutional racism and extensive inequalities associated with bondage that pervaded the post-war years as the South struggled for survival.

The decline of a southern economy in the 1870s and 80s created many of the hardships faced by the McGavocks in the decades following the war. Alternative enterprise, such as the Morgan Horse stud, were short-lived and only added to the family’s economic decline. Eventually, they were forced to sell property to pay debts, some self-inflicted.

There are four major periods of historical significance at Two Rivers.

1. Taming the Frontier (1790 – 1825)
2. Rise and Decline of the Plantation (1826 – 1865)
3. A New South (1866 – 1928)
4. Renewal and Refinement (1929 – 1966)

Current research for this Master Plan has also revealed information about several African American characters and other information to give audiences a glimpse into their historic past at Two Rivers. For instance:

Mansion Basement – When the house was first built, slaves lived in the basement of the mansion to be closer to serving the McGavock family.

Jack – was a slave originally owned by William Harding and inherited by his daughter, Willie. Jack worked on building the mansion and left his name engraved in a brick located on the second floor veranda.

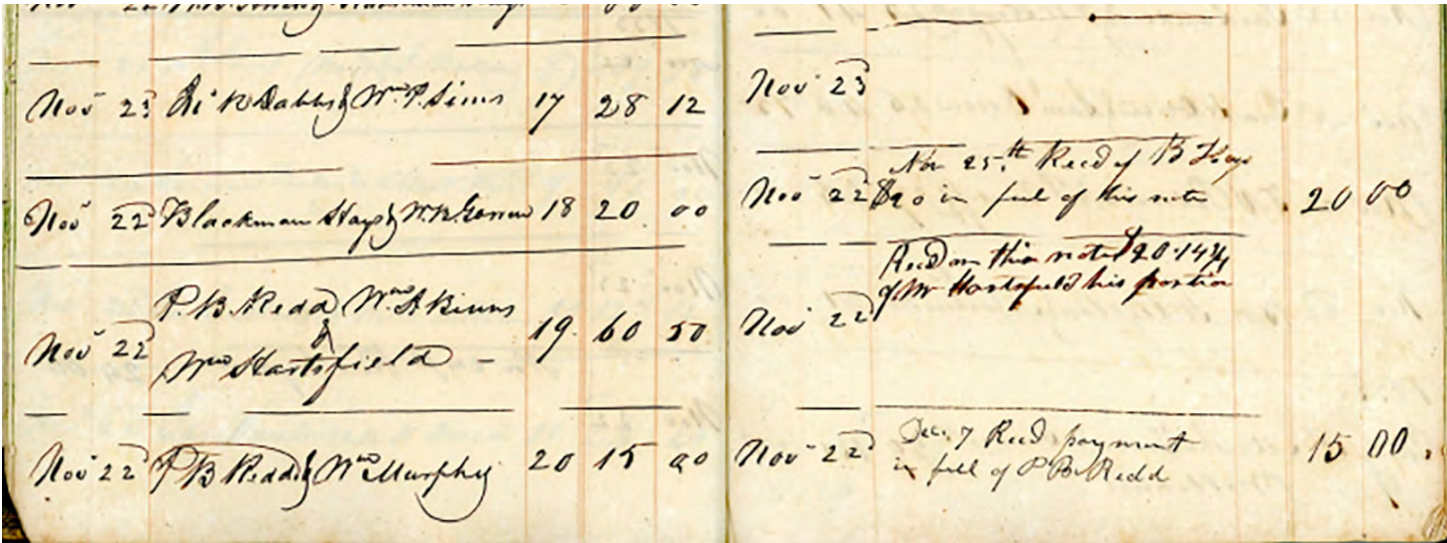
Henry Harding – was a McGavock slave who seemed to live an autonomous life in downtown Nashville where he owned a blacksmith shop before the Civil War and built the Harding Hotel after.

Anna Aldredge – A mulatto who was hired by the McGavocks as a cook. Originally from Alabama, she worked at Two Rivers for more than 20 years and lived in the mansion.

Church and School – Both of these African American facilities were on the Two Rivers property in the late 19th century.



Interpretive Themes



An interpretive theme is the central concept or key idea of any interpretive experience, exhibit or presentation. Not only do interpretive themes provide organizational structure and clarity of purpose for understanding the entire resource, they have a dramatic effect on all the individual parts of the visitor experience that make up the whole. Some basic themes to explore the history of Two Rivers include:

Exploring Prehistoric Life in the Bend

- Mississippian Indians dominated the Cumberland River Valley landscape for more than 700 years.
- Mississippian Art and Architecture
 - Belief and Meaning in Mississippian Culture
 - Community Life
 - A Lost World

The First Frontier: Patterns of Settlement in the Bend

- During the American Revolution, expansion over the Appalachians led to Euro-American settlement in the region.
- Violence on the Frontier
 - Networking with Nashville
 - Who’s Who
 - Early Education

The World of the Plantation: An Economy of Scale

Two Rivers was an important part of Nashville’s growing plantation economy in the mid-19th century.

- A Family Affair
 - The Harding Family
 - The McGavock Family
- Rulers and Ruled: The Social Relations of Slavery
- African American Life: Artists and Artisans
- The Architecture of the Plantation

Creating a New World: Life in the South After the Civil War

The end of slavery forever changed economic and personal relationships at Two Rivers.

- Understanding the End of Slavery
- The Changing Big House: Reclaiming their lives as human beings
- Tenant Farming
- Two Rivers Stock Farm and the Morgan Horse
- Progress and Panic

A Culture of Refinement: The Struggle to Survive

The Victorian Age in the American South heavily influenced both the decadence and decline at Two Rivers during the late 19th and early 20th centuries.

- A Family in Decline
- A New Life for Two Rivers
- From Mansion to Mansion

Historic Preservation: Meaning and Process

Two Rivers is a prime example of the power of preservation and the impact historic structures have in communities.

- Deconstructing Old Houses
- Creating a Preservation Ethic
- The Value of Restoration



The new **Education Center** is instrumental in the continued preservation and restoration of Two Rivers, but the facility also gives the site the opportunity to tell a larger story of the plantation and post-bellum estate. Metro Parks and the Friends of Two Rivers Mansion should work to:

- Designate funds associated with the use of the facility for continued restoration, preservation and interpretation of the mansion, Buchanan-Harding House and the grounds at Two Rivers.
- Reduce the amount of foliage in the West Woods.
- Develop and restore other historic and interpretive resources at Two Rivers, such as the springhouse and dairy barn foundations.
- Initiate an archaeology program that begins with mitigation at the site of the new Education Center.
- Restore the Ornamental Garden on the north side of the mansion.
- Create an Arboretum at Two Rivers and eliminate invasive trees not identified in the guidelines.

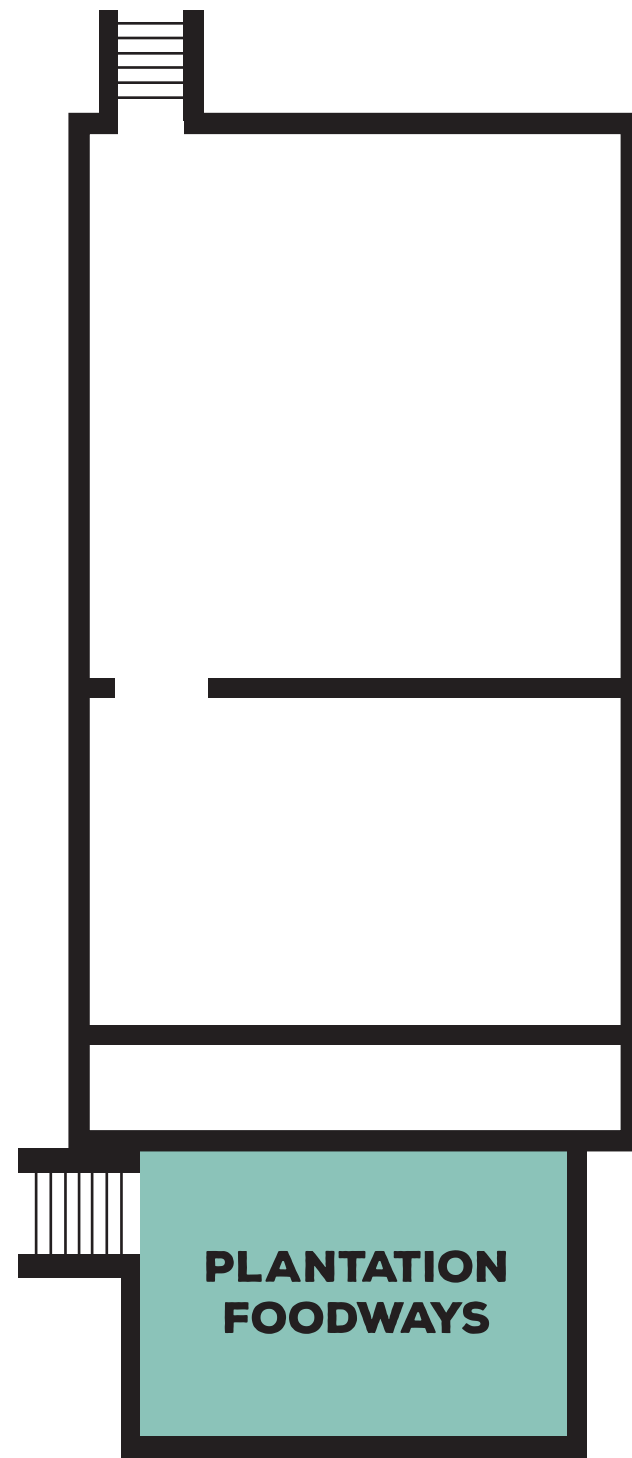
The Buchanan-Harding House

The restoration of the 1802 House in the last several years gives Two Rivers the opportunity to tell the story of some of Nashville's earliest settlers. Life in the bend in the late 18th and early 19th century was a fascinating combination of frontier and commercial development. The house itself is not only an artifact from the period, but serves as a stage for exploring the stories and people of the time.

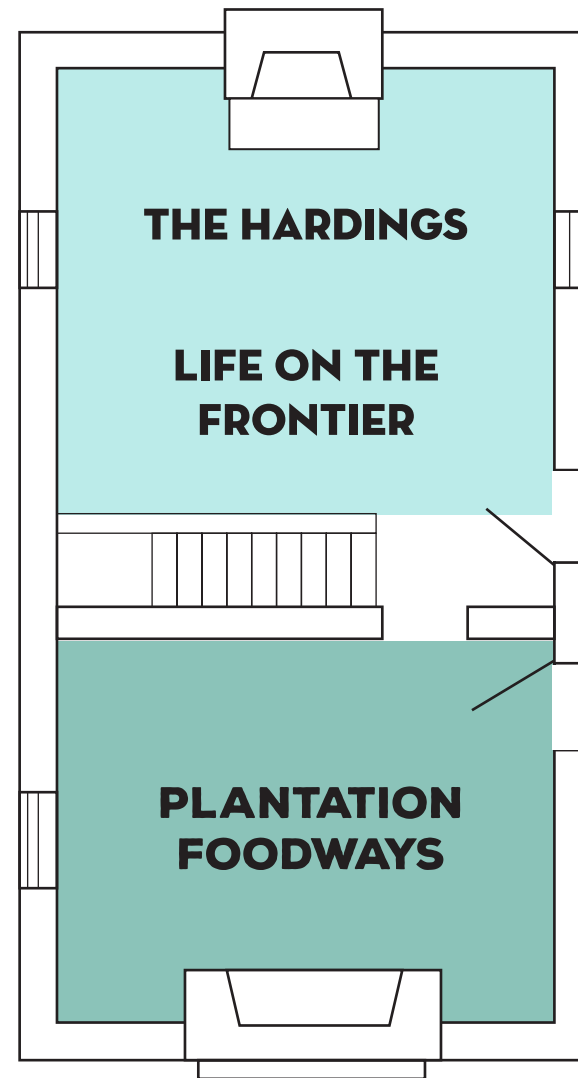
Following the Interpretive Themes:

- Rename the 1802 House the **Buchanan-Harding House** to alleviate confusion associated with the building's original construction date.
- Use a combination of interpretive media, props and artifacts within the house to tell the early story of the area and the site.
- Restore the pathway between the house and the mansion.
- Expand site interpretation to include the large McSpadden/Pennington Bend area
- Create education stations for school groups.
- Make use of exterior waysides to enhance the grounds interpretation.

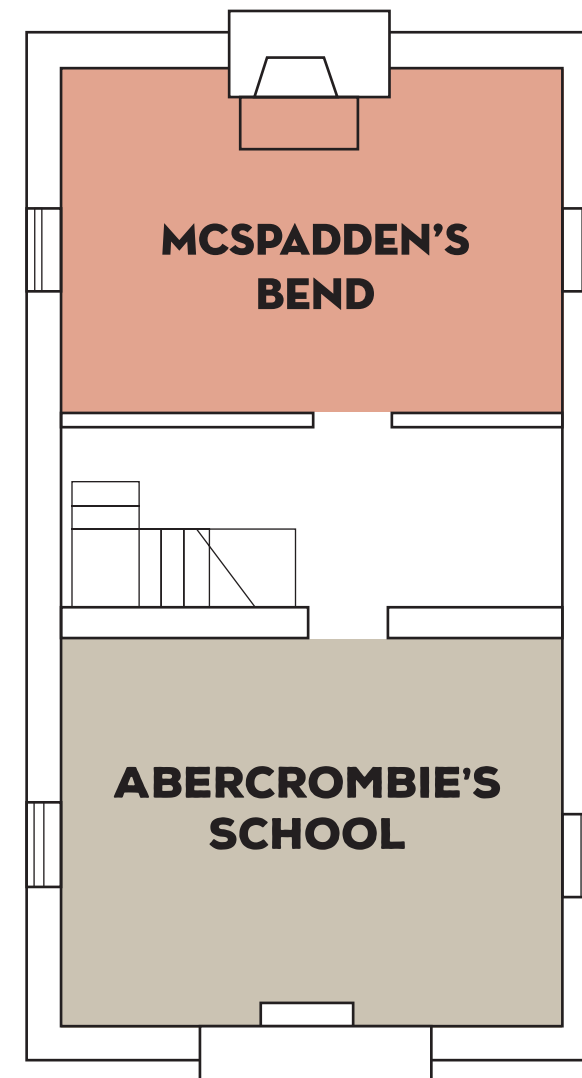




BASEMENT



1ST FLOOR



2ND FLOOR

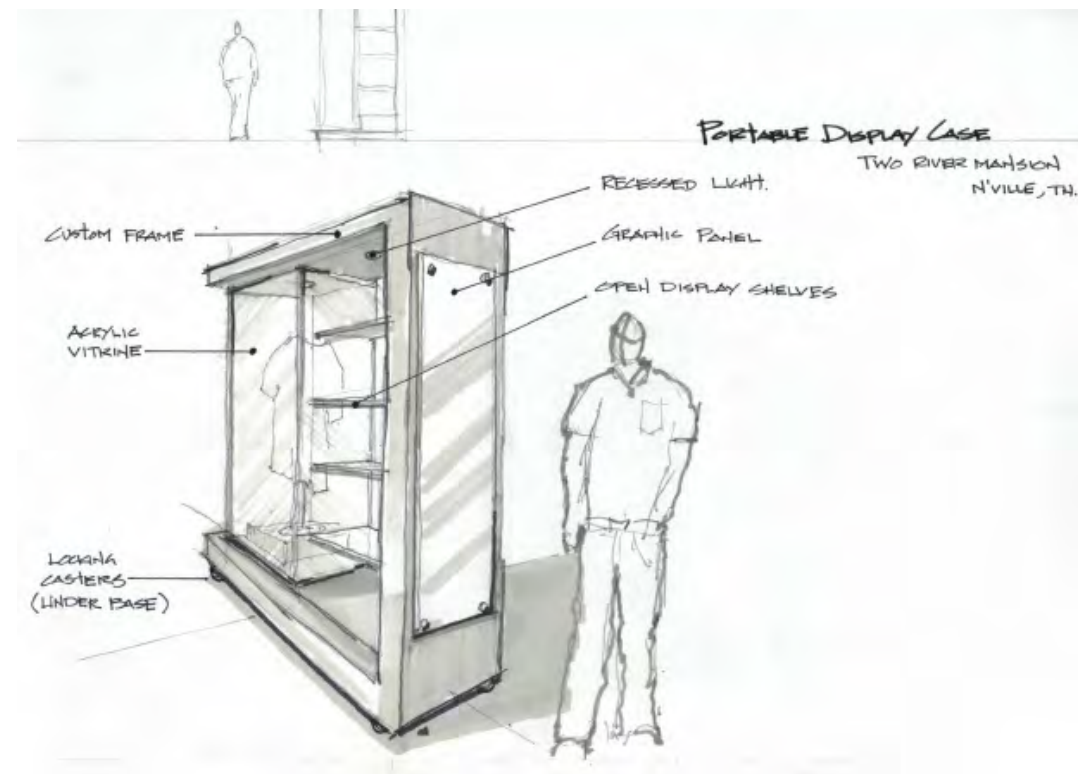
**1802 HOUSE
INTERPRETIVE AREAS**



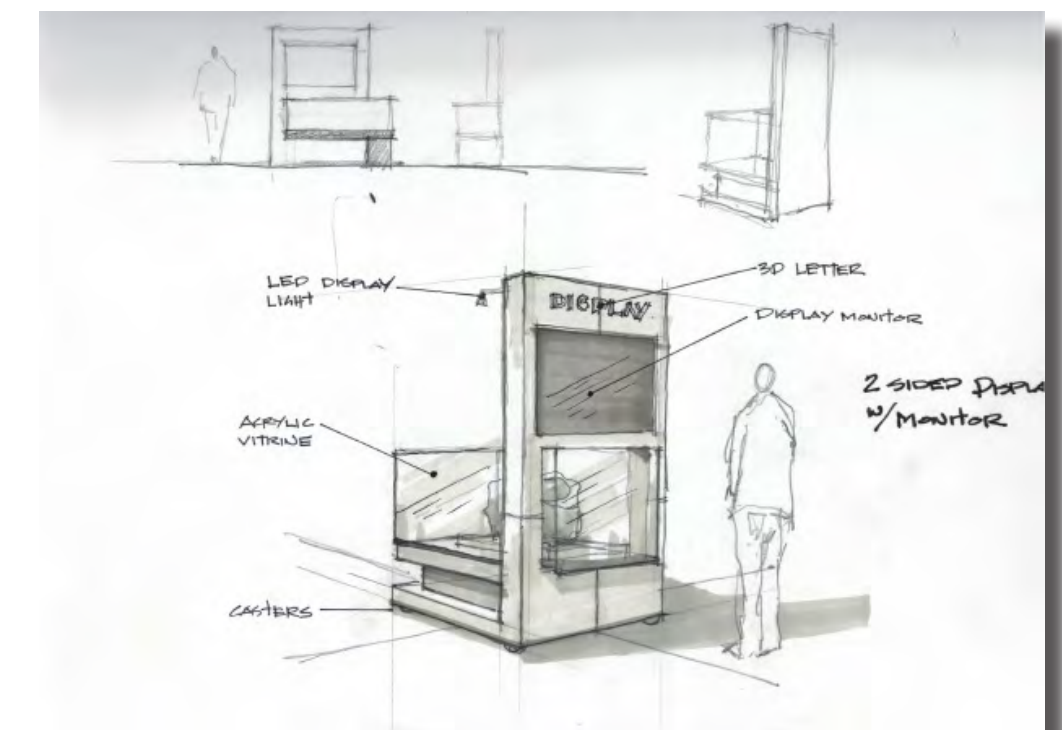
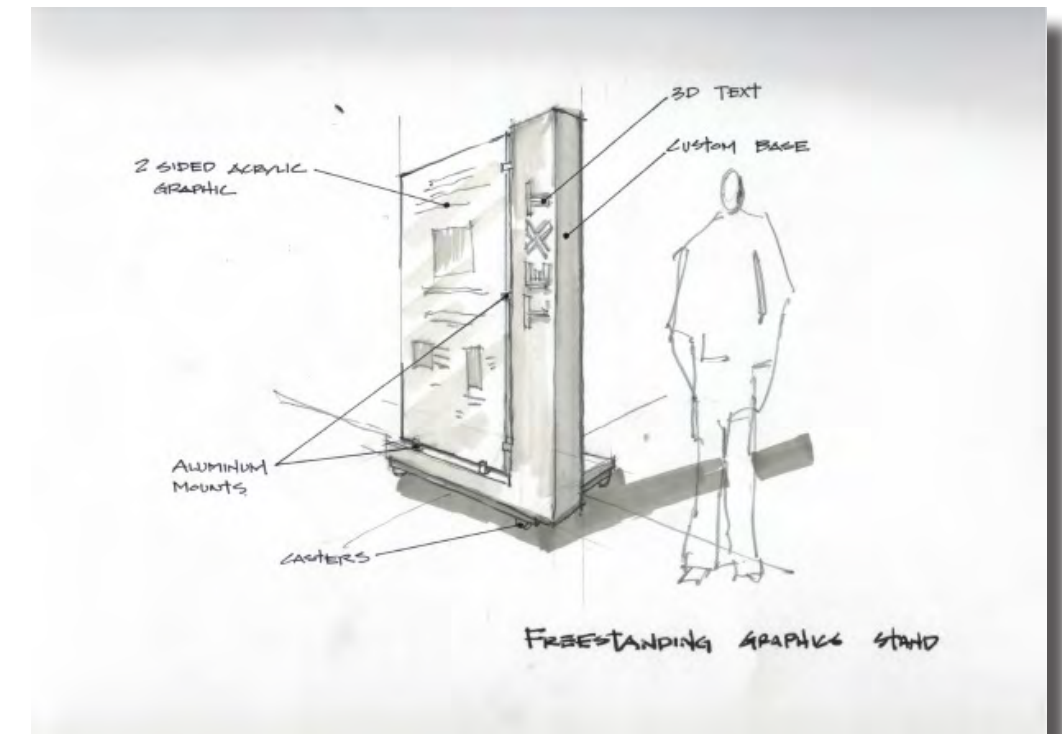
Two River Mansion Exhibition

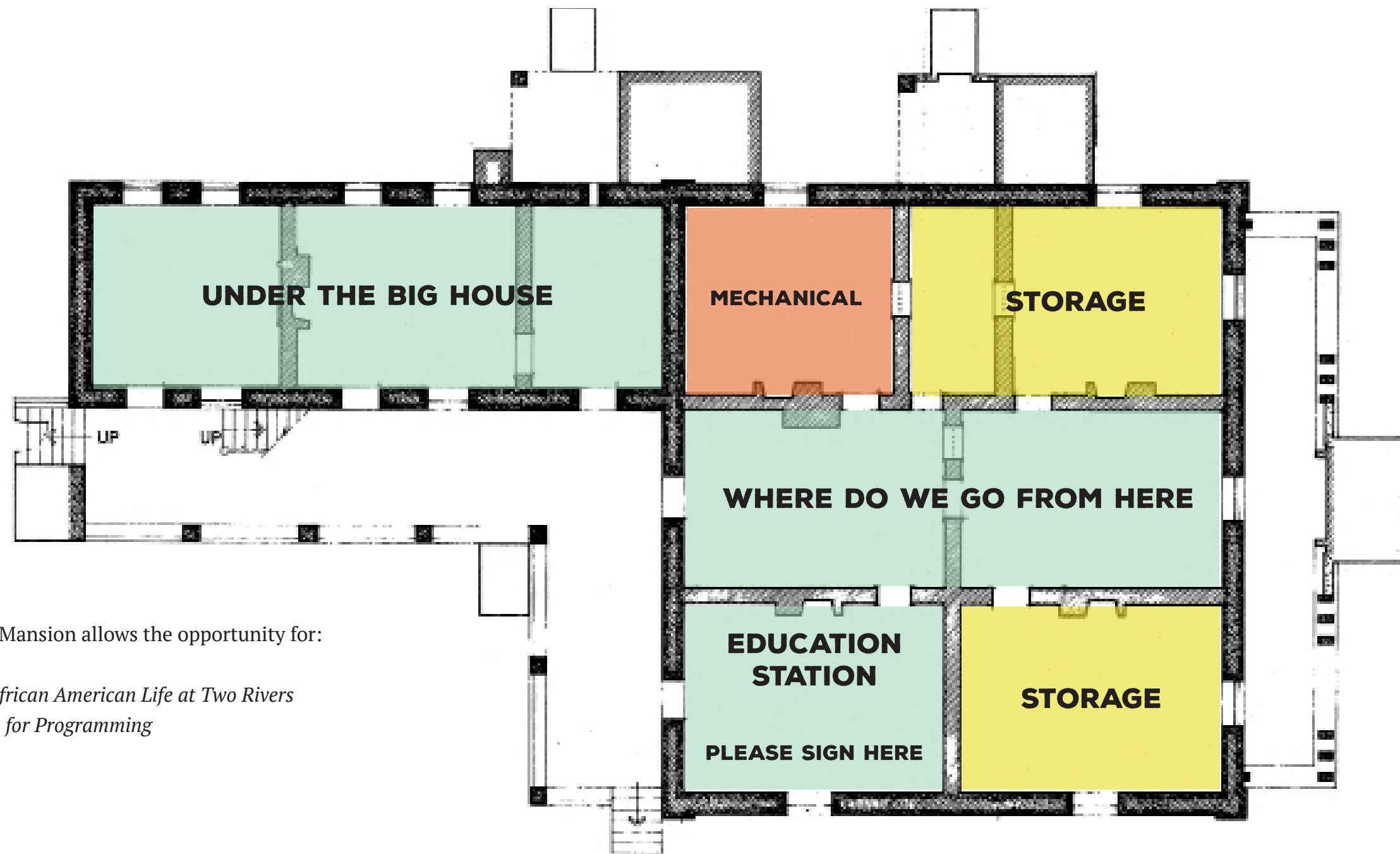
Traditional house museums are a dying breed. The funding and staffing necessary can overwhelm supporting non-profits and stretch restoration and preservation dollars thin. This site, however, is committed to telling the story of Two Rivers. Thus, the primary objective with interpretation is to create spaces within the mansion that offer non-traditional gathering and learning opportunities.

Following the Interpretive Themes, the site can accommodate school groups, tours and travelling exhibits. As well, visitors can explore the mansion in a way that allows for interaction with a combination of artifacts and props. The restoration of the basement allows the site to tell the story of those who were enslaved at the plantation within the spaces they once occupied. There is also the opportunity for education stations in both the basement and on the upper floors. By designating open areas, such as the double parlor on the 1st floor, the mansion can accommodate travelling exhibits or develop new exhibition opportunities with the Two Rivers collection. The semi-permanent exhibits within the mansion should be based on an **Exhibit Plan** and will be:



- *Portable and easy to move*
- *Able to accommodate specific important artifacts*
- *Accessible to handicapped individuals*
- *Internally lighted*
- *Glass UV coated*
- *Bilingual*
- *Complement the interior architecture*

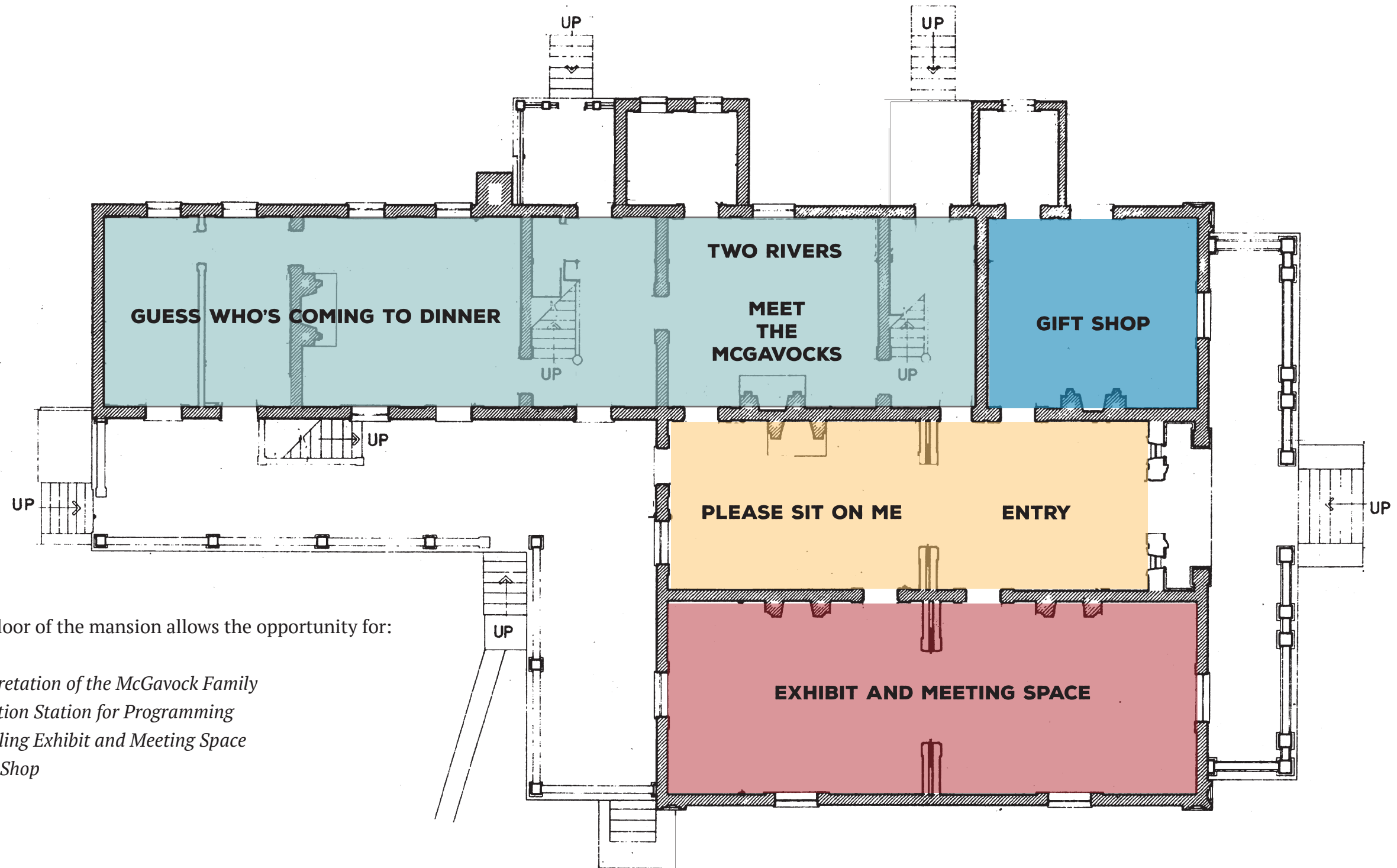




The Basement of the Mansion allows the opportunity for:

- *Interpretation of African American Life at Two Rivers*
- *Education Stations for Programming*
- *Storage*
- *Mechanical*

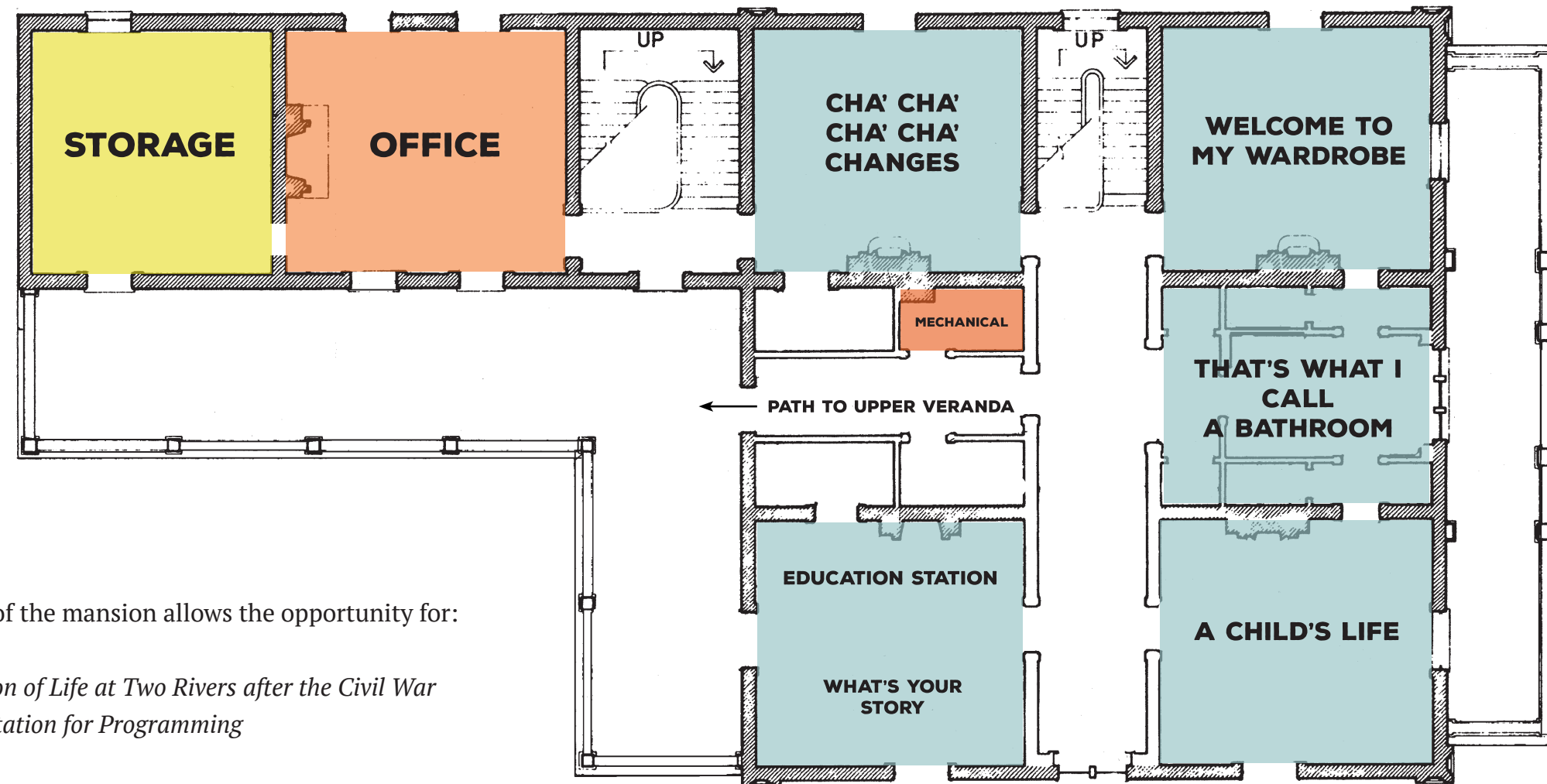
TWO RIVERS MANSION BASEMENT INTERPRETIVE AREAS



The 1st Floor of the mansion allows the opportunity for:

- *Interpretation of the McGavock Family*
- *Education Station for Programming*
- *Travelling Exhibit and Meeting Space*
- *A Gift Shop*

TWO RIVERS MANSION 1ST FLOOR INTERPRETIVE AREAS



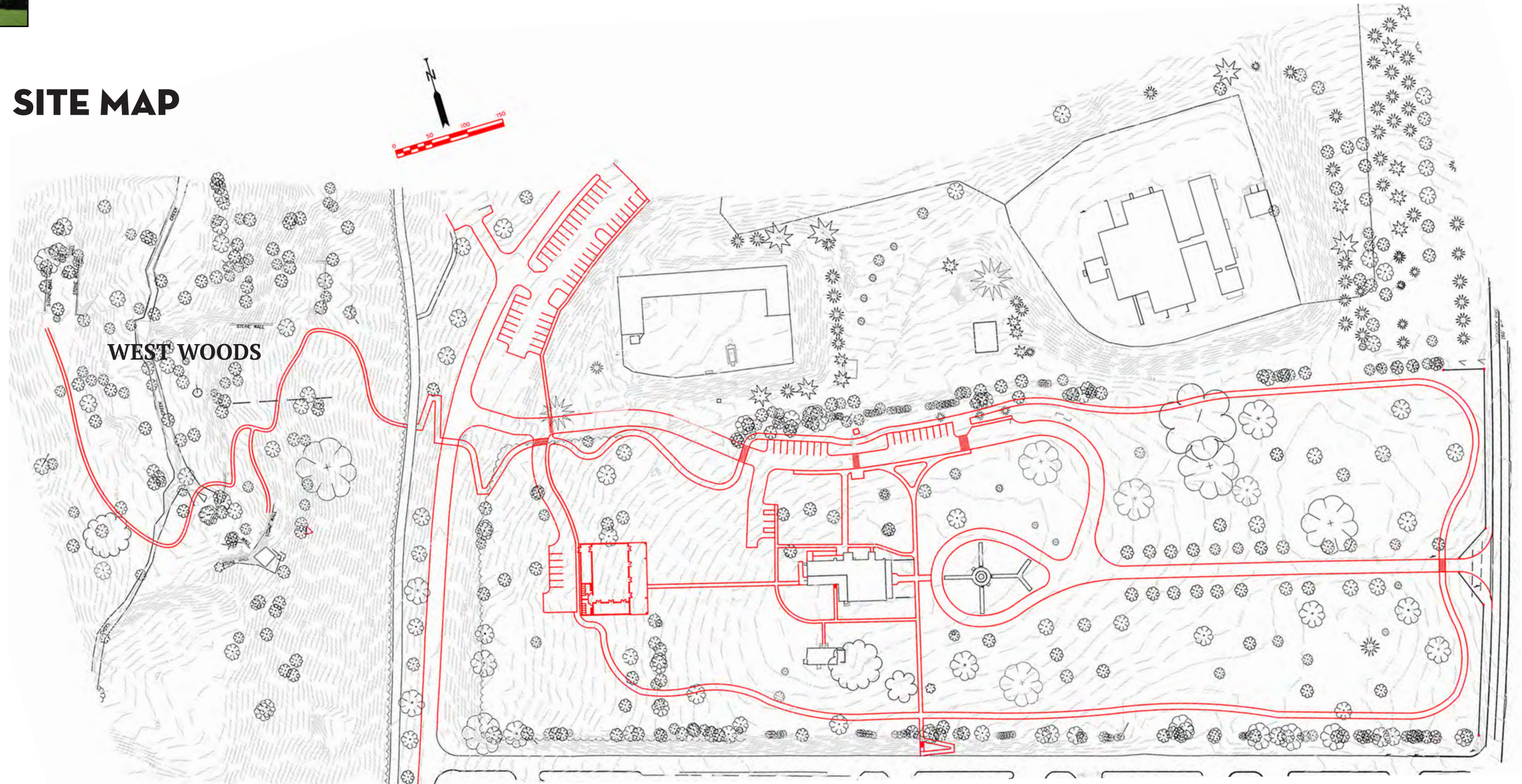
The 2nd Floor of the mansion allows the opportunity for:

- *Interpretation of Life at Two Rivers after the Civil War*
- *Education Station for Programming*
- *Site Office*
- *Collections Storage*
- *Views from the Upper Veranda*

TWO RIVERS MANSION 2ND FLOOR INTERPRETIVE AREAS



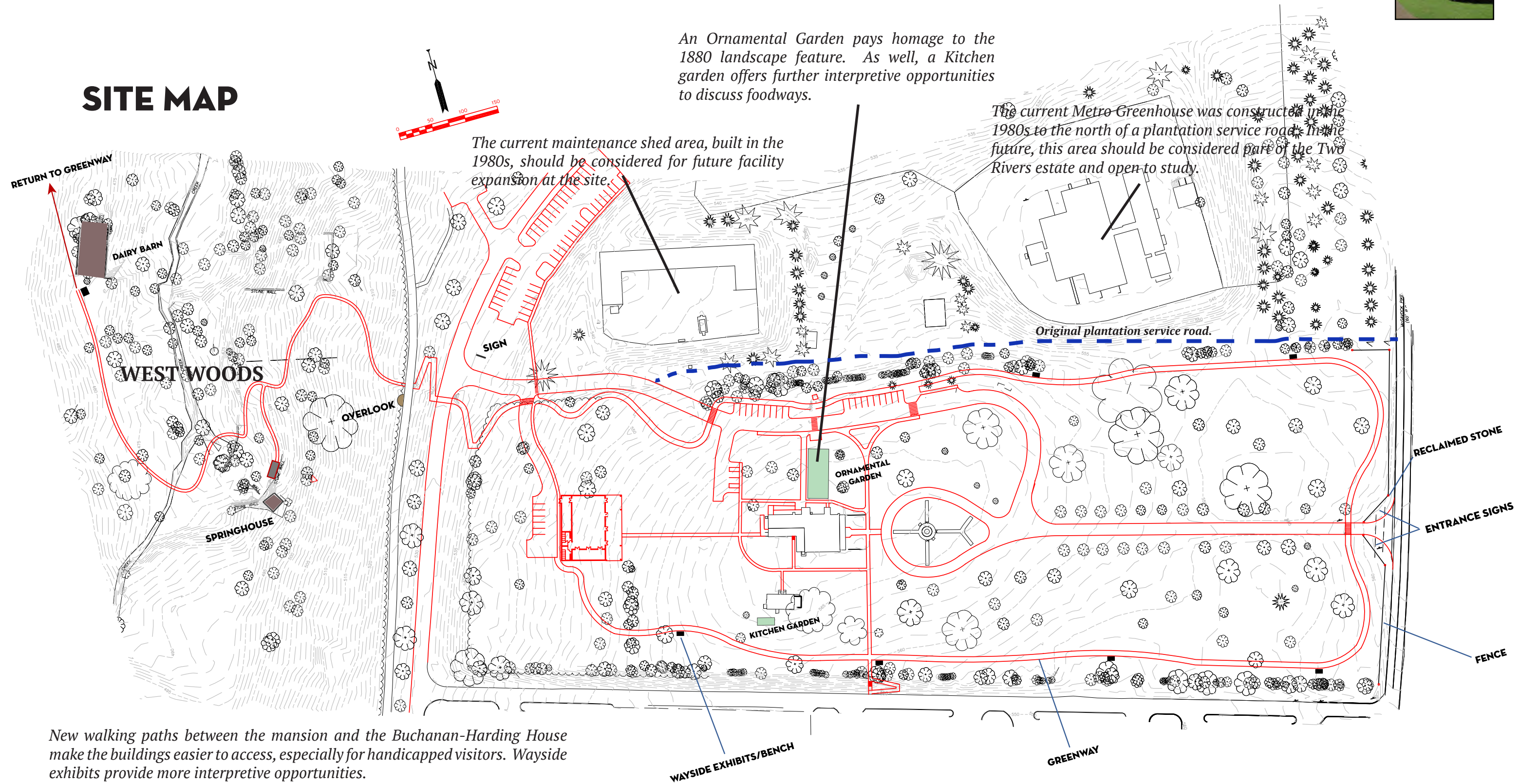
SITE MAP



The Site Map shows reconfigured road and parking areas. Two Rivers can make use of the current greenway parking and overflow from the McGavock High School football stadium lot. The plan also includes a new greenway trail around the outside boundary and into the West Woods. The south boarder of the trail will include flood lighting and electrical outlets for events in the meadow.



SITE MAP



New walking paths between the mansion and the Buchanan-Harding House make the buildings easier to access, especially for handicapped visitors. Wayside exhibits provide more interpretive opportunities.



Archaeology at Two Rivers

The land encompassing Two Rivers Mansion and its associated outbuildings represents an area of considerable prehistoric and historical significance. The property represents one of the earliest and best preserved examples of antebellum architecture in Middle Tennessee and is associated with significant members of the community. In addition, the Two Rivers complex uniquely represents the day-to-day life of early settlers, plantation owners, and slaves. The two most prominent cultural features within the project area are a two-story, Federal-style brick house possibly constructed in 1802 and an Italianate-style plantation mansion that was built on the property in 1859 by David McGavock. Both structures are still standing, as are a number of the plantation's outbuildings and rock walls. Preliminary archival and cartographic research has identified numerous non-extant structures on the property as well.

The property was listed on the National Register of Historic Places (NRHP) in 1972 for its architectural integrity and role in the development of Nashville and the surrounding region. It is recommended that the NRHP listing be updated to also acknowledge its archaeological significance and research potential. As well, TVAR recommends the following procedures to facilitate the identification, maintenance, and management of any significant cultural resources on the Two Rivers Mansion property:

- To manage and maintain any resources documented during the investigation, the Two Rivers staff and volunteers should receive resource management training from a professional archaeologist so that they are made aware of the potential destructive impacts caused by ground disturbing activities and can assist in the prevention of future disturbances to resources on the property;
- A staged investigative approach based on the project schedule should be implemented, beginning with the area surrounding the greenway and the planned facility west of the plantation mansion. The second stage of investigation will revolve around the garden area to the north of the mansion, and the third stage will investigate the area immediately surrounding the mansion (Figure 1);
- Possible investigative approaches include geophysical survey, close interval shovel testing, and the mechanical stripping of areas scheduled to undergo ground disturbing activities. These methods will function to delineate the horizontal and vertical boundaries of any archaeological resources that fall within the investigated area.

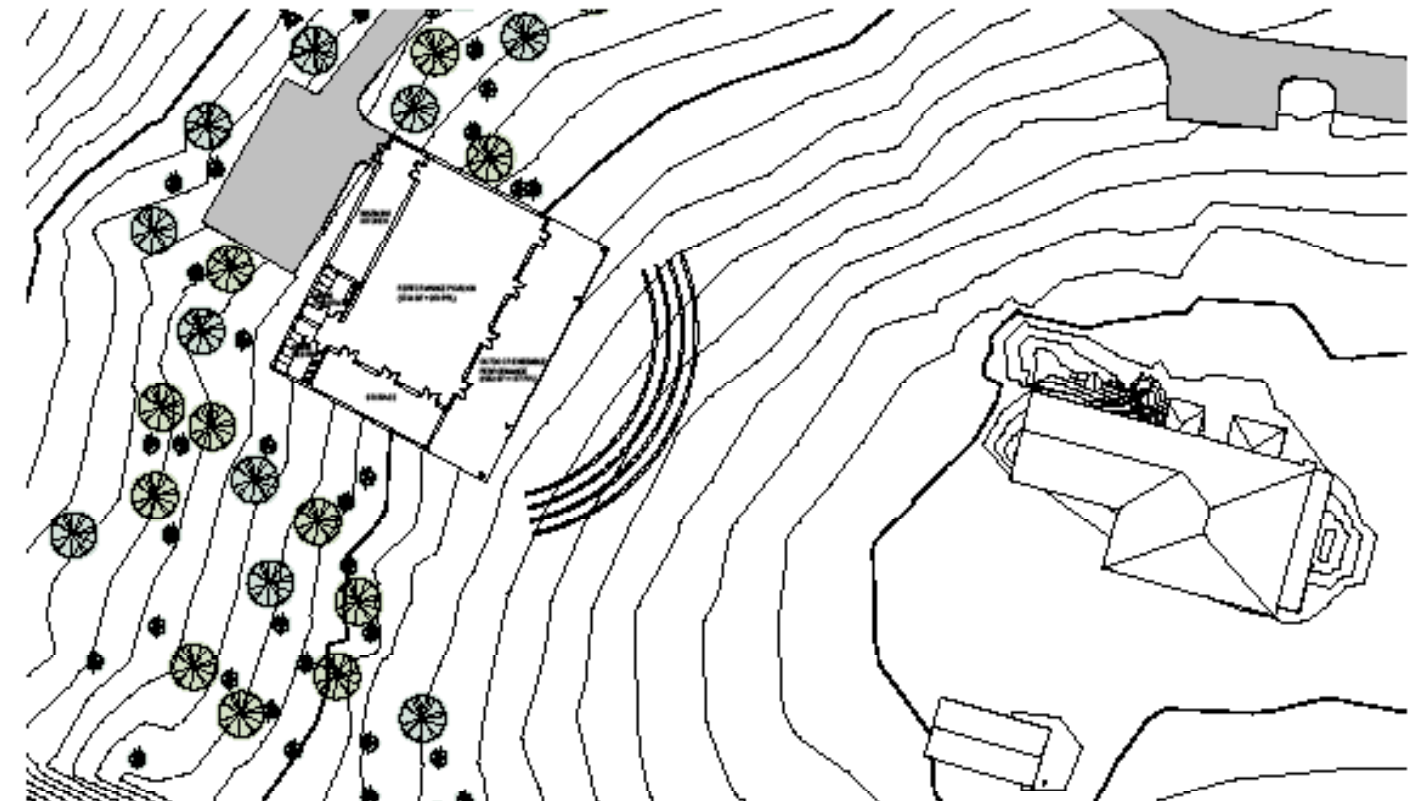
A specific investigation plan regarding each development stage will be created in cooperation with the Tennessee Division of Archaeology (TDOA) and the Two Rivers site managers;

- All of the areas to be impacted demonstrate particular potential to contain archaeological deposits. Accordingly, specific ground disturbing activities need to be well defined and planned. TVAR proposes that any subsurface impacts first be surveyed and mapped. This will help limit impacts to archaeological materials;
- All visible surface features should be mapped, and any ground disturbing activities that will affect features included in the original Two Rivers land holding should be brought to the attention of a professional archaeologist to determine potential impacts. Numerous developmental activities have already impacted the property. Based on information available at the TDOA, very little of this development involved archaeological consideration.





Figure 1. Map of development stages at the Two Rivers Mansion property.



Archaeological mitigation is a prerequisite before construction projects begin.





Market Analysis

This Master Plan recommends conducting a market analysis to determine the operating sustainability (including rental income) of the proposed Education Center. This study would also provide strategic recommendations as guidance for marketing, management, operations, and design (as relevant to marketing and utilization).

1. Document Review. Collect and review the Master Plan and any pertinent documentation on the site including site maps as well as operating information, etc.
 2. Site Assessment
 - a. Conduct field reconnaissance to the site and surrounding areas
 - b. Inventory existing uses near the subject property.
 - c. Conduct a site analysis describing the location, physical aspects, surrounding uses, access, associated Two Rivers Mansion history, and other factors impacting on the overall marketability of the site for performance events and other possible uses.
 3. Event Venue Market Analysis. Conduct a market analysis forecasting the market potential for rental and other performance events at this site.
 - a. Local Market for Event Uses
 - i. Analyze existing Two Rivers Mansion activity, in terms of trends in wedding receptions, meetings, concerts and other events: attendance, source markets, activities, pricing, and other factors as appropriate.
 - ii. Analyze performance event calendar, including charitable functions held annually for local and regional organizations, music and arts events, and other community uses.
 - iii. Conduct a survey of local and regional organizations to assess utilization patterns and needs.
 - iv. Interview wedding and event planners and concert promoters to assess trends and identify gaps in the market.
 - v. Inventory and assess competitive wedding, event and performance venues to assess utilization, capacity, and market base.
 - vi. Forecast demand for weddings, events, performances, and other relevant activities within the market area, in terms of seats, capacity, utilization and square footage.
 - vii. Assess the ancillary potential for meeting-related performance and event use, relating to off-site events.
 - b. Tourism-related Performance Uses
 - i. Based on the site assessment, CVB input, analysis of tourism flow and patterns, tourist-oriented events and concerts, identify gaps in the market for performances that may be appropriate for the Two Rivers site.
 - ii. Conduct interviews with and collect data from concert venues and relevant visitor attractions, sites, and destinations.
 - iii. Further analyze visitor trends, patterns, and demographics.
 - iv. Identify target tourism market base for key performance venue spaces and attraction concepts.
 - v. Forecast demand among key tourism demographic niches and markets for performance venue concept.
 - c. Overall Site Potentials. Determine the site capture or potentials for development of a performance and event venue at the site based on the overall market demand and the site’s capture within the competitive framework. The potentials would be expressed in terms of the overall square footage, seating capacity, and utilization, disaggregated by use and market niche.
 - d. Overall Program and Concept. Based on the market findings, recommend an overall program and concept for utilization and operation of the Education Center and associated property. Compare and contrast this concept with the program as proposed to-date.
4. Financial “Sustainability” Analysis. The objective of the financial assessment would be to test the long-term sustainability of the venue, and its ability to “pay for itself” and pay back debt or other financing required for rehabilitation and capital improvements.
 - a. Capital Budget. Based on determined programming for the facility; as a



basis for refining indicative capital costs and other requirements for the project.

- b. Pro Forma Operating Analysis. The Financial Analysis would include a Multi-Year Cash Flow Model to assess the net operating income (NOI) for the concept. Operating costs would be determined based on standards and comparable spaces. Operating rentals and other income stream would be determined based on competitive rental structure and other inputs generated from the market analysis. Debt service and financing assumptions would be tested in coordination with Metro. Finally, determine the NOI as a basis for assessing the long-term financial sustainability of the concept.

5. Reports and Presentations

- a. Prepare and submit a written summary report with background findings from the market analyses, development concepts, and financial analyses.
- b. Meet with Metro to present findings and recommendations.

6. Operations & Management Recommendations. Recommend a management approach, based on the likely utilization schedule developed from the market analysis.

7. Marketing Recommendations. Refine the concept for marketing and indicate the target markets and niches based on the market analysis.

8. OPTIONAL: Economic Impact Assessment. Provide an indication of the economic impacts of the facility on the surrounding area in terms of business development and spin-offs, fiscal benefits, and employment. (separate budget)



Arboretum Guidelines at Two Rivers

Definition

Arboretum- a place where trees, shrubs, and herbaceous plants are cultivated for scientific, educational and aesthetic purposes.

The function of the Two Rivers Arboretum can be divided into four areas:

Teaching

To provide an outdoor laboratory for use by natural science students, photographers, artists, garden clubs and other organizations.

Conservation

To function as a sanctuary for the preservation and conservation of trees in Middle Tennessee and provide a model for environmentally sound urban landscape management.

Community Outreach

To provide botanical and horticultural information to the public. Educational opportunities will be provided in the form of workshops, demonstrations, and tours. Booklets, maps, and plant guides allow the public to explore the Arboretum on their own.

Recreation

To provide a place where the community may enjoy passive recreation in a beautiful setting. By walking through the collections visitors can connect with the natural world.

Arboretum Certification with the Tennessee Urban Forestry Council (TUFC) requires:

- It must be open to the public
- The trees must be properly labeled for educational purposes
- The trees must be properly protected and maintained

There are 4 levels of certification:

- Level 1* - 30 different tree species labeled, an optional tree location map
- Level 2* - 60 different tree species labeled, a tree location map available for self-guided tours with the TUFC logo
- Level 3* - 90 different tree species labeled, a tree location map available for self-guided tours with the TUFC logo and part-time staff or volunteers available for special tours
- Level 4* - 120 different tree species labeled, a tree location map available for self-guided tours with the TUFC logo, full-time staff or volunteers available for special tours, a biannual newsletter to at least 120 persons

General Requirements (5-year period)

- Lawn management practices should include protection from mowers and string trimmers’ damage, staff training, proper mulching and herbicide treatment if used.
- Plant establishment should use current best management practices for planting, protecting and maintaining trees.
- Tree labels must not damage tree, now or in the future. Ground stake labels are preferred.
- Trees in high use areas must be in safe condition and inspected regularly for potential hazards. Proper arboricultural procedures must be taken to remedy the hazard.
- Presence of hazard conditions will delay certification until corrected. This is not the same as a Hazard Tree Determination.
- The Tennessee Certified Arboretum sign must be posted and maintained.
- All labels must have botanical names in italics or underscored and the common name. Dirrs’ Manual of Woody Landscape Plants is the reference source.
- Recertification is required every 5 years to ensure the standards are maintained.
- Inspection by a Certified Arborist before applying is encouraged.
- Consultation with your insurance carrier is advised.

TUFC certified Arboretum receives:

- A listing on the TUFC interactive website
- An email copy of the TUFC newsletter, Branching Out
- A statewide and local news release announcement
- A certification sign

Application Requirements:

- A tree list in Excel database- alphabetical order, scientific name, common name
- A 60-100 word brief description
- A 2 page max. narrative describing the arboretum
- Photographs and/or illustrations of the arboretum
- The self-guided map if applicable
- The Staff list if applicable
- A copy of the newsletter is applicable
- Payment for fee



Existing Conditions

Two Rivers Mansion sits on a 15-acre site with approximately 360 existing trees. Caliper sizes range from 6” to 56” and species include:

1. Cedar
2. Dogwood
3. Elm
4. Hackberry
5. Hickory
6. Holly
7. Locust
8. Magnolia
9. Maple
10. Oak
11. Osage
12. Pine
13. Sweetgum
14. Sycamore
15. Tulip Poplar
16. Walnut

Implementation

- Establish a staff person or committee to oversee all issues pertaining to the arboretum.
- Evaluate the exiting trees for health, form and quality.
- A Tree Management Plan for selective removal, pruning and treatment of existing trees will be created.
- A Planting Plan for new trees will be created. Planting of new trees will be strategically located in relationship to the proposed Greenway path for easy access of visitors.
- Trees should be planted during dormant period, fall to early spring.
- Each tree should be planted to allow enough clearance around it to reach its potential size.
- To qualify for TUFC Level 1 certification, an additional 14 different species of trees will need to be added. The species will represent trees indigenous to Middle Tennessee and represent what may have been planted in the 1800’s.
- Each tree will have an identification label. (Type to be determined.)

- A maintenance plan based on current standards and practices will be established and implemented in perpetuity. Determine who will be responsible for maintenance and how it will be funded.
- A ‘Tree Guide’ should be created for self- guided walks in print and phone app formats.
- Educational and fund raising outreach should be conducted in the form of lectures, publications, news media and school group and garden club tours, for better utilization and appreciation of the arboretum by the community.



Establishing an Arboretum



Designing Education Programs

Educational programs are the backbone of historic sites and museums. They give both teachers and students the opportunity to directly experience the material culture associated with an historic place, people or period. The resources at Two Rivers Mansion tell a broad story of settlement, transition, social relations and other topics of discussion that should appeal to today's classrooms. Certain guiding principles, however, are the foundation for creating and administering these learning experiences.

To design a successful school program, look around your site and see what is unique. What histories do you tell well and what can you introduce to students? Then take that knowledge and create a themed-based educational program around your period and scope. Set a target audience, i.e. K-12th, Scouts, Home School, Parochial, etc. Ideally, the program should be divided into approximately four activities/stations. This number seems to work well with all group sizes.

Next up – and very important - is determining the core curriculum links to your program. Everything that is taught in a Tennessee school classroom must meet a set of guidelines. What aspects of your program satisfy these guidelines? History? Geography? Mathematics? Sociology? Science? The more guidelines that are satisfied, the more school administrators and teachers will sign off on the trip. All of the links for every grade level and every discipline can be found at tncurriculumcenter.org. It is important to have these early on because educators sometimes need these to get approval for the trip based upon your program's ability to satisfy these requirements. (If a school can only take one or two trips per year, they want to make sure they get the most bang for their buck).

After creating a solid program, a postcard or flyer should be developed to advertise to your target audience. If in Metro Nashville, send one to each school and address to the "SOCIAL STUDIES COORDINATOR." These may be mailed free of charge at the Metro Schools Print Shop on Bransford Ave. A copy should also be sent to the coordinator at each school in every surrounding county.

You should also speak to the Girl Scout Council to find out their current printing schedule. Scout-based badge programs can be appealing to leaders looking for new projects and programs.

In the calm before the storm, clear up the details, make sure you have a money policy. Which schools will be charged a fee per student – private, home schoolers, parochial? Also make sure you have a chaperone policy (How many are allowed? What are they charged?), a bus policy (Where do they drop off, park, and pick up?), are they allowed to bring lunches (Where are they being stored?). Think through every possible detail, and still you will forget something, but that's okay, just go with the flow.



A good education program should provide an Educator's Guide to assist teachers with everything they need to know about their visit. It answers any questions they may have, the details of the program, and additionally it provides activities for pre-visit, on-site, and post-visit projects. Especially important, the guide includes evaluation materials not only for the teachers to fill out, but also for the students to complete. These guides can range from just a few pages to a small booklet. It is especially helpful to send them out on CD or have them available online.

Now is the time to coordinate the curriculum-based activities mentioned earlier into an actual program with students. The logistics of your program are very important. When your teachers arrive they will let you know their time frame and everyone on staff should be working with stop watches. Classrooms like to be kept intact and no one wants to miss anything.

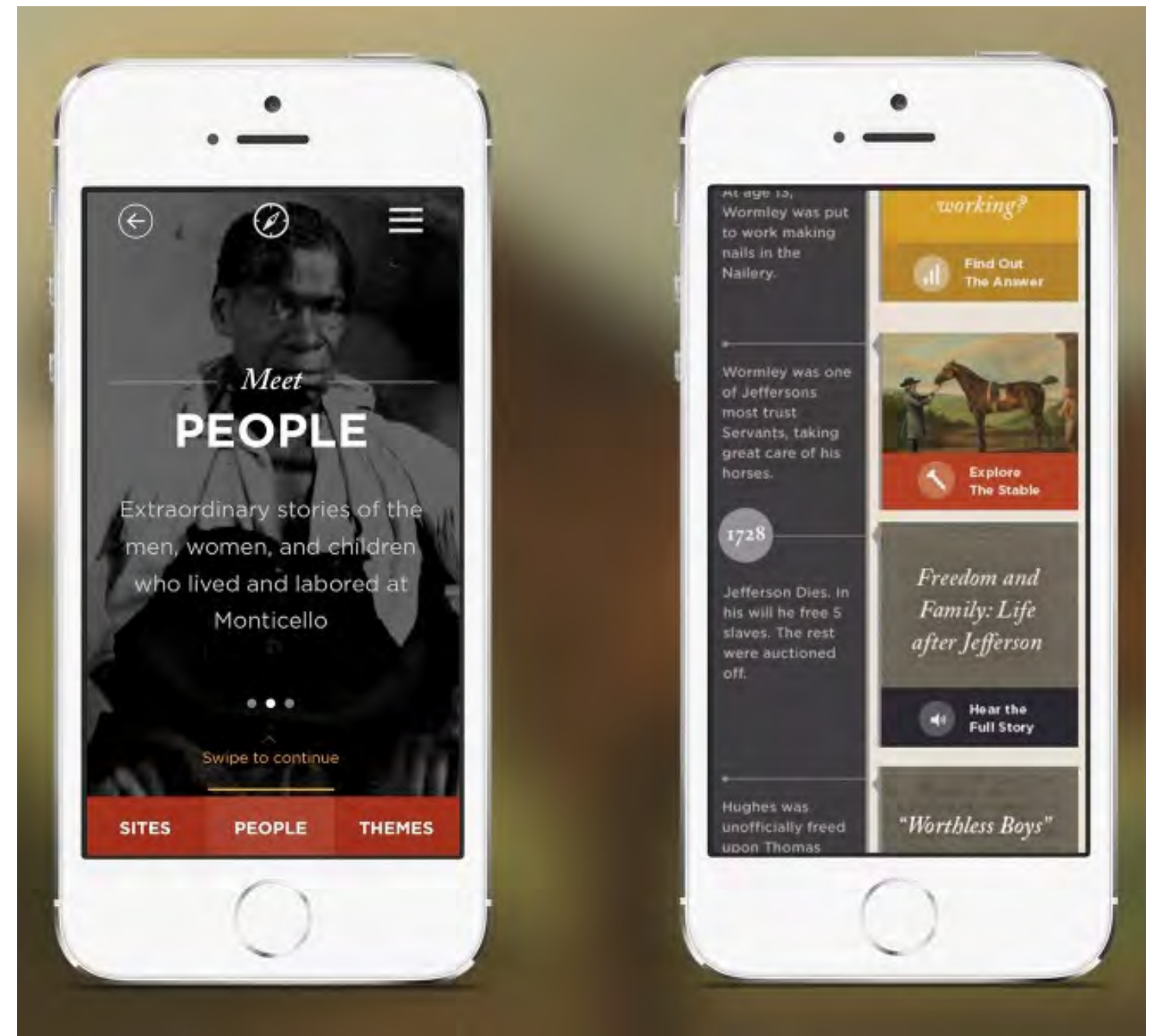
When schools arrive, after money is settled with the lead teacher, groups are broken down (hopefully) into the number of stations. The lead educator for the site will introduce the interpreters and explain the day's activities to the school. Each group proceeds with an interpreter to their starting station and then rotates approximately every 20 minutes. This occurs until every group has visited all stations and allows, with rotation time and four stations, a program of approximately one and a half hours. At the end of the last station everyone is to meet at an agreed upon point on-site where the lead educator thanks the group for coming and waves goodbye to the bus or cars.

Following up with teachers to make sure evaluation forms are returned is essential to the long-term success of the program. Evaluations can be returned through the mail or online.



A priority is to create an *Education Advisory Committee* (EAC).

- The Metro Historical Commission, Metro Parks and the Friends of Two Rivers Mansion will form a joint committee to establish the EAC.
- Creation of curriculum-based education programs should be administered through an Education Advisory Committee.
- The EAC should be composed of both private and public school Social Studies teachers.
- Volunteers will assist with Education Programs and be on-site for security and to assist teachers
- Education Programs should include a classroom and site visit component.
- Education Programs should include hands-on activities or demonstrations.
- Partner with schools to identify projects that expand on the interpretive sub-themes and messages. This could include using the information, audio clips, and video clips gathered as part of the interpretive planning process for documentaries, books, or other educational projects.
- Partner with schools to identify interpretive materials that can be housed on the TR website or school's websites as downloadable items, which can be used by teachers and students for educational purposes.
- Stage historical reenactments based on the information gathered during the interpretive planning process.
- For younger children, create coloring sheets depicting early Nashville's cultural and historical resources. These could be housed on the TR website or a school's website as downloadable items. Possibly have children do a short presentation to the class on the resource they chose to color.
- Create an Education Application that students can use before, during, and after their site visit. This enhances their ability to recall information about Two Rivers. The application can use reading, math, social studies, or other disciplines associated with core curriculum requirements to convey various understandings and interpretations of the actions and events of the period.



Monticello's Web Application



Two Rivers History Hub/Greenways

In general terms, Two Rivers has the opportunity to serve as a history hub for the Donelson area of Nashville. Programming at these sites allows visitors to explore their neighborhood and the surrounding area’s historic past. Specifically, the Stones River and Shelby Bottoms greenways can also expand the site’s interpretation. ***Biking tour maps, wayside exhibits*** and other interpretive media, such as a ***mobile app***, can tell the story of:

- The Mississippians who lived along Stones River up to the mid-15th century
- The Priestley School and Priestley Springs
- The Abercrombie School
- The original Two Rivers plantation boundaries
- McGavock Mill at the confluence of the Cumberland and Stones rivers
- Neely’s Bend and the James Robertson party
- The water route Nashville settlers ventured on the Cumberland and Stones rivers
- The Donelson settlement at Clover Bottom
- Clover Bottom racetrack and Jockey Club
- Andrew Jackson, John Coffee and Aaron Burr
- The Hardings, the Penningtons, the Graves and other families
- John Harding’s McSpadden’s Bend racetrack
- The Haysborough Ferry
- The Rudy Farm

The greenway can serve as a jumping off point for experiencing the other public facilities, parks and roads, such as Heartland Park, Lock #2 Park, Stone Hall and Clover Bottom mansion, where a new walking trail around the state-owned site and home of the Tennessee Historical Commission gives visitors an occasion to discover restored slave dwellings and other outbuildings associated with the once 1500-acre antebellum plantation. Clover Bottom is also considered a sister site to Two Rivers in terms of architecture, period and family connections.

- Re-establish the McGavock Springhouse Trail
- Create an Eagle Scout Project to rebuild foot bridges and clear the trail



Liberty or Death

AMERICAN INDIANS

Warriors from the Catawba and other tribes fought beside American soldiers on Sullivan’s Island and throughout the war.

RIFLEMEN

Rangers of Thomson’s 3rd Regiment from the Backcountry were expert marksmen. They wore caps inscribed “Liberty or Death”

BRITISH SOLDIERS

The British soldiers on Long Island belonged to regiments formed in Canada, Ireland, and England. They often found the heat and humidity of South Carolina overwhelming.

SOUTH CAROLINA MILITIA

Militia were citizens who volunteered or were drafted to serve tours of several months in times of need. They came from all over the state to defend the American cause at Breach Inlet.

THE AMERICAN VICTORY AT BREACH INLET CAME AT GREAT RISK AND sacrifice. Thomson’s rangers, other state troops, militia, and Indians from South Carolina were joined by soldiers from North Carolina and Virginia. They all hurried to defend Sullivan’s Island, knowing their rebellion jeopardized their lives and property. British troops and Americans loyal to the crown made long and perilous journeys by sea and land to put down the rebellion. They arrived on these desolate wilderness islands sick, tired, and hungry, and suffered from disease, heat, humidity, scant food, and bad water. Men on both sides made the ultimate sacrifice during the exhausting ten days and nights of combat. By sacrifice and skill, the Americans on Sullivan’s Island won a surprising and decisive victory that helped keep Charles Town free from British control for four crucial years.

“the suffocating heat ... was the most insufferable I ever felt, not a breath of air stirring – thick cobwebs to push thro’ everywhere, knee deep in rotten wood and dried Leaves, every hundred yards a swamp with putrid standing water in the middle, full of small Alligators, a thick cloud of Mosquitoes every where and no place entirely free from Rattle Snakes. ... spiders, their bodies as large as my coat Button ... Crocodiles are very frequent and large in these places, we killed one nine feet long, which attacked a Soldier, it was with difficulty he got from him ... nothing to eat and drink but salt Pork, bad rum and brackish water, no other bed than the Sand and no other covering than the Sky.”

BRITISH SURGEON THOMPSON FOSTER ON LONG ISLAND

“... our situation here is looked on by every officer in our case as desperate, and that we must certainly fall a sacrifice ... However, ... they would not quit the island were they certain of death.”

AMERICAN MAJOR SAMUEL WISE ON SULLIVAN’S ISLAND

“I shall ... conclude with expressing the high satisfaction I have received from the zeal, activity and public spirit of the Gentlemen and Inhabitants of this City and Province ... we have all worked in concert and harmony for the common good.”

AMERICAN GENERAL CHARLES LEE



STONES RIVER GREENWAY



McGavock Mill
Mississippian Culture



Abercrombie School



Priestley Springs



Mississippian Culture



William Giles Harding and Bellevue



Online Digital

Website

The Friends of Two Rivers Mansion website gives basic information about the site, the mansion and McGavock history, rental information, events, restoration, items for sale in the online gift shop and the ability to join the organization. There is also the ability to engage the Newsletter, learn about Area Attractions, see who is on the Board of Directors and a short video tour of the site.

The website, however, can be expanded to to fulfill other needs, such as:

- Being less attuned to marketing for rentals and more to the history of the site.
- Contextual background on the relevance to Nashville history.
- More detailed history of the site broken into decades or themes.
- A more thorough illustration of the architectural style and significance of the mansion.
- A history of the Buchanan-Harding House.
- A better understanding of what archaeological research has uncovered.
- The role African Americans played in the development of Two Rivers.
- Identification of historic characters and biographies.
- A history of Mississippian culture on the original McGavock property.
- An inventory of the historic sites along the greenway.
- More information on the history of McSpadden’s or Pennington Bend.
- Better organization of the gift shop.



Drayton Halls’ website is a prominent example of an expanded website. There are other sites as well that have incorporated a wealth of information.



Print Media

Currently, Two Rivers produces a brochure and rack card to promote the site. There needs to be, however, an expanded *brochure* that:

- Expands the site's interpretation to include African American history at Two Rivers.
- Recognizes Native American history.
- Bases information on the new interpretive narrative.
- Includes a map of the property.

Two Rivers needs to also create a *2nd floor informational guide* for handicapped individuals. The guide should include:

- A diagram of the 2nd floor layout.
- Photographs of each room.
- Information about the past and current use of those rooms.
- Photographs of the grounds from the upper veranda.
- 2nd floor diagram of the Buchanan-Harding House.
- Significant collections pieces.

Documentary Media

A need, though not pressing, is to create a short documentary on Two Rivers. The documentary can be used online or available for purchase from the Gift Shop.

- 15-18 minutes in length.
- A shorter version, 3 - 5 minutes, available online through the website.
- Make use of the collection and available stories.
- Produce in High Definition.





Operations and Staffing Recommendations at Two Rivers

Currently, Two Rivers is staffed by a Site Manager and two docents. Since the priority is to accommodate rentals and events, house and property tours, along with other history related programming, activities at Two Rivers function at a bare minimum. In order to operate the site as a “History Hub” for the area, expansion of operating hours and staffing is necessary.

Hours of Operation:

The hours of operation at Two Rivers need to accommodate the use of the house, outbuildings and grounds as an historic resource available for tours, exhibition and educational programming.

- Tuesday through Saturday - 10 a.m. to 4 p.m.
- Sunday - 1 p.m. to 5 p.m.
- Closed Monday

Staffing:

Increased staffing should be made prior to site improvements. New staffing levels would include separating the duties of the Site Manager from Rental Coordinator. The Site Manager’s responsibilities go beyond facilitating rentals for the site. In order to address educational programming and curation, Two Rivers will require staff with education and curatorial experience. An increase in docent staffing is also compulsory.

Two Rivers Site Director Job Description

The Two Rivers Site Director (TRSD) is an employee of the Metropolitan Government of Nashville and Davidson County who directs planning, organization, staffing and operations at Two Rivers Plantation. The TRSD works under the supervision of the **Historic Properties Director*** at Metro Parks and Recreation. They refine, develop and implement programs for the site’s exhibitions, collections management, educational activities, tours, rentals and community outreach.

Summary of Responsibilities:

- Works with Metro Parks to develop the strategic direction and establish initiatives to fulfill the mission of the site.
- Directs the site’s operations, to include education and public programming, rentals, finance, external communications and staffing.

- Manages and leads the full-time staff, part-time staff, volunteers and consultants.
- Oversees restoration of the structures and grounds.
- Participates in all fundraising and development activities with the Friends of Two Rivers Mansion, including grant writing, developing relationships with foundations, corporations, and individual donors.
- Serves as spokesperson and chief advocate for the site. Establishes strong partnerships in the community. Enhances the site’s public image to expand interest and support.
- Manages, secures and maintains the property and facilities.
- Directs the overall development of public relations and marketing initiatives. Develops an effective communications plan to raise the profile of the site.

Qualifications:

Minimum education requires a Bachelor’s degree. Advanced degree preferred. Five years of experience in a museum, historic site or historic preservation organization. At least two years at a senior managerial level preferred. Experience developing and implementing strategic plans. Demonstrated knowledge of standards and best practices for museums, non-profits, or similar organizations, as well as a history of involvement in relevant professional organizations. Demonstrated excellence in writing, grant writing and public speaking. Proven ability to work cooperatively, diplomatically, and effectively with the Friends group, volunteers, and in community relations and outreach capacities. Competence in managing historic site operations, including personnel matters. Demonstrated ability to supervise, as well as to work successfully with staff, volunteers, and diverse public constituencies. Evidence of success in developing, managing, and growing an annual operating budget. Excellent planning, time management, and decision-making skills. Working knowledge of spreadsheet, database, email, calendar/scheduling, and word processing software. Willingness to work a variable schedule, including weekends and evenings when needed.

Curator/Education Assistant Job Description

The Two Rivers Curator and Education Assistant (TRCEA) is an employee of the Metropolitan Government of Nashville and Davidson County who oversees the Two Rivers collection, and develops and carries out education programs at the site. The Curator works under the direct supervision of the Two Rivers Site Director and the **Director of Education*** for Metro Parks. They also work under the direction of the Site Director to refine, develop and implement programs for the site’s exhibitions, tours and community outreach.



Summary of Responsibilities:

- Plan and organize the storage, care and exhibition of the collection and related materials.
- Develop and maintain the site’s registration, cataloging, and basic recordkeeping systems, using computer databases.
- Provide information from the site’s holdings to other curators and to the public.
- Inspect the site to assess the need for repairs and to ensure that climate and pest-control issues are addressed.
- Train and supervise education assistants, docents, as well as volunteers or interns.
- Work with the Director of Education for Metro Parks to create curriculum-based education programs.
- Carry out education programs for students.
- Work with the Site Director to develop community programs.
- Plan and conduct special research projects in area of interest or expertise.
- Assist the Site Director to formulate and interpret policies, to determine budget requirements, and to plan overall operations.
- Conduct or organize tours, workshops, and instructional sessions to acquaint individuals with the site’s facilities and materials.

REQUIREMENTS:

Minimum education requires an Associates degree in History or Education. Bachelor’s degree preferred. Three years of experience in a museum, historic site or historic preservation organization. Demonstrated knowledge of collections standards and best practices for museums, non-profits, or similar organizations, as well as a history of involvement in relevant professional organizations. One year of experience with education programs and working with teachers and students. Demonstrated excellence in writing, grant writing and public speaking. Proven ability to work cooperatively, diplomatically, and effectively with the Friends group, volunteers, and in community relations and outreach capacities. Demonstrated ability to supervise, as well as to work successfully with staff, volunteers, and diverse public constituencies. Excellent planning, time management, and decision-making skills. Working knowledge of spreadsheet, database, email, calendar/scheduling, and word processing software. Willingness to work a variable schedule, including weekends and evenings when needed.

***This plan recommends that Metro Parks create two positions in the Main Office for the oversight of the agency’s historic properties, collections and educational programming.**

Historic Properties Director

The Historic Properties Director (HPD) is an employee of the Metropolitan Government of Nashville and Davidson County and serves in the central office under the supervision of the Special Events, Outdoor Recreation and Cultural Arts Division of Metro Parks. The HPD will oversee Metro Parks historic sites, museums and interpretive centers, including the Historic City Cemetery, Fort Nashborough Interpretive Center, Fort Negley Visitors Center and Historical Park, Hodge House at Warner Park, the Parthenon, Stone Hall, Two Rivers Mansion and the proposed Kellytown Archaeological Park. They are responsible for the overall preservation, restoration, interpretation and management of the historic resources at these sites.

Summary of Responsibilities:

- Recommends, trains, directs, supervises, monitors and evaluates Site Directors at Metro Parks Historic Sites.
- Supervises the Education Program Manager.
- Oversees Collections Policy, acquisition and deaccession of artifacts at Historic Sites.
- Oversees the restoration, rehabilitation, preservation and interpretation of Metro Park’s historic properties and associated buildings and their furnishings.
- Oversees and schedules all property maintenance at Historic Sites.
- Initiates or assists with grant applications and sponsorship requests.
- Recommends and implements improvements to the properties.
- Works to increase visitation to Historic Sites.
- Oversees all programming at Historic Sites.

Requirements:

- Master’s degree in history, museum studies, historic preservation and seven (7) years of museum/historic site management experience, including three (3) of the five (7) years in a supervisory capacity.
- Experience developing and implementing master and strategic plans.
- Demonstrated knowledge of standards and best practices for museums, non-profits, or similar organizations, as well as a history of involvement in relevant professional organizations.
- Demonstrated excellence in writing, grant writing and public speaking.
- Proven ability to work cooperatively, diplomatically, and effectively with the Friends group,



- volunteers, and in community relations and outreach capacities.
- Competence in managing historic site operations, including personnel matters.
- Demonstrated ability to supervise, as well as to work successfully with staff, volunteers, and diverse public constituencies.
- Evidence of success in developing, managing, and growing an annual operating budget.
- Excellent planning, time management, and decision-making skills.
- Working knowledge of spreadsheet, database, email, calendar/scheduling, and word processing software.
- Willingness to work a variable schedule, including weekends and evenings when needed.
- Strong management skills.
- Excellent interpersonal skills.
- Strong planning, organizational and problem-solving skills.
- Demonstrated ability to see the larger organizational picture.
- Excellent verbal and written communication skills.

Education Program Manager

The Education Program Manager (EPM) is an employee of the Metropolitan Government of Nashville and Davidson County and leads the creation, coordination, and facilitation of educational programs and events for historic sites, interpretive centers and museums managed and operated by Metro Parks. Programs include, but are not limited to: field trip workshops, summer camps, scout programs, cultural events, workshops, off-site programs, outreach events, and public programs. The EPM works under the supervision of the Historic Properties Director at Metro Parks and Recreation.

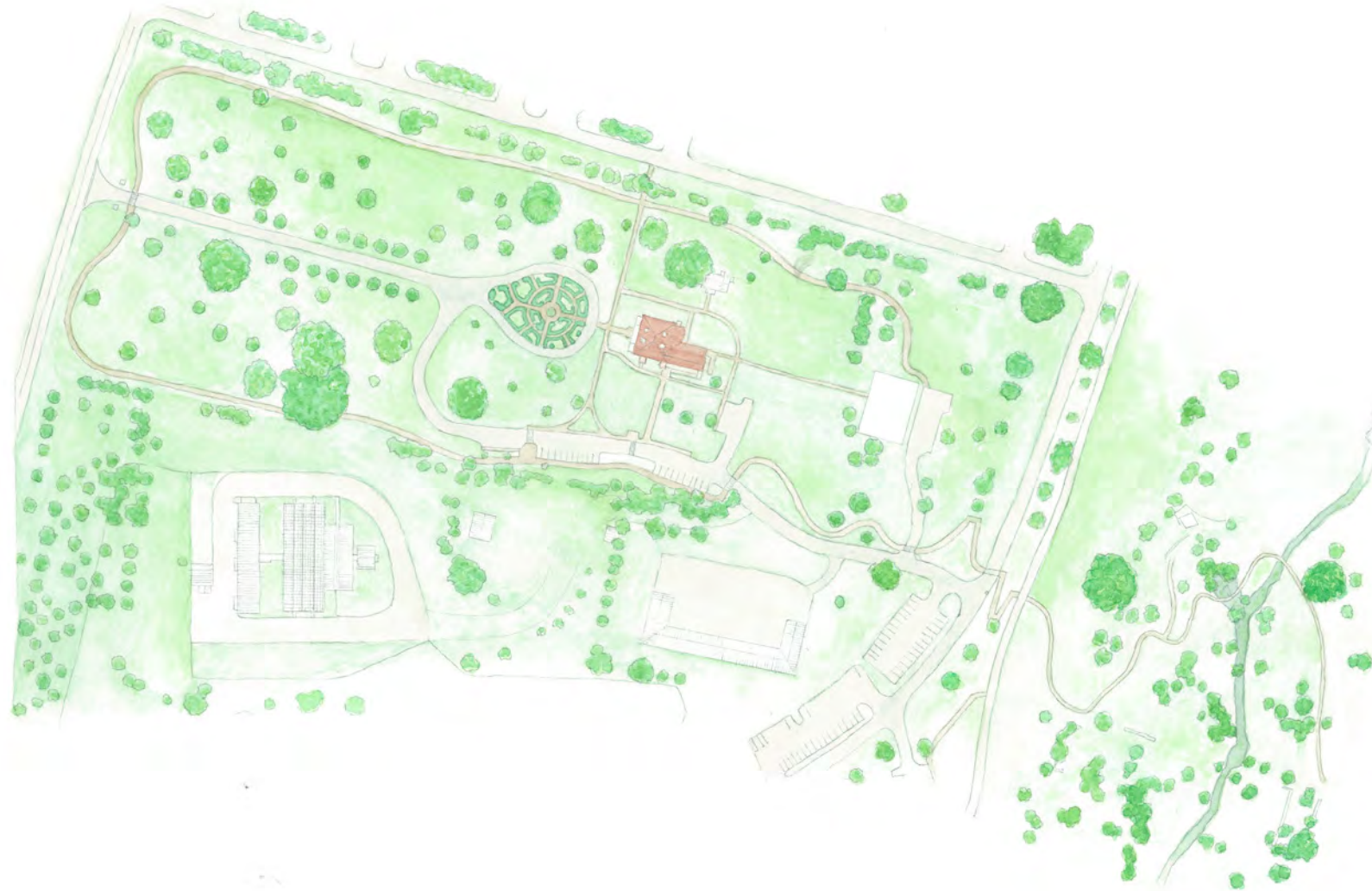
Summary of Responsibilities:

- Leads in the development, implementation and evaluation of education programs for diverse audiences at sites operated by Metro Parks.
- Hires, trains and supervises education staff including docents, volunteers and interns.
- Oversees program content and ensures educational and core curricular standards are met.
- Supervises education staff at historic sites, interpretive centers and museums.
- Continuously develops knowledge about Nashville history.
- Develops and oversees education budget and monitors expenses.
- Assists the Historic Properties Director with site evaluation.
- Works closely with site staff to develop permanent and temporary exhibitions and creates exhibition-related educators’ guides and volunteer training.
- Works with Community Affairs director on education program publicity.
- Works with site Curator and Education Assistant to develop of all printed and online

- education materials, including brochures, guides, worksheets, and flyers.
- Oversees the collection of program statistics for all education-related activities.
- Develops and implements program evaluation tools to measure and interpret outcomes, program goals and objectives.
- Works with Education Assistant to apply for grants.
- Works with Friends groups in support of education programs.
- Expands the reach of the History Center by cultivating strategic partnerships with the educational, nonprofit community.
- Builds and maintains mutually beneficial relationships with other cultural and community organizations, as well as the local education community.

Requirements:

- M.A. in Education, Museum Studies, History, or related field preferred.
- Minimum five years’ experience managing, designing and implementing educational programs, preferably in a museum setting.
- Proven experience in supervisory, budget and project management.
- Knowledge of contemporary educational methods and philosophies, especially for informal learning environments.
- Strong management skills.
- Excellent interpersonal skills.
- Strong planning, organizational and problem-solving skills.
- Demonstrated ability to see the larger organizational picture.
- Excellent verbal and written communication skills.
- Ability to work independently and as part of a team.
- Ability to multi-task and remain flexible to accommodate the needs of each site.



20-YEAR SITE PLAN & OPINION OF PROBABLE COST



Two Rivers 20-Year Master Plan

Proposed Phasing

Phase One: 5-Year Plan

Primary Objectives:

- Increase Visibility and Visitation at Site
- New Facilities to Alleviate Rental Usage of Mansion
- New Public Use Assets
- Generate Revenue

Physical Site Improvements

- Develop Rental Facility (archaeology, design, construction)
 - 250 Occupants
 - Catering Kitchen
 - Front Elevated Porch/Stage
 - Bathrooms (Men, Women, Family)
 - Water Fountain, Bicycle Station
 - Driveway/Parking
- Install property security lighting
- Clear unwanted foliage/vegetation west of Mansion, along north and south borders
- Install UV Coated film on the mansion windows
- Pointed Exterior Mansion restoration
- Front Entrance fence, gate and sign (use reclaimed stone from West Woods)
- Buchanan-Harding House (1780 - 1850) Restoration
 - Frontier/ Early Plantation Home
 - Replace mantle in west upstairs bedroom with original in mansion basement
 - Replace cabinets with original
 - Remove exterior basement shed
- Move 2nd floor HVAC units to ground
- Create conditioned space in mansion for collection
- Removal of unwanted grounds features (gazebo, trees, plantings)

Interpretation

- Exhibit Plan/Design
- Develop/Install interpretive media for Buchanan-Harding House
- Develop/Install Stones River Greenway Interpretative waysides
- Interpretive media in mansion (mobile exhibits)
- Implement Arboretum Plan
- Create interpretive signage for grounds
- Create 2nd floor Informational Guide
- Produce Site Documentary
- Update Site/House Tour
- Tourism Outreach with new brochure

Administration

- Hire Site Manager
- Hire Rental Coordinator
- Hire Curator/Education Assistant
- Re-brand Site (website, marketing materials)
- Create Education Advisory Committee
- Develop Education Programs/Teacher recruitment
- Create a Collection’s Committee
- De-accession unwanted/unneeded collection
- Accession numbering of retained collection
- Introduce collections software
- Marketing Plan
- Staff training



Phase Two: 10-Year Plan

Primary Objectives:

Restoration of Mansion
Incorporation of West Woods
New Road/Parking System

Physical Site Improvements

- Install Property Greenway
- Conduct Archaeological Research and Mitigation around Mansion
- Create Harding House Kitchen Garden
- Restore Root Cellar in Harding House
- Begin Interior Mansion Restoration
 - New HVAC (remove existing in basement, 1st floor installation)
 - Remove old mechanical/electrical/plumbing
 - Structural repairs
 - Basement
 - 1st Floor
 - 2nd Floor
- Hide exterior electrical wiring/conduit in basement corridor
- Eliminate concrete pad and driveway on north side of mansion
- Replace front concrete porch floor with wood plank floor
- Ornamental garden restoration (Grounds Plan)
- Clear West Woods
- Conduct archaeological research and mitigation in West Woods
- West Woods Restoration
 - Springhouse foundation
 - Dairy Barn foundation
 - Retainer walls
- Greenway extension within West Woods
- Observation Deck overlooking West Woods/Springhouse/Dairy Barn
- Re-examine the relocation of the Metro Greenhouse and maintenance shed

Interpretation

- Develop/Install interpretive media for West Woods
- Develop/Install TR Greenway Interpretive Wayside Exhibits





Phase Three: 15-Year Plan

Primary Objectives:

Continue Restoration of Mansion and Grounds
Continue Incorporation of West Woods
New Road/Parking System

Physical Site Improvements

- Continue Interior Mansion Restoration
 - Structural repairs
 - Basement (see interpretive plan for zoning detail)
 - 1st Floor (see interpretive plan for zoning detail)
 - 2nd Floor (see interpretive plan for zoning detail)
- Add planting around north side of house (Grounds Plan)
- New walkways around Mansion and Harding House
- New Driveway Pattern





NOTES

Several previous studies at Two Rivers were referenced for the development of this Master Plan. They include:

- National Register of Historic Places, *Two Rivers*, Nashville, Davidson County, Tennessee, # 72001238.
- Historic American Building Survey, McGavock House, TN-15.
- National Register of Historic Places, Archaeological Investigations at *Two Rivers*, for Metro Nashville Parks and Recreation, 1977.
- Two Rivers Development Project, Research and Investigation at *Two Rivers* - The McGavock Home, by Architect-Engineer Associates, Inc., Metropolitan Government of Nashville and Davidson County, 1975.
- Restoration/Rehabilitation Plan for *Two Rivers*, Joseph Herndon and Mary Oehrlein, 1976.



COLLECTIONS AND COLLECTIONS POLICY



Two Rivers Mansion Collections Policy
November 2016

1. INTRODUCTION

Two Rivers Mansion, owned by the Metropolitan Government of Nashville and Davidson County and managed by the Metropolitan Nashville Department of Parks and Recreation, collects, maintains, and interprets the material culture of Two Rivers Mansion and the Harding and McGavock families that lived at the site. The Metropolitan Nashville Department of Parks and Recreation holds the Two Rivers Mansion collection as a public trust, and hence must fulfill certain obligations to the objects in their care, and to the public who have entrusted these items to them. In adherence to these obligations and to the mission of the site, this policy defines the scope of the collection and outlines its goals. It states the responsibilities of those in authority over the collection, and clearly lays out the methods by which items are taken into or leave the collection, whether permanently or temporarily. It defines the standards of care and record-keeping required, and provides guidelines for monitoring compliance with and for revising and updating the policy.

1.1 THE MISSION OF TWO RIVERS MANSION

The Metropolitan Government of Nashville and Davidson County is charged with protecting, collecting, educating and interpreting for the public the history of Two Rivers Mansion.

1.2 BACKGROUND AND HISTORY

Two Rivers Mansion was built in 1859 by David H. and Willie McGavock on property once owned by Willie's father, William Harding. The structure was not fully completed until the 1880's and since that time has gone through few physical alterations. The McGavock family lived at Two Rivers for three generations. At its peak in the mid-19th century, the plantation consisted of 1085-acres, the mansion and multiple outbuildings and dwellings, including a two-story brick house constructed sometime after 1800 that is still extant on the property. In 1966, a year after the death of the last McGavock family member, the site was purchased by the Metropolitan Government of Nashville and Davidson County. Today the 14-acre tract is listed in the National Register of Historic Places.

1.3 STATEMENT OF PURPOSE

The purpose of this Collections Management Policy is to identify how the collection will be managed, documented, developed and maintained in order to fulfill the mission of Two Rivers Mansion. Thus, this policy is to serve as a guide to ensure that the legal and ethical obligations associated with the collection are met.

1.4 Statement of Authority and Responsibility

Ultimate authority over the collection at Two Rivers Mansion resides with the Metropolitan Government of Nashville and Davidson County. Certain decisions affecting acceptance or disposal of artifacts are made by a Collections Committee appointed by the Metropolitan Nashville Parks and Recreation Department; these responsibilities are clearly delineated under the appropriate headings later in this policy. The Curator, as appointed by the Metropolitan Nashville Parks and Recreation Department, reports to the site director. The Curator, in adherence to the site's mission and the goals of the collection, is responsible for the acquisition, documentation, care, management, and disposal of collections items. In all circumstances, this policy and those responsible for the collections adhere to current ethical standards and best practices as defined and endorsed by organizations such as the American Alliance of Museums and to all applicable laws and regulations.

2. THE COLLECTION

2.1 PURPOSE OF THE COLLECTION

The Two Rivers Mansion collection is an important part of the interpretation and preservation of the site. The collection is exhibited in the mansion to contribute to the understanding of the site's historic past. Appropriate collection artifacts and objects are used to furnish the mansion and the other structures on the site in order to assist in telling the story of the Harding and McGavock families, along with other families and individuals that comprised the McGavock estate. Certain artifacts, particularly field collections of archaeological materials and of notes and papers, images and other material culture support research specifically about the site and its history.

2.2 SCOPE OF THE COLLECTION

The Two Rivers collection consists of:

- Historical and visual arts objects, including portraits, photographs, record albums, lithographs and paintings.
- Historical publications, such as books, documents, pamphlets, newspapers, etc.
- Fixtures, including mantles, chandeliers, sconces, bathroom fixtures, doors, and cabinets.
- Furnishings, such as chairs, sofas, beds, tables, a piano, a Victrola, clocks, mirrors, wardrobes, bookcases and a sideboard
- Textiles, including rugs, carpets, linens and clothing
- Various objects that are partials or pieces

2.3 HISTORY OF THE COLLECTION

The Two Rivers collection has been slowly acquired since the site was attained by the Metropolitan Government of Nashville and Davidson County in 1966. An estate sale was held when the mansions last resident, Mary Louise Bradford McGavock, died in 1965. The majority of the furnishings were sold. Permanent period fixtures, such as bathroom sinks, tubs and toilets along with chandeliers,



sconces and mantles were part of the site purchase and have never been removed from the mansion. Several other permanent fixtures, like the cabinetry in the Butler’s Pantry, were removed when a catering kitchen was added in the 1970s. The cabinets were stored in the basement. Other items that are still attached to the house, but are considered part of the collection, include partial carpenter locks in the basement. There are also fixtures associated with the Buchanan-Harding House, such as cabinets and a mantle, that were removed during restoration and stored. As the house was altered to accommodate rentals and restoration has occurred, other items were removed from the house and stored, such as doors, shutters, balustrade from the front porch, the dumbwaiter, and other items.

Since the 1970s, items have been added to the collection’s inventory by supporting organizations and individuals, including as the Stones River Women’s Group and the Friends of Two Rivers Mansion. These items consist of furniture, wall coverings, floor coverings, clothing and other personal artifacts.

2.4 TYPE AND FORMAT

The museum’s collections are primarily historic objects, including home furnishings, fixtures, portraits, tools and equipment, clothing, and personal objects.

Archaeological collections include items excavated on site, almost all of which are from the area around the Buchanan-Harding House. An archival collection includes books, photographs and ephemera. The current museum collection housed at Two Rivers consists wholly of analog objects, though their documentation may include digital files. The master plan anticipates future development of a digital collection.

3 RELATIONSHIPS WITH OTHER COLLECTING ORGANIZATIONS

3.1 Collections of Historical Objects

Two Rivers is the primary repository of analog artifacts associated with the McGavock family. In the past, the site has limited the acquisition of collection items due to space and the primary function of the mansion as a rental facility. Two Rivers does not seek to compete with other collection organizations to build further the Two Rivers collection unless they meet the collection’s acquisition guidelines as defined in this policy.

3.2 Collections of Archival Materials

Two Rivers is one of three local organizations that have developed archival collections associated with the site and the McGavock family. The other organizations include the Metro Archives and the Nashville Room of the Downtown Public Library. As such, Two Rivers seeks to develop its archival collections strategically to build on its strengths and avoid competition or duplication with peer institutions.

Considering its relatively limited ability to provide reference services to manuscript researchers, Two Rivers does not actively collect manuscripts that are primarily of research (rather than exhibition)

value. For example, one plantation receipt book from the 1830s and 40s is available at the Metro Archives. Instead, potential donations are referred to the Metro Archives and the Nashville Room.

4 COLLECTIONS GOALS

The following general collecting goals were established during the 2016 master planning process and will guide the collections policy.

- Actively evaluate with the Metro Historical Commission, Metro Parks and the Metro Archives the current collections offerings representing the period from 1800 – 1965.
- Strengthen the collection through a strategic process of researching the current holdings and deaccessioning those items outside the scope of the collections.
- Work with the Nashville Room and the Metro Archives to pursue a collections policy that allows for the acquisition, evaluation, storage and public access of Two Rivers-related holdings at these facilities.

5 COLLECTIONS TYPES AND USES

Artifacts collected by Two Rivers Mansion are of many different types, and are utilized in many different ways. The following collections types determine their handling, storage, and standard of care and documentation:

5.1 Permanent Collection

Definition of category: Fit the criteria for accessioned items as described in Scope of Collections 2.2 above.

- Documented and cared for according to strictest museum standards.
- Expected to be kept and preserved for the foreseeable future.
- Conditions of access and use strictly controlled by the Curator.
- Disposal must follow formal deaccessioning procedures as outlined in this Policy.

5.2 Education Collection

Definition of category: Period artifacts, either donated, purchased or collected by the Curator, that meet one or more of the following criteria:

- Do not fit within Scope of Collections.
- Lesser-quality duplicates of accessioned material.
- Condition issues preclude use in exhibits and not of significance to area history, scholarship.
- Deaccessioned from the permanent collection according to procedures outlined in this Policy.
- Used in public programs as teaching aids and hands-on demonstration items; or in exhibits, where suitable material cannot be found in the permanent collection or borrowed from other sources.



- Handled by the public under controlled circumstances, either during programs and hands-on activities, or in schools as part of the traveling trunk program.
- Labeled with a permanent ID appropriate to the material.
- Tracked in the Collections database but not accessioned; designated as Education Collection items by the ED prefix in front of their object ID numbers. (There must be no duplication of numbers, i.e. if an object in the permanent collection is designated 2010.004.017, there may not be an ED2010.004.017.
- If given as part of a gift wherein other items from the same donor are accessioned into the permanent collection, these items will have a related accession number, but will not of themselves be accessioned.
- If given as part of a gift wherein all items are given to the Education Collection, the number for the gift will be prefixed by an ED, and this will not be considered an accession even though it is entered in the Past Perfect database.
- Documented, entered into the database, and marked by the Collections Department.
- Documentation of donation or purchase maintained in the permanent collections files by the Curator.
- Inventoried, used, stored, and cared for by the Curator and Education Assistant.
- As hands-on items, may be reasonably expected to suffer wear or damage in the course of use, and eventually to be used up and discarded without the need for formal deaccessioning; however, curatorial approval should be sought prior to discard for condition or other reasons.

5.3 Props Collection

Definition of category: Reproductions; or commonly available objects of modern manufacture, less than 30 years old; purchased, found, or donated specifically for hands-on use or as exhibit props.

- Acquisitions and found items documented by the purchasing department.
- Donations documented by the Curator using a Deed of Gift for Museum Property.
- Information on each item.
- Numbered with a four-letter identifier, beginning with AAAA, AAAB, AAAC, and so forth.
- Labeled under the guidance of the Curator with a permanent ID label appropriate to the material.
- Inventoried, stored, and cared for by the department that uses them
- Disposal can be approved by the department that manages the items

5.4 Library

Definition of category: Books, periodicals, recordings, and other types of reference materials purchased or donated specifically for staff or public research use.

- Purchases documented by the Curator.
- Donations documented by the Curator using a Deed of Gift.
- Tracked by the Curator as non-accessioned material.

- Used by the public under controlled access conditions, and cannot be checked out by the public.
- May be checked out by staff.
- Disposal can be approved by the Curator.

6 ACQUISITION OF OBJECTS

6.1 Authorization for Acquisition

- The Curator, in consultation with the Site Director and Metro Parks, shall make the first evaluation of the suitability of an object for the permanent collection. Should an item be deemed not appropriate for the permanent collection, it shall be offered to the Metro Archives.
- If a donation is refused, it will be dealt with in accordance with the donor's wishes as expressed on the Temporary Custody receipt.
- Any donation of questionable or controversial nature, or of a value that necessitates expense above and beyond normal collections care expense for security, conservation, or storage, will be evaluated by Metro Parks for suitability for the permanent collection.
- Museum staff members may not suggest a monetary value to a donor, or any other member of the public, for any item for any purpose.
- Staff may not even recommend specific appraisers to a donor, but may supply a list of not less than three names, or suggest a source such as the American Society of Appraisers website.
- Should an item offered by a donor be appraised, staff may ask the owner to share the results of the appraisal with the Curator. This information is considered confidential, and shall be recorded in the permanent files and in the collections database.
- Museum staff members may place a value on a collections object for internal or insurance purposes only, and this information is also kept confidential.

6.2 Accession Criteria

- Objects acquired for the permanent collection must be consistent with the mission of Two Rivers Mansion and with the scope and uses of the collection.
- Objects that cannot be properly cared for and stored in existing facilities, or that are significantly deteriorated or unstable, shall not be accepted unless Metro Park determine that the costs of storage and conservation are offset by the suitability and value of the object/s, or by a monetary donation, from the donor or a sponsor, that supports conservation and ongoing care. If an important object cannot be accommodated, Two Rivers may assist the donor in finding a suitable repository.
- The donor or vendor must be able to prove their legal ownership of the object/s, and their right to donate or sell the object/s.
- The price of objects offered to Two Rivers for sale must be determined to be in accordance with fair market value at the time of purchase
- Objects with an unethical history of ownership shall not be accepted, e.g. items that were stolen, collected without permission or authority, or imported or exported in



contravention to existing laws.

- Objects of unknown or doubtful provenance shall not be accepted
- Objects whose donors wish to impose unreasonable restrictions or conditions upon the acceptance or use of the object/s, such as requiring continuous exhibition, restricted rights to deaccession, or keeping of the object/s in a certain building or geographical location, shall not be accepted. Exceptions to this rule may be made if justified by the particular significance of the collection, but all such exceptions must be approved by Metro Parks.
- Restrictions or conditions requiring expense must be fully funded by the donor as part of the gift, or the additional expense approved by Metro Parks.
- If Two Rivers accepts an object with conditions, these will be stated clearly on the Deed of Gift and become a part of the permanent record. Two Rivers also accepts thereby a legal and ethical obligation to comply with them.
- Copyrighted works may be accepted into the collection. If they are collected from the copyright holder, Two Rivers should attempt to obtain transfer of all rights. Should this not be possible, then in addition to rights granted under current fair use laws, Two Rivers should negotiate for limited rights including exhibition, reproduction for exhibit catalogues and publicity, and reproduction in scholarly publications and for educational use. It is the Curator's responsibility to maintain awareness of changes in copyright law.
- Duplicates of items already in the collection shall not be accepted unless warranted by their superior condition, historical significance, or utility in exhibits, e.g. for rotation with sensitive objects
- Acceptance of objects of significant monetary value should be carefully weighed against the ongoing costs of additional security, special storage facilities, and increased insurance. Acceptance of objects requiring expense above and beyond that normal for collections care and security must be approved by Metro Parks. If an important object cannot be accommodated, the museum may assist the donor in finding a suitable repository.
- Objects which constitute hazards to the health and safety of the Two Rivers staff and visitors, or which are hazardous to other collections items or to the facility, shall not be accepted unless the hazard can be mitigated easily without harm to the historical significance of the object.
- Two Rivers will not acquire human remains, nor objects subject to NAGPRA, the Native American Graves Protection and Repatriation Act.
- Objects of a controversial nature, or whose acceptance might be construed as commercial exploitation of Two Rivers, will be evaluated by Metro Parks, weighing potential damage to the site's standing in the community against the cultural significance of the object.
- In accordance with the provisions of the ICOM Convention of 1973, the museum will not accept objects whose collection is believed to have involved destruction of historic sites, buildings, structures, habitats, districts or objects.

6.3 Methods of Acquisition

It is assumed that any item accepted into the collection, through whatever means, has fulfilled the Accession Criteria listed above.

- Items may be acquired through donation; either directly, through a bequest, through purchase by an outside party for the purpose of donation, or through funds donated for a specific purchase.
- Items may be acquired through purchase from a vendor, be it a dealer, an auctioneer, another institution, or a private individual.
- Items may be acquired through exchange with or transfer from another institution. This transaction usually involves deaccessioned items, or items which were accepted by a museum solely in order to find them a more suitable home.
- An item found in the collection which either never had or has lost contact with its acquisition paperwork may become part of the collection in accordance with Tennessee's unclaimed property law.
- An object collected in the field may be brought into the collection provided it was collected lawfully and according to current standards of archaeological practice. If collected on private property, written permission of the property owner must be obtained.
- A bequest made to the museum does not automatically imply acceptance into the collection. Bequests are subject to the same acceptance criteria as any other items, and may be refused, in whole or in part, if they do not meet these criteria.

7 ACCESSIONS

Definition of Accessions: An accession is defined as an object or group of objects, given by a donor or group of donors, or purchased or collected by Two Rivers, at a single time. Items acquired for the permanent collection are taken into the collection through the process of accessioning, and are thereafter considered as accessioned objects. Permanent collections objects merit the highest possible standard of care and handling, documentation, and storage.

- Upon accessioning, all objects must be catalogued to at least minimal standards in order that Two Rivers maintain physical and intellectual control over them.
- The museum may not accept all of an offered donation; with the consent of the donor, some items may be offered to the Education Collection, the Library, or the Props Collection.
- Items that are not accepted or that the owner would not be willing to donate as part of the non-accessioned collections will be returned to the owner in the manner specified on the Temporary Custody receipt.
- If the owner has specified on the Temporary Custody receipt that this is an unconditional donation, and that they do not want the items back, the museum may dispose of them as it wishes; however, should the museum decide that the items are too deteriorated for any possible use and should be discarded, it shall obtain written permission from the owner to destroy them.



7.1 Documentation

The primary importance of collections objects to a museum lies in their context; hence, information that serves to place the object within that context is of paramount significance. If this information does not exist, or if the connection between the object and its information is lost, the value of the object to the museum is diminished. This information must be safeguarded, kept confidential as necessary, and maintained in an organized and easily retrievable manner.

- The Curator, is responsible for collecting and maintaining all documentation relative to the acquisition, accessioning, deaccessioning, lending or borrowing, and deaccessioning of permanent and education collections items.
- Paper files for the permanent and education collections will be maintained at Two Rivers, in the Metro Archives or at a designated facility.
- These files will contain, but are not limited to, the following: Temporary Custody receipts; deeds of gift or records of sale, including invoices and copies of checks or credit receipts; inventories; correspondence, including copies of emails and notes of phone conversations; research material concerning the objects and their provenance, whether furnished by the donor/vendor or created by staff or other experts; photographs, scans, or other types of images; and insurance information and any valuation records.
- Props collection permanent files shall be maintained at Two Rivers.
- All collections file paperwork generated by the museum will be printed on buffered, acid-free archival paper. These files will be stored in archival materials, and written notations will use archival media.
- Acquisition and object records, along with condition and location histories, cataloguing information, and any other pertinent information collected about permanent collection, education collection, and library objects and their donors, shall be maintained in the collections management database.
- This database shall be backed up regularly, and a regularly updated electronic copy securely stored at the Metro Archives.
- It is recognized that electronic information technology changes frequently, and it is the responsibility of the Curator to migrate collections information forward as new technology becomes available, while maintaining the security and integrity of the data.
- Information about the props collection shall be maintained in the props collection database.
- Prior to accessioning, the Curator shall be responsible for acquiring as much information about the object/s as possible, either from the donor or through research, both to determine its acceptability as part of the collection, and to enhance the object’s utility to researchers and for exhibition. This information, properly attributed, shall become a part of the object’s permanent record.

7.2 Identification

Each accession into the permanent collection is given a number consisting of the four-digit year during which the accession was completed, followed by a decimal point, and a three-digit number signifying the order in which the accession came into the collection during that year.

- Upon being accessioned into the collection, each object shall be assigned a unique identifying number which shall be affixed to the object in accordance with currently accepted archival methods.
- This number consists of the accession number followed by a decimal point, and a three-digit number. A second decimal point followed by a number can be used if necessary.
- This number may be followed by one or more numbers if the item consists of more than one part.
- This identifying number shall be attached to every record, either hard copy or electronic, that pertains to the object.
- This number shall be used to track the movement and usage of the object throughout its tenure at Two Rivers.

7.3 Non-accessioned Acquisitions

On occasion, Two Rivers may take in items without intending to make them part of its permanent or education collections. The following are the criteria under which such items may be acquired:

- Artifacts that do not fit acquisition criteria are sometimes accepted to be sold to raise funds for acquisition of items for the collection. Transfer documentation should clearly define the museum’s intention, and the donor’s permission, to sell these items.
- Items offered for donation that do not fit acquisition criteria may be accepted by Two Rivers in order to find a more suitable repository, should the owner not be able to undertake this task. This option shall only be undertaken if the significance of the items warrants the effort required.
- Items may be brought in under Temporary Custody for purposes of identification, research, or digitization. The Temporary Custody form serves as a short-term loan form, with the purpose of the loan, the duration of the loan, and the date and method of return clearly indicated. Both the owner of the items and a member of the museum’s staff must sign the document.

8 COLLECTIONS CARE

Two Rivers is responsible for the care of artifacts and objects held in custody. The site will maintain the highest level of collection care for each of these items.



8.1 Permanent Collections Use and Access

It is understood by Two Rivers staff, and shall be made clear to the public, that no use of or activity involving permanent collections objects shall take priority over the care and safety of these objects. Furthermore, any such usage must conform to the site’s mission, be ethical and legal, and must respect the integrity of the objects and of information about them.

- The permanent collection shall be housed in secure, climate-controlled areas with access controlled by keys.
- Non-Curatorial staff, Board members of the Friends of Two Rivers Mansion, The Stones River Women’s Club, interns and volunteers, and members of the public are not permitted to enter collections storage areas without legitimate reason, nor in the absence of Site Director or Curator unless by prior permission or in an emergency situation.
- Permanent collection objects shall not be removed from storage areas or galleries unless for legitimate reasons as approved by the Site Director or Curator.
- Fixtures in the mansion that are part of the collection shall be evaluated based on the period of interpretation, restoration and overall value to the collection.
- Contractors and inspectors whose work requires their presence in collections storage areas must be accompanied by a designated staff member at all times. If such work requires protection or relocation of collections objects, this work must be done by the Curator.
- Items from the permanent collection may be used, subject to approval by the Site Manager and Curator, in any mission-driven exhibits of Two Rivers, either in-house or traveling, or by approved non-profit borrowers of such objects.
- Items from the permanent collection may be used as part of the site’s public programs or other educational activities, but only if displayed under secure circumstances or, if required to be handled for demonstration, only if handled by the Site Manager, Curator or other trained staff members.
- Items from Two Rivers’ permanent collection must be protected while on display by appropriate security measures (as determined by the Curator).
- Identifying numbers shall never be removed from permanent collections objects by anyone or under any circumstances, unless the Curator deems that an object has been mislabeled and must be relabeled. The old number will only be removed at the same time as the new one is being affixed.
- Items from the museum’s permanent collections may not be used, either at the site or by borrowers, as office decor, or in an area where events where food and drink is to be served are held. Excepts can be made by the Curator if items are protected.
- Access to museum collections objects for research by legitimate scholarly researchers is permitted and encouraged. Appointments for such access must be requested in advance, and will be supervised by the Curator or designated staff.
- If sources such as copies, images, or descriptions are available and will suffice for

researchers or other users in place of direct examination, use of these sources is preferred.

- In the event that a request for access to the collection puts an undue burden on museum staff or resources, the Curator reserves the right to determine whether access and/or research fees should be levied.
- All uses of the Two Rivers collections shall conform to laws and policies covering intellectual property, including copyright and fair use, and the Curator maintain up-to-date knowledge of these laws and policies.
- Requests for use of images from the collection, or of images of collection objects, are covered by the museum’s Imaging Policy.

8.2 Staff Responsibilities

The Curator is the staff member with primary responsibility for the documentation and care of the Two Rivers’ collection and of borrowed artifacts.

- The Curator works closely with the staff on all matters pertaining to acceptance, care, and use of collections objects.
- Volunteers and interns, trained and supervised by the Curator, provide valuable assistance in processing and documenting artifacts, performing inventories, and maintaining storage and exhibit areas. They also assist in processing and documenting incoming and outgoing loans, and in installing and uninstalling exhibits.

8.3 Object Handling

Unless specifically authorized by the Site Manager, the only staff permitted to handle collections objects are the Curator and staff and volunteers trained and approved by the Curator.

- Curatorial interns and volunteers, following training in proper procedures, are permitted to handle collections objects under supervision until properly trained to handle objects. This training and subsequent evaluation is the responsibility of the Curator.
- Packing and unpacking of collections objects or loaned artifacts shall be the responsibility of the Curator or by trained interns or volunteers under the Curator’s supervision.

8.4 Preventative Conservation & Environmental Control

The Curator will strive to maintain the temperature and relative humidity in the Mansion within acceptable parameters as established by the latest conservation research.



- The recommended range for general museum collections are 65-70°F and 47-55% for relative humidity.
- Data loggers will be utilized in mansion and storage areas to record temperature and relative humidity. Their results will be recorded monthly.
- Environmental records shall be kept on file for up to ten years.
- Any serious deviation from environmental set points will be brought to the attention of the Site Manager, who will arrange for necessary adjustments or repairs.
- The Curator will ensure that light levels for exhibited objects do not exceed recommended levels for each particular artifact type.
- Lighting in collections storage areas will be shielded to reduce ultraviolet, and will be kept turned off except when staff are actually working in the area.
- Collections storage areas and exhibit galleries will be kept clean.
- No food or drink is allowed in areas where objects are displayed or collections storage areas, with the exception of beverages in containers with lids, allowed on desks only, in the collections storage rooms.
- No live or dried plant material is allowed in exhibit galleries or collections storage areas unless as an integral part of an exhibit, and then only by authority of the Curator.
- Since the museum has no staff conservator, the Curator and trained staff, volunteers or interns shall perform only minimally invasive cleaning procedures on objects in the collection.
- Best cleaning practices can be found at <http://www.smallmuseums.ca/cleaning-guide/>.
- No cleaning, repair, or other actions shall be performed on borrowed objects without the written permission of the lender.
- Every effort will be made to use control methods that are minimally toxic and that do not come into contact with collections objects.

8.5 Inventories

- Limited staff make regular comprehensive inventory of the collection impracticable. A multi-year ongoing inventory of the collection is performed by Curator.
- Inventory information in the database is updated whenever objects are handled in the course of regular collections work, comprising a de facto spot check.
 - Inventory of the contents of the collection shall be performed every three years, and shall include inventory of any collections objects that are stored in the Buchanan-Harding House.

8.6 Conservation Treatment

The Curator, assisted by staff and volunteers, shall not perform repairs or conservation treatment on permanent collections objects. Recognizing the limited funds available to the site for conservation of

- collections objects, the need for conservation treatment shall be determined on a case-by-case basis, with priority given to objects needed for exhibition, or significant objects whose instability requires intervention.
- Conservation treatment may only be authorized by the Site Manager, with the resulting expenditure subject to the approval of Metro Parks.
 - Any conservator hired to treat collections objects shall be a member of the American Institute for Conservation or similar professional association, and will have demonstrated expertise in the appropriate type of material.
 - Any conservator hired to treat collections objects will be asked for a resume and a portfolio or references from institutions whose collections he/she has treated.
 - The Friends of Two Rivers Mansion may create an endowed fund for the conservation

9 INSURANCE AND RISK MANAGEMENT

- The site will maintain a collections insurance policy, issued by a qualified insurance agency, covering all owned and borrowed objects on site, off site, and in transit.
- The policy will not require valuation of the site’s collections, but rather insure for maximum probable loss as determined by collections staff.
 - The policy will provide door-to-door coverage of the full values of all borrowed items as indicated on the loan form; additional coverage shall be obtained should these values exceed coverage provided by the existing policy.
 - The site will provide additional security, either qualified museum staff or outside contractors, should this be required for exhibition of borrowed objects.
 - The site will maintain an up-to-date disaster plan that includes instructions for reporting, responding to, and recovering from any emergency that involves loaned or borrowed objects.

10 DEACCESSIONING

While donors to the site normally expect it to keep the objects entrusted to it in perpetuity, there are times when it must remove items from the permanent collection. There are several possible reasons for this, ranging from changing mission and focus, to refinement of the collection to better fit the mission, to the condition of the objects themselves. As deaccessioning is one of the least understood aspects of collections management, it must be undertaken in a way that is lawful, ethical, transparent, and in full support of the site’s mission. All decisions to deaccession should be made thoughtfully and with full understanding of their possible ramifications.

10.1 Criteria for Deaccessioning

- The object has been a part of the collection for three or more years since its accession date, and the site can establish that it has clear and unrestricted title to the object; the object is not subject to restrictions that would preclude its being deaccessioned; plus one or more of the following:
- The object is no longer relevant to the mission of the site.
 - The object is found to have been obtained illegally, either by the site or by the donor or



- vendor, or is determined to be a fake or forgery.
- Fakes and forgeries will be clearly and indelibly marked as such before transfer or sale.
- The object's condition is such that its value to the museum is outweighed by the expense of keeping or conserving it.
- The object has been accidentally destroyed. In the case of accidental destruction, it is sufficient for the curator or collections manager simply to notify the Collections Committee and the Board of the de facto deaccession status of the object.
- The object is found to be hazardous to other objects or to human health.
- The object is one of a number of duplicate objects, in excess of the site's needs.
- The object is from an area of the collection that is over-represented.
- The object can no longer be properly stored by the site.
- The object is subject to repatriation under NAGPRA or other applicable laws.

10.2 Procedures for Deaccessioning

A proposal to deaccession may be initiated by either Metro Parks, the Site Manager or the Curator, using the Recommendation to Deaccession form and any supporting documentation and research material. The recommendation must be made on grounds that the object fulfills the criteria above, and these grounds must be clearly indicated on the recommendation form.

- All recommendations to deaccession must include recommendations for appropriate disposition of the object/s.
- The recommendation to deaccession must be presented to Metro Parks by mail or email; this presentation and the resulting decision must be recorded in the minutes of the committee meeting or in a record of the members' votes cast by mail or email
- Approval to deaccession must be signed by Metro Parks, the Site Manager and the Curator.

10.3 Further Considerations

The fact that an object meets any of the above conditions does not mandate that it be deaccessioned. Thus:

- An object listed as "missing" in an inventory shall not be deaccessioned unless it is found.
- Any funds realized from the sale of deaccessioned collections objects shall be placed into the Collections Conservation Fund, to be used only for the conservation of artifacts for the permanent collection.
- Requests from donors for the return of lawfully accessioned artifacts are not usually fulfilled by the site because of legal and ethical considerations, unless under extraordinary circumstances, and subject to approval by Metro Parks.

10.4 Methods of Disposition

Collections objects may never be obtained by staff, volunteers or their immediate families, or by anyone working as agents for the above; nor shall any of the above profit from the sale or trade of collections objects.

- The site does not offer deaccessioned objects back to donors or their heirs.
- It does not usually notify donors or their heirs of the disposition of deaccessioned objects unless such notice is judged to be critical in maintaining the good will of the donors. This decision shall be made by the Curator, with the approval of the Site Manager.
- Objects that are duplicates, or from over-represented areas of the collection, or that while not appropriate to the collection might be useful in teaching or programs, will be offered first to the Education Department.
- Deaccessioned objects may be given to or exchanged with another nonprofit museum or educational institution in order that they continue to be preserved and used for scholarly research or exhibition.
- Deaccessioned items will not be given to or traded with individuals or dealers.
- Deaccessioned objects may be offered for sale. Every effort must be made to ensure the transparency of the transaction. Public notice will be given in advance to the appropriate audience of potential purchasers, and the sale must be conducted by public auction, rather than privately to individuals or dealers.
- Objects of cultural significance and/or monetary value will be sold through a reputable auction house; lesser objects may be sold through a public auction site such as eBay.
- Deaccessioned objects will not be sold on site premises, either through the gift shop or in any other manner.
- If the hazardous and/or deteriorated condition of an object precludes any usefulness or value, the preferred method of disposal is destruction. An appropriate method should be chosen, and the destruction witnessed and documented. In no case should an object simply be discarded.

10.5 Deaccession Documentation

The completed and signed Recommendation to Deaccession, or a copy of it, will become part of the permanent file of each deaccessioned object, along with minutes, correspondence, supporting research, and any other documentation associated with the process.

- The object's files shall be clearly marked "deaccessioned" in red ink, with the date of approval to deaccession, and shall be maintained as part of the museum's permanent collections files.
- The object's identification numbers shall not be re-used.
- Unless the object is going into the permanent collection of another museum, its identifying numbers will be removed, or defaced in such a way as to render them illegible.



11 LOANS

In order to augment interpretive programs, the site may borrow objects or traveling exhibits from other public institutions or from private individuals. It may also, under Temporary Custody, accept short-term custody of objects belonging to others for the purposes of identification, digitization for the museum's reference files, research, or consideration for acceptance into one of the museum's collections.

Likewise, recognizing that its own objects might benefit other museums or selected nonprofit institutions, the site will lend objects to such museums or nonprofits for purposes directly related to their institutional missions.

11.1 Loan Documentation

- All loans, incoming, outgoing, or temporary custody, are to be entered into the collections management database.
- All loan forms and temporary custody receipts are to be kept on file permanently in the collections office.
- Loan files shall include correspondence, certificates of insurance, facilities reports, packing and shipping information, and any other information pertaining to the museum's responsibilities toward loaned or borrowed objects.

11.2 Standards for Incoming Loans

It must be clear that all incoming loans are made solely in support of the mission and programs of the museum.

- All borrowing of objects from museums or private individuals must be done in such a manner that there is no actual or apparent conflict of interest; nor may the lender imply any enhancement of the value of the borrowed objects by their loan to the site.
- The site will only borrow objects to which the lender has clear title.
- There must be a written loan agreement, signed by the Site Director and the lender, stipulating the purpose and duration of the loan, and containing a complete inventory of all the objects being borrowed.
- The site will accept no indefinite or permanent loans; renewals for fixed periods may be negotiated with the lender.
- The loan agreement must contain complete contact information for the lender and for anyone acting as the lender's agent in picking up the object/s at the end of the loan period; anyone acting as such agent must have written authorization from the lender. The lender is responsible for informing Two Rivers in a timely manner of any changes of ownership or of address that affect the loaned objects.
- The loan agreement will clearly state acceptable uses of the objects, or of images of the objects, and any restrictions.
- The loan agreement will provide guidelines for the installation of the objects.
- The loan agreement must clearly state who is responsible for insuring the object in

transit and during its stay at Two Rivers, and the lender will provide a value for such coverage, which shall be the sole amount of recovery payable by insurance in the case of loss or damage. Two Rivers will not place a value on any borrowed object, nor will the site arrange or pay for an appraisal.

- If the site insures the loan, a certificate of insurance will be provided to the lender.
- If the lender maintains their own insurance coverage, Metro Parks must be named as additional insured under the lender's insurance contract. In addition, the site shall ask that waiver of rights of subrogation be included in the insurance contract.
- Should the lender waive insurance, they must agree to hold Metro Parks harmless from any liability for damages to, or loss of, the loaned property in transit to or from and while at the site.
- The loan agreement will stipulate who is responsible for packing and shipping costs, and the manner of such packing and shipping.
- Two Rivers will retain and safely store the original shipping containers and packing materials, and reuse them in packing the objects for return. If, in the site's estimation, the packing methods or materials are substandard, the lender's permission will be sought before substitutions are made.
- The lender will notify Two Rivers when the loan has been shipped, identifying the carrier and giving the expected delivery date.
- Each object must be clearly identified with a written description, an attached number, and a photograph or digital image.
- Each object must be accompanied by an outgoing condition report from the lender that will be updated by Two Rivers upon receipt of the object and upon return to the lender.
- Two Rivers will give the same or higher standard of care to loaned objects as that given to items in its permanent collection; it will not borrow objects for which it cannot provide adequate storage or appropriate exhibition conditions.
- Two Rivers will notify the lender immediately of loss or of any damage to the objects. Should such damage occur, the museum will make no attempt to clean, repair, or restore any borrowed object except by express permission of the lender. In exception to this rule, should the condition of the items constitute a hazard to other objects or to human health, Two Rivers will notify the lender immediately detailing emergency actions taken to mitigate the hazard.
- All possible effort shall be made to return the objects to the lender at the end of the loan period in the manner stipulated in the loan agreement.
- Two Rivers will notify the lender when the loan has been shipped, identifying the carrier and giving the expected delivery date.
- Should the lender not respond to efforts at contact within six months, they will be notified of the loan expiration by certified mail to their last known address, and may be charged storage fees for the period following the agreed termination of the loan period. If no arrangements for disposition of the lender's property have been made within one year following this notice, unrestricted title to the property shall be considered transferred to Two Rivers.



11.3 Traveling Exhibits

The Curator shall negotiate contracts for traveling exhibitions in arranging insurance, shipping, unpacking, installation, maintenance, repacking and return of any borrowed artifacts or other exhibit components. All artifacts and other exhibit components borrowed as part of a traveling exhibit will be treated with the same care and subject to the same requirements as detailed above for incoming loans.

11.4 Standards for Outgoing Loans

Requests to borrow objects from the Two River collections must be made in writing at least two months prior to the scheduled pickup or shipment date.

- Two Rivers reserves the right to charge fees to the borrower to cover any or all of the costs associated with the loan, including but not limited to those for research, handling, conservation, photography, condition reporting, packing, shipping and insurance.
- The Curator reserves the right to refuse the loan of any objects deemed too fragile, rare, important, or valuable.
- The Curator reserves the right to refuse the loan of any objects that are being used in an exhibition or that are the subject of ongoing research.
- Two Rivers will lend no objects to which it does not have clear title; nor will it lend any objects, themselves on loan from other museums or individuals, without written permission from the owner.
- Two Rivers will execute an Outgoing Loan Form with the borrowing museum that includes a complete inventory of objects being borrowed along with their insurance values.
- The borrowing museum must provide a Standard Facilities Report indicating satisfactory environmental conditions and safety and security provisions in facilities where the borrowed objects will be received, stored, unpacked, prepared for exhibit, exhibited, repacked, and held prior to return.
- The borrowing museum may also be required to provide a loan history to the museum.
- The Curator reserves the right to refuse to lend objects to any facility deemed unsuitable to protect the items properly.
- The borrower must provide a certificate of insurance with Metro Parks named as additional insured with all risk, wall-to-wall coverage sufficient for the valuation provided by the museum on the loan contract. This valuation shall be consistent with fair market value as far as possible. Metro Parks must be notified in writing at least fourteen days prior to any cancellation or meaningful change in the borrower’s policy. Lapses in coverage, failure to secure insurance, or inaction by Metro Parks will not release the borrower from liability for loss or damage.
- All objects being shipped to a borrower will be clearly marked and accompanied by outgoing condition reports and scans or photographs.

- Two Rivers will notify the borrower when the loan has been shipped, identifying the carrier and giving the expected delivery date.
- The borrower will be expected to maintain the same standards of care and handling as those maintained by Two Rivers, and to comply with any special considerations such as light restrictions placed upon them in writing by Two Rivers. Should the borrower fail to provide proper care and security for the borrowed objects, or to satisfy the terms of the contract, Two Rivers may recall the loan prior to the end of the period specified in the contract.
- Borrowed objects are not to be used as hands-on or demonstration teaching aids unless this use is specifically permitted in the loan contract.
- The borrower will notify Two Rivers of any evidence of damage at the time of receipt of the loan or while the objects are in the borrower’s custody.
- The borrower will make no attempt to clean, repair, or restore objects on loan from Two Rivers unless with express permission from the Curator.
- All objects loaned by Two Rivers will be packed in such a way as to ensure their safety in transit. Shipping of objects will be by a fine arts carrier approved by Two Rivers.
- Two Rivers Mansion and Metro Parks will be credited in all exhibit labeling of borrowed objects. Two Rivers Mansion and Metro Parks must give permission for any images of the objects to be used in catalogues, labels, and publicity for the exhibit.
- Borrowed objects are not to be removed from their frames or mounts for the purpose of photography, or for any other reason.
- All borrowed objects are to be returned on or before the end of the period specified in the loan contract, unless the loan has been renewed in writing for a specified additional period.
- All borrowed objects are to be returned in the same condition and packed in the same or similar manner as when they left Two Rivers. They are to be returned by the same or similar carrier, approved by the lender. The borrower will notify Two Rivers when the loan has been shipped, identifying the carrier and giving the expected delivery date.
- Upon unpacking, all returned loan objects shall be examined and their condition noted on the condition report forms that accompanied the loan. Any changes not already communicated to Two Rivers by the borrower will be reported immediately to the borrower and evaluated for possible insurance claim.

11.5 Standards for Temporary Custody

Objects may be brought into Two Rivers for consideration as donations, or for other purposes such as identification or research, digitization for inclusion in the site’s research files, sale to benefit Two Rivers, or examination for possible purchase.



- All objects brought into Two Rivers for any purpose must be accompanied by a Temporary Custody Receipt, filled out with the owner’s contact information, the reason the objects were brought in, their disposition should they not be transferred to Metro Parks ownership, with a projected date for their return, and an inventory with brief descriptions and any values provided by the owner.
- Objects to be considered for accession are subject to the same standards of care and liability as objects in the Two Rivers collection. Property left at the museum for other purposes is left at the owner’s risk, and Metro Parks liability extends only to gross negligence.
- These items must be clearly marked with temporary tags giving their Temporary Custody ID numbers, date of arrival, and the owner’s name.
- Documentation of temporary custody items is the responsibility of the Curator, and is to be kept in a permanent file in the collections office.
- All temporary custody items are to be entered into the collections management database.
- Attempts to return temporary custody items to their owners shall be made in the same manner as for other incoming loans, above, and unclaimed objects are subject to the same terms of forfeiture.

12 CODE OF ETHICS

Two Rivers Mansion, in all of its activities, adheres to the American Association of Museums Code of Ethics for Museums and to the International Council of Museums Code of Ethics. In addition, Metro Parks and Two Rivers staff are required to adhere to the following conflict of interest policy.

12.1 Conflicts of Interest in Collecting

Two Rivers employees are frequently engaged precisely because their interests and expertise lie in the same areas as those of the site. However, it is contrary to museum ethics for a staff member to collect artifacts in competition with the museum they serve. For example, if the museum collects the work of a particular ceramic artist, it is inappropriate for a museum employee to collect a unique work by that particular artist while in the employ of the museum. On the other hand, if that same artist produces multiple similar objects, it is not a conflict for a staff to purchase one of these.

- New staff are asked, upon hiring or beginning of service, to notify Two Rivers if they have acquired any artifacts, prior to their association with the site, that fit within the Scope of Collections. This is to assure that, in the course of their duties for Two Rivers, they are not placed in such a position that their collecting interests could be interpreted as a conflict with the interests of the site.
- Two Rivers will not seek to exercise any right to objects collected prior to the service of a staff member. Nor will the site seek to exercise any right to objects inherited by a staff member; however, these objects, as well as any gifts fulfilling the same criteria, offered to the staff, shall be subject to the same reporting requirements as objects for sale.
- Should an item falling within the site’s Scope of Collections become available for sale or

by other manner, and should a staff member acquire it or intend to acquire it, the site must be notified of this opportunity and given the right to acquire the object upon the same terms. If the site, within two weeks of the date of notification, chooses not to acquire the object, the employee is free to acquire it with the assurance that the museum will exercise no future claim upon the object.

- Statements of collecting interest, and notice of intent to acquire objects that fall within the Scope of Collections, will be held in absolute confidentiality by the Site Director, revealed only as necessary to Curator.

13 COMPLIANCE AND UPDATES

Violations of any of the provisions of this policy shall be reported to the Site Director. This policy shall be reviewed by the Site Director and the Curator every three years, or at any time that circumstances warrant. Updates to this policy shall be presented to Metro Parks, and if approved, shall be presented for a vote of approval by Parks Board.



TYPE	DESCRIPTION	ARTIST/MANUFACTURER	DIMENSIONS	DONOR/DATE	ITEM DATE	LOCATION	ACCESSION NUMBER	NOTES	PHOTO DATE
FIX	Original Mantle		44"Hx62.5"W	1859	1859	Passthrough Bedroom	1859.0001		7.18.2016
FIX	Original Mantle - Painted Wood		44"Hx62.5"W	1859	1859	Judge's Room	1859.0002		7.27.2016
FIX	Original Mantle		44"Hx62.5"W	1859	1859	Bride's Room	1859.0003		8.25.2016
FIX	Original Mantle		52.5"Hx74"W	1859	1859	Tester Room	1859.0004		8.3.2016
MAC	Metal Shutter Holder, Elaborate Scroll Work			1859	1859	inside Display Case	1859.0005		8.5.2016
ART	"Father I Cannot Tell a Lie, I Cut The Tree" Print	Engraver: John C. McRae	24"Hx30"W	1983	1867	Back Parlor	1983.0001		6.23.2016
ART	"Rothermel" Print	Engraver: J. Andrews	29.5Hx35.5"W	1983	1869	Back Parlor	1983.0002		6.23.2016
ART	"On The Alert" Charcoal on Paper, New Frame	Artist: R. Bauheur	37.5"Hx30"W	Rivers purchased 2014	1878	Gentlemen's Parlor	2014.0001		6.23.2016
ART	Pastel Drawing of Lady in White Dress, Unsigned in Gold Frame		30"Hx25"W	2016	1880	Tester Room	2016.0001	Value in 1983 was \$200.00	8.3.2016
BKS	"Story of the Bible" Hard-Cover Children's Bible Stories			Linda Patrick, July 2016	1884	Tester Room	2016.0002	Value in 2016 was \$.50	8.4.2016
ART	"Still Life Roses" Oil Painting with 7" Wide Gilded Frame	Artist: A. Deberss (Hard to Read)	33"Hx30"W	2016	1892	Back Foyer	2016.0003	Value In 1983 was \$500.00	7.1.2016
ART	"The Recitation" Print		34.5"Hx40.5"W	1983	1894	Front Parlor	1983.0003		6.23.2016
ART	Photo of Mary Louise Bransford's Debut		22.5"Hx18.5"W	L.G. (Nell) Otis (former nurse),	1900	Back Stairwell	1986.0001		6.23.2016
ART	Spence McGavock's Accepted Scottish Free Mason's Certificate		25"Hx21"W	Greenway from Frank Rudy	1901	Back Stairwell	1966.0001	restored by Christine Young	6.23.2016
ART	Bransford (1st marriage to Hugh Clark Kirkman)		27"Hx22.5"W	Greenlee, cousin of Mary Louise,	1902	Ladies Parlor	1980.0001		7.1.2016
ART	Photo of Mary Louise McGavock		11"Hx14"W	Greenlee (cousin), 1980	1928	Upstairs Hallway	1980.0002		7.27.2016



FIX	Double Wall Sconce - One of a Pair of Double Wall Sconces			1929	1929	Front Stairwell	1929.0001		6.23.2016
FIX	Double Wall Sconce - One of a Pair of Double Wall Sconces			1929	1929	Front Stairwell	1929.0002		6.23.2016
FIX	Double Wall Sconce - One of Three Double Sconces			1929	1929	Back Stairwell	1929.0003		6.23.2016
FIX	Double Wall Sconce - One of Three Double Sconces			1929	1929	Back Stairwell	1929.0004		6.23.2016
FIX	Double Wall Sconce - One of Three Double Sconces			1929	1929	Back Stairwell	1929.0005		6.23.2016
FIX	Single Wall Sconce - One of Two Single Sconces			1929	1929	Back Stairwell	1929.0006		6.23.2016
FIX	Single Wall Sconce - One of Two Single Sconces			1929	1929	Back Stairwell	1929.0007		6.23.2016
FIX	Heavy Chain Chandelier with Four Globe Lights			1929	1929	Ladies Parlor	1929.0008		7.1.2016
FIX	Heavy Chain Chandelier - Matches Front Foyer Chandelier			1929	1929	Back Foyer	1929.0009		7.1.2016
FIX	White Porcelain Full Bathtub			1929	1929	Ladies Parlor Bathroom	1929.001		7.21.2016
FIX	White Toilet with Lower Pull Flush			1929	1929	Ladies Parlor Bathroom	1929.0011		7.21.2016
FIX	White Pedestal Sink			1929	1929	Ladies Parlor Bathroom	1929.0012		7.21.2016
FIX	White Foot Tub			1929	1929	Ladies Parlor Bathroom	1929.0013		7.21.2016
FIX	Single Wall Sconce - One of Two Single Wall Sconces with Mirrored Backs			1929	1929	Ladies Parlor Bathroom	1929.0014		7.21.2016
FIX	Single Wall Sconce - One of Two Single Wall Sconces with Mirrored Backs			1929	1929	Ladies Parlor Bathroom	1929.0015		7.21.2016
FIX	Double Wall Sconce - One of Two Double Wall Sconces with Globes			1929	1929	Upstairs Hallway	1929.0016		7.27.2016
FIX	Double Wall Sconce - One of Two Double Wall Sconces with Globes			1929	1929	Upstairs Hallway	1929.0017		7.27.2016



FIX	Ceiling Light Fixture with Etched Glass Globe			1929	1929	Upstairs Hallway	1929.0018		7.27.2016
FIX	Single Wall Sconce - One of Two Single Wall Sconces with Mirrored Backs			1929	1929	Judge's Room	1929.0019		7.27.2016
FIX	Single Wall Sconce - One of Two Single Wall Sconces with Mirrored Backs			1929	1929	Judge's Room	1929.002		7.27.2016
FIX	Single Wall Sconce - One of Two Single Wall Sconces with Mirrored Backs			1929	1929	Bride's Room	1929.0021		7.21.2016
FIX	Single Wall Sconce - One of Two Single Wall Sconces with Mirrored Backs			1929	1929	Bride's Room	1929.0022		7.21.2016
FIX	Single Wall Sconce - One of Two Single Wall Sconces Mounted to each Side of Door			1929	1929	Front Porch	1929.0023		7.21.2016
FIX	Single Wall Sconce - One of Two Single Wall Sconces Mounted to each Side of Door			1929	1929	Front Porch	1929.0024		7.11.2016
FIX	Crystal Chandelier - Two Tier, Eight Light, Twelve Chains			1929	1929	Dining Room	1929.0025		7.11.2016
FIX	Double Wall Sconce - One of Three Pairs of Double Wall Sconces			1929	1929	Dining Room	1929.0026		7.11.2016
FIX	Double Wall Sconce - One of Three Pairs of Double Sconces			1929	1929	Dining Room	1929.0027		7.11.2016
FIX	Double Wall Sconce - One of Three Pairs of Double Sconces			1929	1929	Dining Room	1929.0028		7.11.2016
FRN	Cedar Cabinet			Mary Louise Bransford, 1929	1929	Veranda Hallway	1929.0029	Large Drawers Is In Basement	8.8.2016
FIX	Single Wall Sconce - One of a Pair of Single Wall Sconces with Back Mirrors			1929	1929	Tester Room	1929.003		8.3.2016
FIX	Single Wall Sconce - One of a Pair of Wall Sconces with Back Mirrors			1929	1929	Tester Room	1929.0031		8.3.2016
FIX	White Standard Full Size Bath Tub			1929	1929	Upstairs Bathroom	1929.0032		7.26.2016
FIX	Bath Rack - One of Two Bath Racks, South Wall			1929	1929	Upstairs Bathroom	1929.0033		7.26.2016
FIX	Bath Rack - One of Two Bath Racks, North Wall			1929	1929	Upstairs Bathroom	1929.0034		7.26.2016



FIX	Single Wall Sconce - One of a Pair of Single Sconces with Mirror Backs			1929	1929	Upstairs Bathroom	1929.0035		7.26.2016
FIX	Single Wall Sconce - One of a Pair of Single Sconces with Mirror Backs			1929	1929	Upstairs Bathroom	1929.0036		7.26.2016
FIX	White Pedestal Sink			1929	1929	Upstairs Bathroom	1929.0037		7.26.2016
FIX	Medicine Cabinet and Mirror Wall Mounted			1929	1929	Upstairs Bathroom	1929.0038		7.26.2016
FIX	White Foot Tub			1929	1929	Upstairs Bathroom	1929.0039		7.26.2016
ART	and Woman in 18th C. Scene, Pink Matting and Gold Frame		25"Hx27"W	Linda Phifer, 2015	1930	Tester Room	2015.0001		8.3.2016
ART	and Woman in 18th C. Scene, Pink Matting and Gold Frame		25"Hx27"W	Linda Phifer, 2015	1930	Tester Room	2015.0002		8.3.2016
ART	Walt Disney Records 78 Record Set "Tales of Uncle Remus" 3 Record Set			2016	1947	Front Foyer inside Victrola	2016.0004		8.4.2016
FIX	Elevator - One Level Interior of Home	Elevette		2016	1954	Gentlemen's Parlor	2016.0005	McGavock paid \$1000. for unit.	6.23.2016
FRN	One of Two Double Rockers - to each side of door			Parks/Opryland 2014	1990	Front Porch	2014.0002		7.11.2016
FRN	One of Two Double Rockers - to each side of door			Parks/Opryland 2014	1990	Front Porch	2014.0003		7.11.2016
TXT	One of a Pair of Matching Pink Drapes with Cornices and Tie Backs			Women's Club, 1998	1998	Bride's Room	1998.0001		7.21.2016
TXT	One of a Pair of Matching Pink Drapes with Cornices and Tie Backs			Women's Club, 1998	1998	Bride's Room	1998.0002		7.21.2016
TXT	One of Two Pairs of Drapes with Matching Window Cornices, Farm Scene, South Window			Womens Project, 2012	2012	Judge's Room	2012.0001		7.27.2016
TXT	One of Two Pairs of Drapes with Matching Window Cornices, Farm Scene, East Window			Womens Project, 2012	2012	Judge's Room	2012.0002		7.27.2016
ART	William Elizabeth Harding McGavock Wedding Portrait, oil on fabric	Washington Cooper	59.75"Hx47.5"W	School, April 1, 1986	1850 - 1851	Ladies Parlor	1986.0002	removed by Cumberland Art	7.1.2016
FRN	Walnut Bed, (Mattress Belongs to Laura Corrillo)		Headboard, Side Rails Measure Six	wilson, Nov. 2011	c 1800	Passthrough Bedroom	2011.0001	In 2011 the value was \$2,450.00	7.18.2016



FRN	Fainting Sofa, Late Federal Style, Claw Feet, Plastic Covering		33"Hx81"W	2016	c 1825	Bride's Room	2016.0006	Value in 1983 was \$2,500.00	7.21.2016
FRN	Gold Gilded Italian Mantle Mirror		74"Hx58"W	Bransford Blundin, 2016	c 1830	Back Parlor	2016.0007	Restored in 2012, value \$50,000.	6.23.2016
FRN	Wood Empire Square Rolling Table. Adjustable		80 "Hx27"Wx29"D	2016	c 1840	Front Foyer	2016.0008		6.23.2016
FRN	Mahogany Game Table, Empire Style		30"Hx48"W	2016	c 1845	Passthrough Bedroom	2016.0009	Value in 1983 was \$600.00	7.18.2016
ART	"The Signing of the Death Warrant of Lady Jane Grey" print		25.5"Hx28"W	1983	c 1848	Front Parlor	1983.0004		6.23.2016
FRN	Grandfather Clock	Bransford		Bransford Blundin and	c 1850	Gentlemen's Parlor	1995.0001		6.23.2016
FRN	Gold Gilded Pier Mirror with Black Marble Top Table			Sanders - The Hermitage/Tulip	c 1850	Ladies Parlor	1997.0001		7.1.2016
FRN	Green Velvet Chair with Wooden Carving on Back		43"Hx19"W	Plantation, Aug. 2013	c 1850	Ladies Parlor	2013.0001		7.1.2016
FRN	Square Grande Piano, Tiger Maple; made by: Charles Steller, St. Louis, MO		37"Hx75"Hx35"D	Unknown, 1998	c 1850	Ladies Parlor	1998.0003		7.1.2016
FRN	Round Piano Stool with Needlepoint Top		14" on Top	2016	c 1850	Ladies Parlor	2016.0091		7.1.2016
FRN	ON LOAN - Walnut Setee, Red Velvet Upholstered, Medallion Back		40"Hx65"W	items on loan by Faye Goodman,	c 1850	Ladies Parlor	2011.0002		7.1.2016
FRN	ON LOAN - Gentleman's Chair, Walnut Green and Red Upholstered		44"Hx24"W	items on loan by Faye Goodman,	c 1850	Ladies Parlor	2011.0003		7.1.2016
FRN	ON LOAN - Ladies Chair, Green and Red Upholstered		39"Hx27"W	items on loan by Faye Goodman,	c 1850	Ladies Parlor	2011.0004		7.1.2016
FRN	the Pier Mirror in the Bride's Room. This Mirror is in Poor Condition.		108"Hx40"W	Wayne Mack Craig in 1982	c 1850	Passthrough Bedroom	1982.0001	Value in 1982 was \$1,500.00	7.18.2016
FRN	Setee with Blue Fabric and Wooden Back, Small Wheels		41"Hx58"W	2016	c 1850	Passthrough Bedroom	2016.001		7.18.2016
FRN	Rocking Crib		27"Hx24"Wx4'L	Belle Meade Plantation, 2014	c 1850	Passthrough Bedroom	2014.0004		7.18.2016
FRN	Black Horse Hair Sofa, Late Empire, Mahogany		38"Hx84"W	Ann Melly, April 1983	c 1850	Upstairs Hallway	1983.0005	Value in 1983 was \$750.00	7.27.2016



FRN	Wardrobe, Two Mirrored Doors with Two Pull Drawers on Bottom		10'Hx57"W	2016	c 1850	Judge's Room	2016.0011	
FRN	Mirror with Two Cabinet Doors on Each Side, Two Smal Drawers and Two Large Drawers at		87"Hx47"W	2016	c 1850	Bride's Room	2016.0012	
FRN	ON LOAN - Four Poster Tester Bed			The Orr Family, 2014	c 1850	Tester Room	2014.0005	Orr in 1901 From Spence
FRN	Mirror, Two Side Doors Containing Three Doors		73"Hx54.5"W	The Orr Family, 2014	c 1850	Tester Room	2014.0006	
FRN	Double Door Wardrobe		83.5"Hx54.5"W	2016	c 1850	Tester Room	2016.0013	
FRN	Four Small Drawers and Two Large Drawers on Bottom		73"Hx54.5"W	2016	c 1850	Tester Room	2016.0014	
ART	David McGavock Painting	Artist: W.B. Cooper	59.75"Hx47.5"W	McGavock Dickinson, March	c 1851	Gentlemen's Parlor	1980.0003	Cumberland Art, Cynthia Stow,
FRN	Mantle Mirror, gold gilded		65"Hx60"W	Winn Woolwine Jr. 1983	c 1860	Front Parlor	1983.0006	Value in 1983 was \$2,500.00
FRN	Walnut Bookcase - one of a pair		96"Hx56"W	1983	c 1860	Back Parlor	1983.0007	each. The scroll work at the top
FRN	Walnut Bookcase - one of a pair		96"Hx56"W	1983	c 1860	Back Parlor	1983.0008	each. The scroll work at the top
ART	Oval Boyhood Drawing of Spence McGavock		10.5"Hx8.5"W	2016	c 1879	Back Stairwell	2016.0015	McGavock Dickenson in
FRN	Ladies Red Setee - one of a pair		40"Hx41"W	Meade Plantation, Dec	c 1880	Front Foyer	2013.0002	
FRN	Ladies Red Setee - one of a pair		40"Hx41"W	Meade Plantation, Dec	c 1880	Front Foyer	2013.001	
ART	Framed Photo of Frank McGavock			Meade Plantation, 2016	c 1880	Back Stairwell	2016.0016	
ART	Framed Oval Photo of Willie McGavock			Meade Plantation, 2016	c 1880	Back Stairwell	2016.0017	
ART	"Love Message" Oil on Canvas, French	Artist: Charles Alenoir	63"HX39.5"W	city of Nashville - Parthenon by	c 1880	Back Foyer	1962.0001	
FRN	One of Two Gilded Window Cornices - South Window			Gayden, Feb. 2011	c 1880	Upstairs Hallway	2011.0005	



FRN	One of Two Gilded Window Cornices - North Window			Gayden, Feb. 2011	c 1880	Upstairs Hallway	2011.0006		7.27.2016
FRN	Front Legs, Green Leaf Patterned Fabric (one matching chair in Judge's Room)		39"Hx43"W	Plantation, June 2015	c 1880	Upstairs Hallway	2015.0003		7.27.2016
FRN	Table, Round Wooden		30"Hx38"W	Bea St. John, 1998	c 1880	Judge's Room	1998.0004		7.27.2016
FRN	Four Poster Double Bed, Massive Empire		Heightx91.5"Wid ex76"L	Gayden, Feb. 2011	c 1880	Judge's Room	2011.0007		7.27.2016
FRN	Dresser, Four Drawers with Side Locking Drawers, Mirror and Marble Top		80"Hx41"W	2016	c 1880	Judge's Room	2016.0092		7.27.2016
FRN	Wooden Frame Chair, Winter White Fabric, Small Wheels on Front		40"Hx24"W	Gayden, Feb. 2011	c 1880	Judge's Room	2011.0008		7.27.2016
FRN	Leaf Pattern, Small Wheels on Front Legs (has matching settee in Hallway)		35.5"Hx17.5"W	Plantation, June 2015	c 1880	Judge's Room	2015.0004		7.27.2016
FRN	Bed Steps, Three Steps and Top One Opens For Storage		26"Hx20"W	Belle Meade Plantation, 2012	c 1880	Judge's Room	2012.0003		7.27.2016
FRN	Pier Mirror, Gold Gilded (Base is in Passthrough Bedroom)			Sanders? (2016)	c 1880	Bride's Room	2016.0018		7.21.2016
FRN	Walnut Wardrobe, Eastlake Style, Fine Burled Walnut in Doors		90"Hx54"W	2016	c 1880	Bride's Room	2016.0019	Value in 1983 was \$1,000.00	7.21.2016
FRN	Ladies Settee, Wooden Rose Trim, Dark Mauve Velvet Fabric		39"Hx63"W	Gayden, Feb. 2011	c 1880	Bride's Room	2011.0009		7.21.2016
FRN	Ladies Chair, Small Mahogany, Green Velvet Fabric on Seat		36"Hx17.5"W	Plantation, March 2013	c 1880	Bride's Room	2013.0003		7.21.2016
FRN	Chair, Wooden Carved Edges with Dark Rose Color Velvet Fabric		44"Hx25"W	Grayden, Feb 2011	c 1880	Bride's Room	2011.001		7.21.2016
FRN	Chair, Wooden with Stripped Fabric, Small Wheels			2016	c 1880	Veranda Hallway	2016.002		8.8.2016
ART	Large Cooper Painting of Bessie Lee Bransford and Mary Louise Bransford.	Cooper" Lower Right Corner		Bransford Blundin, Dec.	c 1880	Tester Room	2012.0004		8.3.2016
FRN	Chair, Wooden Open Back, Round Needlepoint Seat		33"Hx19"W	Bellemeade Plantation, 2015	c 1880	Tester Room	2015.0005		8.3.2016
MAC	Broken Cup with Blue Design			2016	c 1880	inside Display Case	2016.0021		8.5.2016



BKS	House Miscellaneous Documents, 20 Sess., 53rd Cong., 1893-'94, Vol 17			Washington Family of	1895	Back Parlor - Right Bookcase	1983.001		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 52nd Cong., 1891-'92, Vol 47			Washington Family of	1892	Back Parlor - Right Bookcase	1983.0011		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 51st Cong, 1891-'92, Vol 30			Washington Family of	1892	Back Parlor - Right Bookcase	1983.0012		6.29.2016
BKS	House Miscellaneous Documents,, 2nd Sess., 50th Cong., 1888-'89, Vol 10			Washington Family of	1889	Back Parlor - Right Bookcase	1983.0013		6.29.2016
BKS	House Miscellaneous Documents, 2nd Sess., 53rd Cong., 1893-'94, Vol 37			Washington Family of	1895	Back Parlor - Right Bookcase	1983.0014		6.29.2016
BKS	House Miscellaneous Documents, 2nd Sess., 52nd Cong., 1892-'93, Vol 25			Washington Family of	1894	Back Parlor - Right Bookcase	1983.0015		6.29.2016
BKS	House Miscellaneous Documents, 2nd Sess., 52nd Cong., 1892-'93, Vol 6			Washington Family of	1894	Back Parlor - Right Bookcase	1983.0016		6.29.2016
BKS	House Miscellaneous Documents, ? Sess., 54rd Cong., 1983-'94, Vol 14			Washington Family of		Back Parlor - Right Bookcase	1983.0017		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 50th Cong., 1887-'88, Vol 9			Washington Family of	1889	Back Parlor - Right Bookcase	1983.0018		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 52nd Cong., 1891-'92, Vol 8			Washington Family of	1892	Back Parlor - Right Bookcase	1983.0019		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 53rd Cong., 1893, Vol 3			Washington Family of	1893	Back Parlor - Right Bookcase	1983.002		6.29.2016
BKS	House Miscellaneous Documents, 2nd Sess., 53rd Cong., 1893-'94, Vol 5			Washington Family of	1893	Back Parlor - Right Bookcase	1983.0021		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 52nd Cong., 1891-'92, Vol 13			Washington Family of	1892	Back Parlor - Right Bookcase	1983.0022		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 50th Cong., 1887-'88, Vol 11			Washington Family of	1889	Back Parlor - Right Bookcase	1983.0023		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 51st Cong, 1889-'90, Vol 19			Washington Family of	1891	Back Parlor - Right Bookcase	1983.0024		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 52nd Cong., 1891-'92, Vol 6			Washington Family of	1892	Back Parlor - Right Bookcase	1983.0025	donation plate on inside front	6.29.2016
BKS	House Miscellaneous Documents, 2nd Sess., 52nd Cong., 1890-'91, Vol 7			Washington Family of	1891	Back Parlor - Right Bookcase	1983.0026		6.29.2016



BKS	House Miscellaneous Documents, 1st Sess., 52nd Cong., 1891-'92, Vol 53			Washington Family of	1892	Back Parlor - Right Bookcase	1983.0027		6.29.2016
BKS	House Miscellaneous Documents, 2nd Sess., 53rd Cong., 1893-'94, Vol 39			Washington Family of	1895	Back Parlor - Right Bookcase	1983.0028		6.29.2016
BKS	House Miscellaneous Documents, 20th Sess., 53rd Cong., 1893-'94, Vol 37			Washington Family of	1895	Back Parlor - Right Bookcase	1983.0029		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 51st Cong., 1889-'90, Vol 37			Washington Family of	1890	Back Parlor - Left Bookcase	1983.003		6.29.2016
BKS	House Miscellaneous Documents, 2nd Sess., 53rd Cong., 1893-'94, Vol 7			Washington Family of	1895	Back Parlor - Right Bookcase	1983.0031		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 50th Cong., 1887-'88, Vol 27			Washington Family of	1889	Back Parlor - Left Bookcase	1983.0032		6.29.2016
BKS	Climate of Nebraska, Temperature and Rain- Fall			Washington Family of	1893	Back Parlor - Left Bookcase	1983.0033		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 50th Cong., 1887-'88, Vol 20			Washington Family of	1889	Back Parlor - Left Bookcase	1983.0034		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 52 Cong., 1891-'92, Vol 14			Washington Family of	1892	Back Parlor - Left Bookcase	1983.0035		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 50th Cong., 1887-'88, Vol 22			Washington Family of	1889	Back Parlor - Left Bookcase	1983.0036		6.29.2016
BKS	House Miscellaneous Documents, 2nd Sess., 53rd Cong., 1893-'94, Vol 35			Washington Family of	1895	Back Parlor - Left Bookcase	1983.0037		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 50th Cong., 1887-'88, Vol 20			Washington Family of	1889	Back Parlor - Left Bookcase	1983.0038		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 51st Cong., 1889-'90, Vol 21			Washington Family of	1891	Back Parlor - Left Bookcase	1983.0039		6.29.2016
BKS	House Miscellaneous Documents, 1st Session, 53rd Cong., 1891-'92, Vol 52			Washington Family of	1892	Back Parlor - Left Bookcase	1983.004		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 52nd Cong., 1891-'92, Vol 30			Washington Family of	1892	Back Parlor - Left Bookcase	1983.0041		6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 52nd Cong., 1891-'92, Vol 50			Washington Family of	1892	Back Parlor - Left Bookcase	1983.0042	No description on spine	6.29.2016
BKS	House Miscellaneous Documents, 1st Sess., 51st Cong., 1889-'90, Vol 11			Washington Family of	1891	Back Parlor - Left Bookcase	1983.0043		6.29.2016



BKS	Senate Miscellaneous Documents, 2nd Sess., 52nd Cong., 1892-'3, Vol 2			Washington Family of	1893	Back Parlor - Right Bookcase	1983.0044		6.29.2016
BKS	House Miscellaneous Documents, 2nd Sess., 53rd Cong., 1893-'94, Vol 14			Washington Family of	1895	Back Parlor - Left Bookcase	1983.0045		6.29.2016
BKS	Senate Executive Documents, 1st Sess, 50th Cong., 1887-'88, Vol 5			Washington Family of	1888	Back Parlor - Right Bookcase	1983.0046		6.29.2016
BKS	Senate Executive Documents, 1st Sess, 52nd Cong., 1891-'92, Vol 3			Washington Family of	1892	Back Parlor - Right Bookcase	1983.0047		6.29.2016
BKS	Senate Executive Documents, 1st Sess., 51st Cong., 1889-'90, Vol 16			Washington Family of	1890	Back Parlor - Right Bookcase	1983.0048		6.29.2016
BKS	Senate Executive Documents, 1st Sess., 50th Cong., 1887-'88, Vol 6			Washington Family of	1888	Back Parlor - Right Bookcase	1983.0049		6.29.2016
BKS	Senate Executive Documents, 2nd Sess., 53rd Cong., 1893-'94, Vol 7 - Part 5			Washington Family of	1895	Back Parlor - Left Bookcase	1983.005		6.29.2016
BKS	Senate Executive Documents, 2nd Sess., 53rd Cong., 1893-'94, Vol 7 - Part 7			Washington Family of	1895	Back Parlor - Left Bookcase	1983.0051		6.29.2016
BKS	Senate Executive Documents, 2nd Sess., 53rd Cong., 1893-'94, Vol 7 - Part 8			Washington Family of	1895	Back Parlor - Left Bookcase	1983.0052		6.29.2016
BKS	House Executive Documents, 2nd Sess., 51st Cong., 1890-'91, Vol 15			Washington Family of	1892	Back Parlor - Right Bookcase	1983.0053		6.29.2016
BKS	House Executive Documents, 1st Sess., 50th Cong., 1887-'88, Vol 12 - Part 1			Washington Family of	1889	Back Parlor - Right Bookcase	1983.0054		6.29.2016
BKS	House Executive Documents, 1st Sess., 50th Cong., 1887-'88., Vol 12 - Part 2			Washington Family of	1889	Back Parlor - Right Bookcase	1983.0055		6.29.2016
BKS	House Executive Documents, 1st Sess., 51st Cong., 1889-'90, Vol 14 - Part 2			Washington Family of	1890	Back Parlor - Left Bookcase	1983.0056		6.29.2016
BKS	Senate Executive Documents, 1st Sess., 50th Cong., 1887-'88, Vol 3			Washington Family of	1890	Back Parlor - Left Bookcase	1983.0057		6.29.2016
BKS	House Miscellaneous Documents, 2nd Sess., 53rd Cong., 1893-'94, Vol 40			Washington Family of	1895	Back Parlor - Left Bookcase	1983.0058		6.29.2016
BKS	Senate Miscellaneous Documents, 1st Sess., 52nd Cong., 1891-'92, Vol 8			Washington Family of	1892	Back Parlor - Right Bookcase	1983.0059	donation plate on inside front	6.29.2016
BKS	Senate Misellaneous Documents, 2nd Sess., 53rd Cong., 1893-'4, Vol 4			Washington Family of	1895	Back Parlor - Left Bookcase	1983.006		6.29.2016



BKS	Congressional Record, Vol 21, Part 1, Pages 1-1024			Washington Family of	1889	Back Parlor - Right Bookcase	1983.0061		6.29.2016
BKS	Diplomatic Correspondence of the American Revolution, Vol 5	Francis Wharton		Washington Family of	1889	Back Parlor - Right Bookcase	1983.0062		6.29.2016
BKS	Tariff Speeches, 1st Sess., 50th Cong.			Washington Family of	1888	Back Parlor - Right Bookcase	1983.0063		6.29.2016
BKS	to Pension Claims and the Laws Granting and Governing Pensions and Bounty Land Grants.			Washington Family of	1889	Back Parlor - Right Bookcase	1983.0064		6.29.2016
BKS	Senate Reports, 2nd Sess., 50th Cong., 1888-'89, Vol 5			Washington Family of	1889	Back Parlor - Left Bookcase	1983.0065		6.29.2016
BKS	Statesman Manual, Vol 2			Washington Family of	1849	Back Parlor - Left Bookcase	1983.0066		6.29.2016
BKS	International Law Digest, Wharton, Vol 2			Washington Family of	1886	Back Parlor - Left Bookcase	1983.0067		6.29.2016
BKS	Senate Journal, 1879 State of Tennessee 41st General Assembly			Washington Family of	1879	Back Parlor - Left Bookcase	1983.0068		6.29.2016
BKS	Decisions of the Dept. of the Interior, 1884-'85, Vol 3			Washington Family of	1890	Back Parlor - Left Bookcase	1983.0069		6.29.2016
BKS	Congressional Record, 1st Sess., 54th Cong., May 25th to June 13, 1896			Washington Family of	1896	Back Parlor - Left Bookcase	1983.007		6.29.2016
BKS	Decisions of the Dept. of the Interior, Pension Claims, Vol 3, 1889-'90			Washington Family of	1890	Back Parlor - Left Bookcase	1983.0071		6.29.2016
BKS	Tariff Speeches, 1st Sess., 50th Cong., April 12th, May 14, 1888			Washington Family of	1888	Back Parlor - Left Bookcase	1983.0072		6.29.2016
BKS	Reports of the Committees, Vol 2, 1889-'90			Washington Family of	1890	Back Parlor - Left Bookcase	1983.0073		6.29.2016
BKS	Congressional Record, Vol 20, Part 3, 1889			Washington Family of	1889	Back Parlor - Left Bookcase	1983.0074		6.29.2016
BKS	Congressional Record, Vol 21, Parts 1-2, 1889			Washington Family of	1889	Back Parlor - Left Bookcase	1983.0075		6.29.2016
BKS	Paleozoic Fishes of North America	Newberry		Washington Family of	1889	Back Parlor - Left Bookcase	1983.0076		6.29.2016
BKS	Senate Reports, 2nd Sess., 53rd Cong., Vol 2, 1893-'94, Hawaiian Islands			Washington Family of	1895	Back Parlor - Left Bookcase	1983.0077		6.29.2016



BKS	Decisions of the Dept. of the Interior of Public Lands, Vol 6, 1887-'88			Washington Family of	1888	Back Parlor - Left Bookcase	1983.0078		6.29.2016
BKS	Senate Executive Documents, 24th Sess., 53rd Cong., Vol 7, Part 6			Washington Family of	1895	Back Parlor - Left Bookcase	1983.0079	Map Inside	6.29.2016
BKS	Senate Executive Documents, 1st Sess., 51st Cong., 1889-'90, Vol 10			Washington Family of	1891	Back Parlor - Left Bookcase	1983.008		6.29.2016
BKS	House Executive Documents, 1st Sess., 51st Cong., 1889-'90, Vol 30			Washington Family of	1891	Back Parlor - Left Bookcase	1983.0081		6.29.2016
BKS	Report on Mineral Industries in The United States at the Eleventh Census, 1890			Washington Family of	1892	Back Parlor - Left Bookcase	1983.0082	Spine Missing	6.29.2016
BKS	Second Annual Reports - Bureau of American Republics, 1892			Washington Family of	1893	Back Parlor - Left Bookcase	1983.0083		6.29.2016
BKS	The Revolutionary Diplomatic Correspondence of the United States, Vol 4	Francis Wharton		Washington Family of	1889	Back Parlor - Left Bookcase	1983.0084	Spine Missing	6.29.2016
FRN	Panel is Framed with Sunburst Effect. Vertical Panel Mirrors on the Sides.		44.5"Hx56"W	2016	c 1890	Passthrough Bedroom	2016.0022	Value in 1983 was \$850.00	7.18.2016
ART	Pastel Death Portrait of Bessie Lee Bransford		31"Hx21.5"W	Margaret Greenlee 1967	c 1891	Front Stairwell	1967.0001	Calvert Bros., Nashville, TN.	6.23.2016
FRN	Glass Display Case		68.5"Hx43"WX28.5"D	Parks/Opryland 2014	c 1897	Dining Room	2014.0007		7.11.2016
ART	Photo of Manoah McGavock Bransford		9"Hx8"W	Greenway from Frank Rudy	c 1900	Back Stairwell	1966.0002		6.23.2016
FRN	Leather Inlay Desk, 8 Side Drawers, 1 Center Drawer		33"Hx58"W	2016	c 1900	Back Stairwell	2016.0023	Metro Parks Storage	6.23.2016
FRN	Mahogany Vaneer Dresser, Empire Revival, Four Drawers		55"Hx33"W	2016	c 1900	Passthrough Bedroom	2016.0024	Vaue in 1983 was \$200.00	7.18.2016
FRN	Dressing Screen with Small Wheels, Covered in New Fabric Matching Fabric of New Drapes		67"Hx39"W	Joe and Laura Carillo, 2012	c 1900	Judge's Room	2012.0005		7.27.2016
FRN	Wooden Settee with Red Fabric, Small Wheels			Bea St. John, 1997	c 1900	Veranda Hallway	1997.0002	Matching Chairs in Upstairs	8.8.2016
FRN	Chair, Wood with High Back and Brown Leather Inlay		43"Hx18"W	Bellemeade Plantation, 2013	c 1900	Upstairs Bathroom	2013.0004		7.26.2016
MAC	Shard of Green Bowl			2016	c 1900	inside Display Case	2016.0025		8.5.2016



FIX	Chandelier - Round with Chain Crystals, Mirror on Top			Rivers purchased for \$300. (2016)	c 1920	Gentlemen's Parlor	2016.0093	Beverly Oakly 2014	6.23.2016
ART	Oval Photo of Spence McGavock in Gold Frame		22"Hx18"W	2016	c 1920	Back Stairwell	2016.0026	McGavock Dickenson in	6.23.2016
TXT	"Tree of Life" Area Rug		12'Lx18"W	of Mary Louise McGavock,	c 1920	Judge's Room	2012.0006	Valued at \$20,000.00	7.27.2016
FIX	Eight Tier French Circular Chandelier - matches chandelier in Back Foyer			2016	c 1929	Front Parlor	2016.0027		6.23.2016
FIX	Eight Tier French Circular Chandelier - matches chandelier in Front Foyer			2016	c 1929	Back Parlor	2016.0028		6.23.2016
FRN	Folding Trunk with Monogram "Ms. Spence McGavock"		29.5"Lx9"W	Betty Cannon, Jan 2013	c 1930	Judge's Room	2013.0005		7.27.2016
FRN	Fenton Lamp with Matching Globe		28"Hx9.5"Base	Joe Knacks, 2013	c 1930	Tester Room	2013.0006		8.3.2016
FRN	Small Angel Lamp, Single Bulb		24"Hx5"Base	Martha Roberts, 2013	c 1940	Tester Room	2013.0007		8.3.2016
ART	Framed Photo of Mary Louise McGavock with Driver Clinton		7"Hx5"W	Gift from Laura Carillo, 2016	c 1960	Back Stairwell	2016.0029		6.23.2016
TXT	Crocheted Bedspread, Handmade		Full Size	honor of Lorene Bohannon, April	c 1970	Passthrough Bedroom	2011.0011	Value in 2011 was \$500.00	7.18.2016
TXT	Persian Rug		14'Lx10"W	Jerry Hall, March 2016	c 1970	Tester Room	2016.003	Value in 1981 was \$14,500.00	8.3.2016
FRN	Upright Piano	Brand: Everett	45"Hx56.5"WX24"D	Nashville Home Economists, 2016	c 1983	Back Foyer	2016.0031		7.1.2016
MAC	Medicine Bottle			2016	c 1900	inside Display Case	2016.0032		8.5.2016
MAC	Wooden Scroll			2016	1995	inside Display Case	2016.0033		8.5.2016
FIX	Heavy Chain Chandelier - Matches Back Foyer Chandelier			2016	1929	Front Foyer	2016.0034		6.23.2016
ART	Needle Record Player with Albums,	Machine Company", C.J.	45"Hx20"WX23"D	2016		Front Foyer	2016.0035	Number Located: VV-XI --192887.G-	6.23.2016
ART	Box of Record Needles, Containing approx. 30 wooden and metal "needles" for the Victrola.	Victor Company	2.5X2.5 Box	2016		Front Foyer inside Victrola	2016.0036		8.5.2016



ART	RCA Victor 78 Record Set - Treasure Island 2 Record Set (in 4 parts)	Bobby Driscove		2016		Front Foyer inside Victrola	2016.0037		8.5.2016
ART	the Polovetzki Maidens, contained in 2 Record Set	Borodin		2016		Front Foyer inside Victrola	2016.0038		8.4.2016
ART	Set. Inside Contains playbill for the play performed at the Ryman Auditorium			2016		Front Foyer inside Victrola	2016.0039		8.4.2016
ART	Columbia Records 78 Record Set - "Eddy Duchin - Set C-32" - 4 Record Set	Eddy Duchin		2016		Front Foyer inside Victrola	2016.004		8.4.2016
ART	stamped "1997" but clearly much older. Cost says .35			2016		Front Foyer inside Victrola	2016.0041		8.4.2016
ART	Long Time" / Side B: "Your Eyes, Your Lips, Your Heart"	A: Charles H. Hart, B: Henry Burr		2016		Front Foyer inside Victrola	2016.0042		8.5.2016
ART	Victor 78 Record -Side A: "The St. Louis Blues" / Side B: "Choo Choo Train"	Irene Beasley		2016		Front Foyer inside Victrola	2016.0043		8.5.2016
ART	Victor 78 Record -Side A: "Three o'Clock In The Morning" / Side B: "Oriental Fox Trot"	Paul Whiteman		2016		Front Foyer inside Victrola	2016.0044		8.5.2016
ART	Victrola 78 Record - One Side Only - "Silent Night, Holy Night"	Alma Gluck and Paul Reimers		2016		Front Foyer inside Victrola	2016.0045		8.5.2016
ART	Victor 78 Record - Side A : "Face to Face / Side B: "How Firm A Fountain"	A: Percy Hemus, B: Trinity Choir		2016		Front Foyer inside Victrola	2016.0046		8.5.2016
ART	Victrola 78 Record - One Side Only : "Only You"	John McCormack		2016		Front Foyer inside Victrola	2016.0047		8.5.2016
ART	Glories Twine Around the Door" / Side B: "Wait Till The Sun Shines"	Harlan, B: Harry Tally		2016		Front Foyer inside Victrola	2016.0048		8.5.2016
ART	Bears' Picnic" / Side B: "Parade of the Wooden Soldiers"	Harry Babbitt		2016		Front Foyer inside Victrola	2016.0049		8.5.2016
ART	Victor 78 Record - "Song Fest" on both sides	Boston Pops Orchestra		2016		Front Foyer inside Victrola	2016.005		8.5.2016
ART	Victor 78 Record - Side A: "Love for Three Oranges / Side B: "Love For Three Oranges	NBC Orchestra		2016		Front Foyer inside Victrola	2016.0051	Record is in paper sleeve.	8.5.2016
ART	Picture To The Wall / Side B: "When It's Apple Blossom Time in Normandy"	and Walter J. Van Brunt, B:		2016		Front Foyer inside Victrola	2016.0052		8.4.2016
ART	Victor 78 Record - Side A: "Dardanella / Side B: "My Isle of Golden Dreams"	Selvins Novelty Orchestra		2016		Front Foyer inside Victrola	2016.0053		8.4.2016



ART	Brunswick 78 Record - Side A: "Bagdad" / Side B: "Red Hot Mama"	Ray Miller		2016		Front Foyer inside Victrola	2016.0054		8.4.2016
ART	Columbia 78 Record - Side A: "Delicado" / Side B: "Festival"	Percy Faith		2016		Front Foyer inside Victrola	2016.0055		8.4.2016
ART	Columbia 78 Record - Side A: "My Truly, Truly Fair" / Side B: "Who Know Know?"	Guy Mitchell and Mitch Miller		2016		Front Foyer inside Victrola	2016.0056		8.4.2016
ART	Victor 78 Record - Side A: "O Come All Ye Faithful" / Side B: "Joy To The World"	Trinity Choir		2016		Front Foyer inside Victrola	2016.0057		8.4.2016
ART	Columbia 78 Record - Side A: "Casey Jones" / Side B: "Ogacalla"	Harlan, B: Stanley and Burr		2016		Front Foyer inside Victrola	2016.0058		8.4.2016
ART	Victor 78 Record - Side A: "Tell Her" / Side B: "Broken Dreams of Yesterday"	Kay Kyser and His Orchestra		2016		Front Foyer inside Victrola	2016.0059		8.4.2016
ART	Victor 78 Record - Side A: "Silent Night, Holy Night" / Side B: "Christmas Hymns - Selection"	Trio, B: Francis J. Lapitino		2016		Front Foyer inside Victrola	2016.006		8.4.2016
ART	Before Christmas" / Side B: "Jingle Bells Fantasy"	Milton Cross		2016		Front Foyer inside Victrola	2016.0061	Chipped	8.4.2016
ART	Columbia 78 Record - Side A: "Secret Love" / Side B: "The Deadwood Stage"	Doris Day		2016		Front Foyer inside Victrola	2016.0062	Damaged	8.4.2016
ART	"Sir Waler Raleigh" Print		31"Hx24.5"W	1984		Front Parlor	1984.0001		6.23.2016
FIX	White Marble Mantle - Matches Mantle in Back Parlor		48.5"Hx74"W	2016		Front Parlor	2016.0063		6.23.2016
ART	"Vesper Hour" Print	by G.D. Clements, J.S. King, etcher	37"Hx47"W	2016		Back Parlor	2016.0064		6.23.2016
FIX	White Marble Mantle - Matches Mantle in Front Parlor		48"Hx74"W	2016		Back Parlor	2016.0065		6.23.2016
ART	Bird Dog Painting, Gold Gilding	Artist: unknown	W Oval - 40.75X35.25	Bransford willed painting to	1965	Gentlemen's Parlor	2015.0006	at Reeds Gold Leaf Studios and	6.23.2016
ART	ON LOAN - "Morgan Chief" Reproduction Print in Wood and Gold Frame		62"Hx29"W	McGavock, Nashville, TN.,		Gentlemen's Parlor	2016.0066	Came from Case Antiques in 2013	6.23.2016
FRN	American Empire Mahogany Sideboard		50"Hx25"Wx132" L	Wayne Mack Craig, Feb. 1983	c 1830	Gentlemen's Parlor	1983.0009	Value in 1983 was \$5,500.00	6.23.2016
FRN	Mahogany English Etagere		67"Hx33.5"W	Joe Nuckoles 2013		Back Stairwell	2013.0008	Valued at \$1800.	6.23.2016



FRN	Wooden Bench		16.5"Hx63"L	Beth Wilson, 2014		Back Stairwell	2014.0008		6.23.2016
ART	Print of Child and Goat in Silver Frame		33"Hx30"W	2016		Ladies Parlor	2016.0067		7.1.2016
FIX	White Marble Mantle		51"Hx65"W	2016		Ladies Parlor	2016.0068		7.1.2016
FRN	White Marble Mantle		50"Hx72.5"W	Gift to Mary Louise (2016)		Back Foyer	2016.0069		7.1.2016
FRN	Pier Mirror with Marble Topped Console		120"Hx70"W	Wayne Craig in Dec 1985?	1922	Back Foyer	1985.0001	was \$5,000.00. Was re-gilded by	7.1.2016
FRN	One of Two Blue Velvet Chairs with Small Casters		33"Hx28"W	Belle Meade Plantation, 2015		Passthrough Bedroom	2015.0007		7.18.2016
FRN	One of Two Blue Velvet Chairs with Small Casters		33"Hx28"W	Belle Meade Plantation, 2015		Passthrough Bedroom	2015.0008		7.18.2016
FRN	Mahogany Wardrobe, Italian with Two Doors and Two Drawers		10'Hx67"W	Garth Fort in Nov. 1970		Passthrough Bedroom	1970.0001		7.18.2016
FRN	Wooden Table, Heavily Carved on Bottom		35"Hx25"W,	Patricia Gayden, Oct. 2014		Upstairs Hallway	2014.0009		7.27.2016
FRN	One of Two Matching Chairs, High Back, Armed, Green Patterned Fabric		45.5H"x22"W	Wessyngton Estate (2016)		Upstairs Hallway	2016.007		7.27.2016
FRN	One of Two Matching Chairs, High Back, Armed, Green Patterned Fabric		45.5H"x22"W	Wessyngton Estate (2016)		Upstairs Hallway	2016.0071		7.27.2016
FRN	Red Fabric (has matching settee in Veranda Hallway)		39"Hx18.5"W	2016		Upstairs Hallway	2016.0072		7.27.2016
FRN	Red Fabric (has matching settee in Veranda Hallway)		39"Hx18.5"W	2016		Upstairs Hallway	2016.0073		7.27.2016
ART	Framed Reproduction Photo of Felix Grundy		21"Hx18"W	Gayden, May 2016		Judge's Room	2016.0074		7.27.2016
ART	Framed Print of Two Boys and a Woman, B & W Print in Gold Frame, Unsigned		20"Hx19"W	2016		Judge's Room	2016.0075		7.27.2016
TXT	Floral Carpet and Pad	Bigelow Weavers	14'Lx16'W	Plantation, Aug 1988		Bride's Room	1988.0001		7.21.2016
FRN	Sideboard		35"Hx31"W	2016		Dining Room	2016.0076		7.11.2016



FRN	Oval Mantle Mirror, Gold Leaf Frame		72"Hx60"W	Wayne Craig, July 1984	c 1850	Dining Room	1984.0002	was \$2,500.00. Repairs and	7.11.2016
ART	Black and White Print of Lady in Black Frame		25"Hx22"W	2016		Tester Room	2016.0077		8.3.2016
TXT	One of a Pair of Pink Drapes With Cornices			Women's Club, 2015	2015	Tester Room	2015.0009		8.3.2016
TXT	One of a Pair of Pink Drapes With Cornices			Women's Club, 2015	2015	Tester Room	2015.001		8.3.2016
FRN	Fainting Sofa, Green with Wood Trim on Back and Arms		36"HX62"W	Kelly Childress, 2013		Tester Room	2013.0009	Possible Reproduction	8.3.2016
FRN	Wash Stand with Mirror, Pitcher and Bowl, Night Jar without Lid		53"Hx22"Wx18" D	2016		Tester Room	2016.0078		8.3.2016
MAC	Remnants of Hoe			2016		inside Display Case	2016.0079		8.5.2016
MAC	Rusted Horse Shoe			2016		inside Display Case	2016.008		8.5.2016
MAC	Indian Money (Three Pieces)			2016		inside Display Case	2016.0081		8.5.2016
MAC	Broken Piece of Brown Pottery			2016		inside Display Case	2016.0082		8.5.2016
MAC	Shutter Hinge with White Paint			2016		inside Display Case	2016.0083		8.5.2016
MAC	Steel Ring Used Possibly for Saddle (Found Near 1802 House)			2016		inside Display Case	2016.0084		8.5.2016
MAC	Metal Keys (Two)			2016		inside Display Case	2016.0087		8.5.2016
MAC	Metal Nails (Fourteen)			2016		inside Display Case	2016.0088		8.5.2016
FIX	Mantel, Matches the Mantle in the Ladies Parlor		51"Hx70"W	2016		Dining Room	2016.0089		8.26.2016
FIX	Mantel		50"Hx73"W	2016		Gentlemen's Parlor	2016.009		8.26.2016
BKS	ON LOAN - Mary Louise McGavock's Bible			Joe and Laura Carrillo, 2016		inside Display Case	2016.0094		8.5.2016



FRN	Lid, Square Candy Tray, Round Candy Tray, Heart Shaped Box with Lid, Round Shaped Box	Lefton China		2016		Tester Room	2016.0095		8.3.2016
FRN	Rolling Makeup Table			Martha Roberts in 2013	c 1920	Basement	2013.0011		7.20.2016
FRN	Wood and Red Fabric Sofa			Afetr Sale in 1966	c 1900	Basement	1966.0003		7.20.2016
FRN	Black Fabric Sofa with Wood Trim			Donated by Bea St. John in 1995	c 1900	Basement	1995.0002		7.20.2016
FRN	Wooden Doll Cradle			Martha Roberts in 2013	c 1950	Basement	2013.0012		7.20.2016
FRN	Red Sofa			Donated by Bea St. John in 1995	c 1950	Basement	1995.0003		7.20.2016
FRN	Carved Wooden Bookcase (Matching Desk in Back Stairwell)			Metro Parks in 2014		Basement	2014.001		7.20.2016
FRN	Gilded Italian Mirror Original to the Mansion (Originally hung in the Ladies Parlor)			William Bransford	c 1830	Basement	2012.0007		7.20.2016
FIX	Black Metal Mantle (1802 House removed)			2016		Basement	2016.0098		7.20.2016
FRN	Gold Gilded Mirror with Swam Carved at Top Middle			2016		Basement	2016.0104		7.20.2016
FIX	Black Wooden Mantle			2016		Basement	2016.0103		7.20.2016
FIX	Six Gas Burning Wall Sconces			Meade Plantation in	c 1880	Basement	1988.0002		7.20.2016
FIX	Kithen Cabinet Windows Belonging to the 1859 or 1880 Kitchen Pantry			2016		Basement	2016.0102		7.20.2016
FIX	Five Mansion Shutters Removed in the 2010 Renovations			1929	1929	Basement	2016.0101		7.20.2016
FRN	Wooden Dresser with Six Drawers on Wheels			2016	c 1850	Basement	2016.01		7.20.2016
FIX	Kitchen Cabinet (Right Side of Fireplace in 1802 House)			2016	1802	Basement	2016.0099		7.20.2016
FIX	Metal Shutter Holder			Mary Louise McGavock, 1929	1929	Basement	1929.004		7.20.2016



FIX	Pantry Cabinet Base Belonging to the 1859 or 1880 Kitchen			2016		Basement	2016.0096		7.20.2016
FIX	Mansion Interior Door from Back Foyer or Pantry			1859	1859	Basement	1859.0006		7.20.2016
FRN	Cedar Dresser (Six Drawers) Matching Cabinet in Upstairs Hallway			Mary Louise McGavock, 1929	1929	Basement	1929.0041		7.20.2016
FIX	Mansion Interior Door from Back Foyer or Pantry			1859	1859	Basement	1859.0007		7.20.2016
FIX	Mansion Interior Door from Back Foyer or Pantry			1859	1859	Basement	1859.0008		7.20.2016
FIX	Wooden Parts of a Dumbwaiter			2016		Basement	2016.0097		7.20.2016
FIX	Cabinet Top From Butler's Pantry			1859	1859	Basement	1859.0009		7.20.2016
FRN	Gold Mantle Mirror			Apperon, Nov. 2015	c 1950	Basement	2015.0011		7.20.2016