

TWO RIVERS MANSION MASTER PLAN



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Introduction and Background to Two Rivers Mansion

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 Davison County acquired the remaining 447-acre site from the last McGavock descendent 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 combination of 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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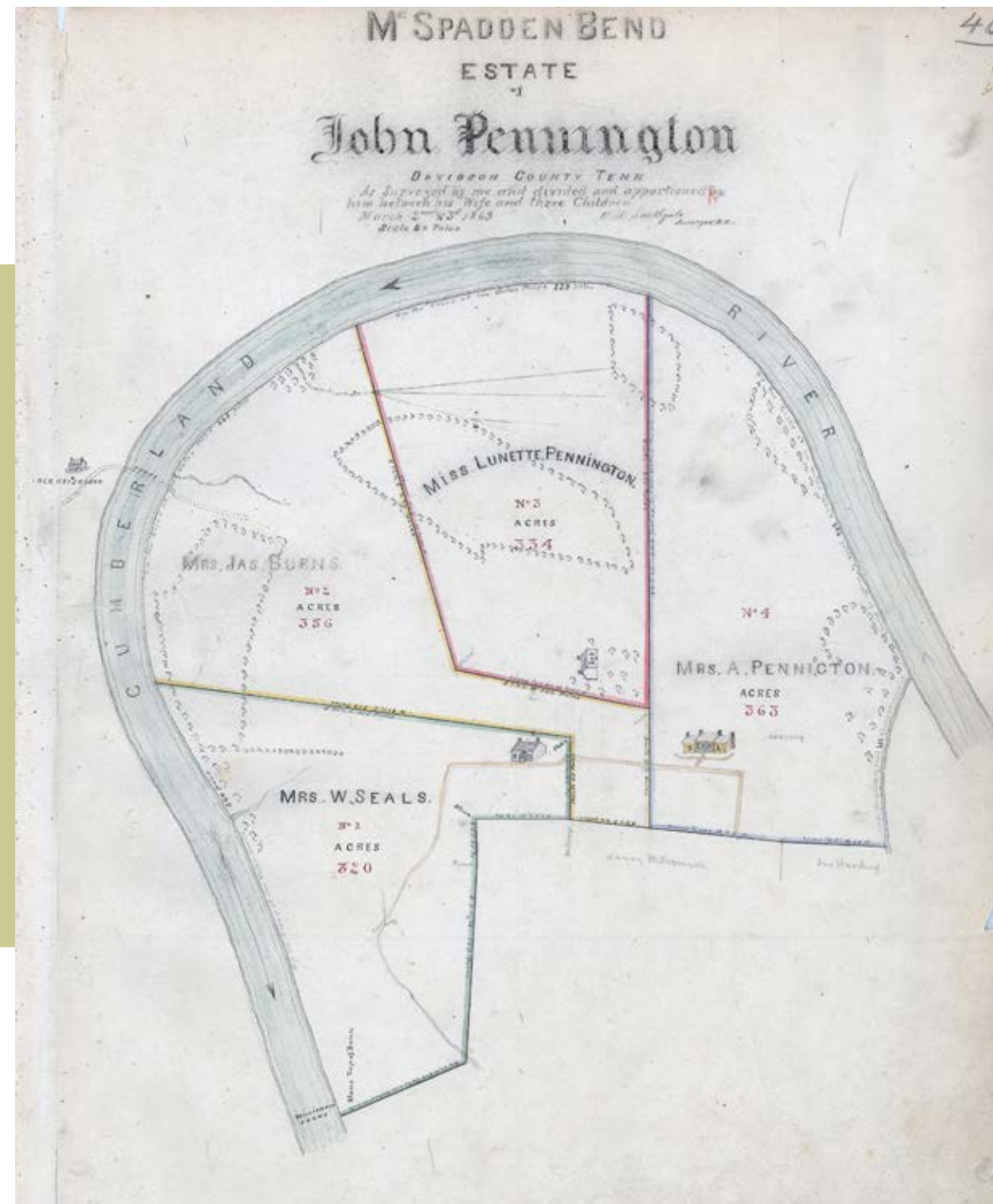
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CURRENT CONDITIONS



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 to the early to mid decades of the 19th century: the Two Rivers mansion and the 1802 House. On adjacent park property to the west are numerous foundations that were once 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. 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.

Survey Boundaries



Stone retainer walls



Building Exterior: 1802 House

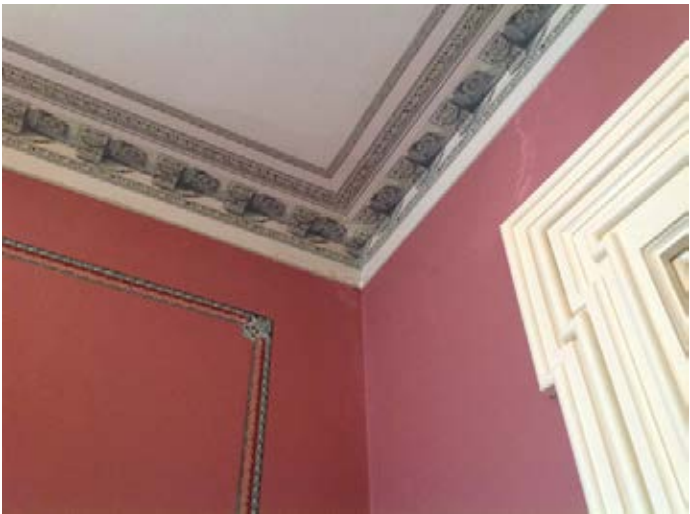
The existing brick exterior appears overall to be in good condition. According to the Caretaker, the building brick was painted white prior to 1930. Patterns of white paint residue are staining the brick from a 1972 paint removal process that was not completely successful. A new roof was applied in 2006 over the existing roof structure that also appears to be in good condition. 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 has allowed a reported skunk infestation of the crawl space.



Water stains on the ceiling of the second floor bedroom



Bathrooms in the basement



Water damage in the 1st floor parlor



Water tanks that were once part of the radiator heat



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

This 157-year-old structure also appears to be in overall good condition. The only apparent brick finish issues are water stains and what appears 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 very few (and 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, 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 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



HVAC ductwork runs throughout the basement

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 in order to apparently prevent the stone from splitting.



Main Floor

This level is finished and furnished to reflect the historic period. There does 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, and where visible, appear to be sound with minor warping due to age. The 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.

Second Floor

This level is also finished and furnished to reflect the historic period. There does 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 located 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 associated ductwork was insulated and appeared to be in good condition. However, there were some spots which needed 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.

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.



HVAC Back Ell Condensing Unit



HVAC 1st floor condensing unit

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 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.

Plumbing Service Life

2011 ASHRAE Handbook of HVAC Applications has the median service life of residential electric water heater 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.

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



Galvanized domestic water pipes run throughout the basement





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 of 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 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 in basement



Telephone Box



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 both 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 that 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 century 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. Though 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 into understanding 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 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, turkeys, 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 gather 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.



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 has probably been 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 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.

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 length, 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 possible 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 were gone 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. Filled with game that gathered to use the salt licks in the area, 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.

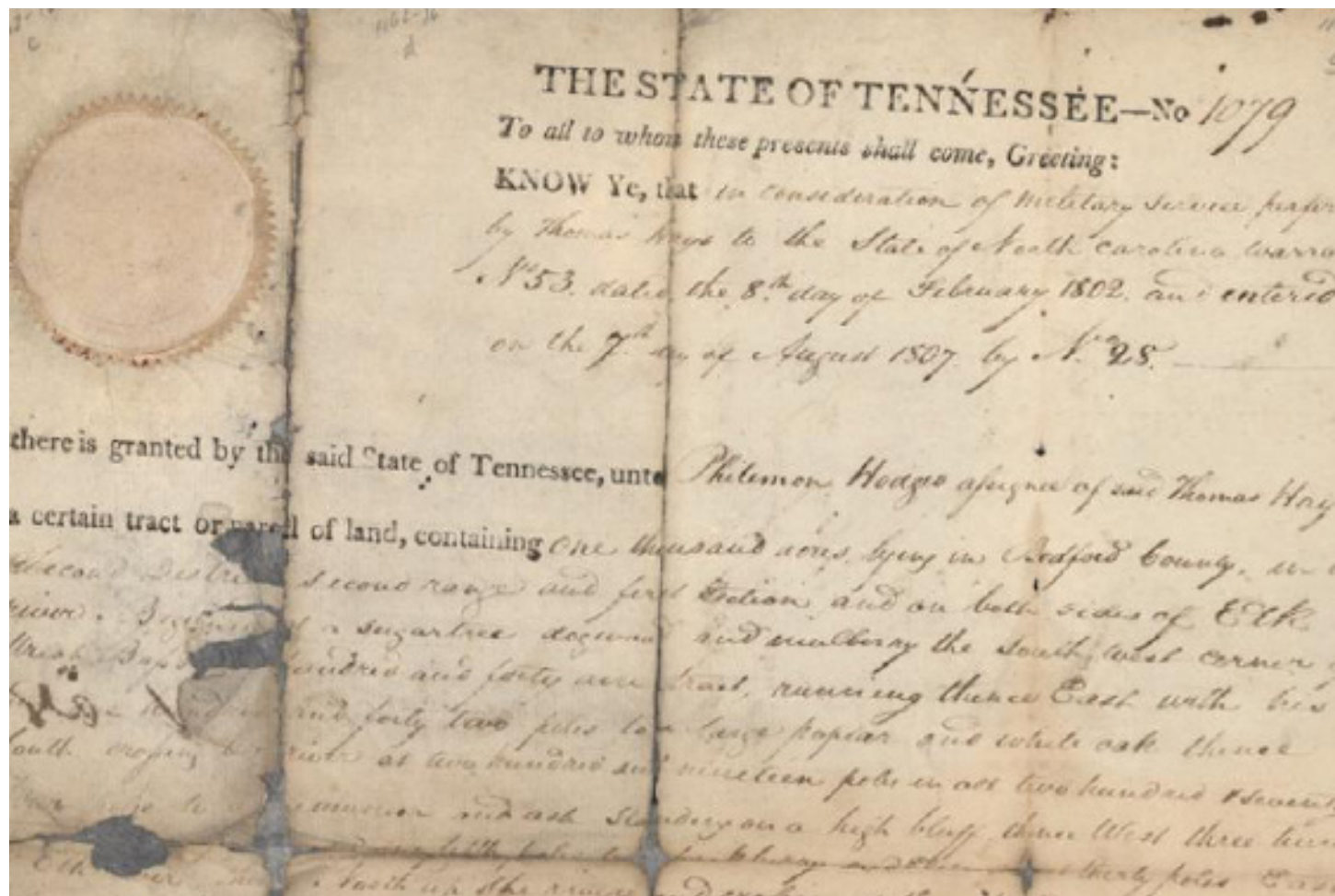
By 1750, the Shawnee were driven from middle Tennessee by roving bands of Chickasaw and Cherokee. The region became known as "the dark and bloody ground" because of hostile attacks and reprisals by the competing tribes. Both trade and military alliances between these Native peoples and their European/Colonial 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. Other 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, a British ally, 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 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 when it was renamed.

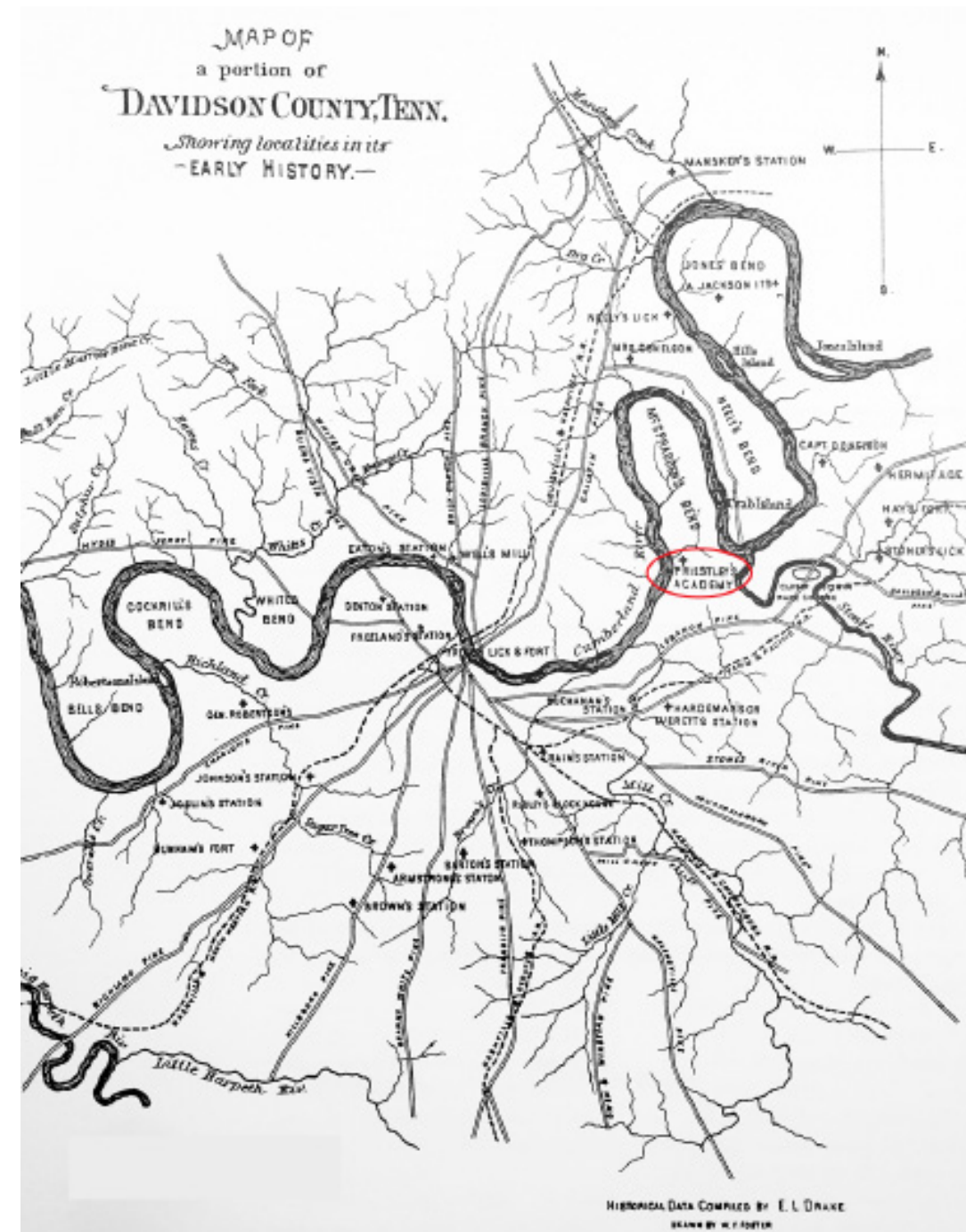
Pennington Bend

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.

Pennington expanded his land holdings in the bend and also operated the ferry at the properties northwest corner that crossed over to Haysborough after his father-in-law's death. 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 in 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 is 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 becomes 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. Where the original house the Buchanan family lived in when he purchased the property in 1794, however, is unclear. He 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, however, two structures on Buchanan's property. One house, possibly a house 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 acquires the site.





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.

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.

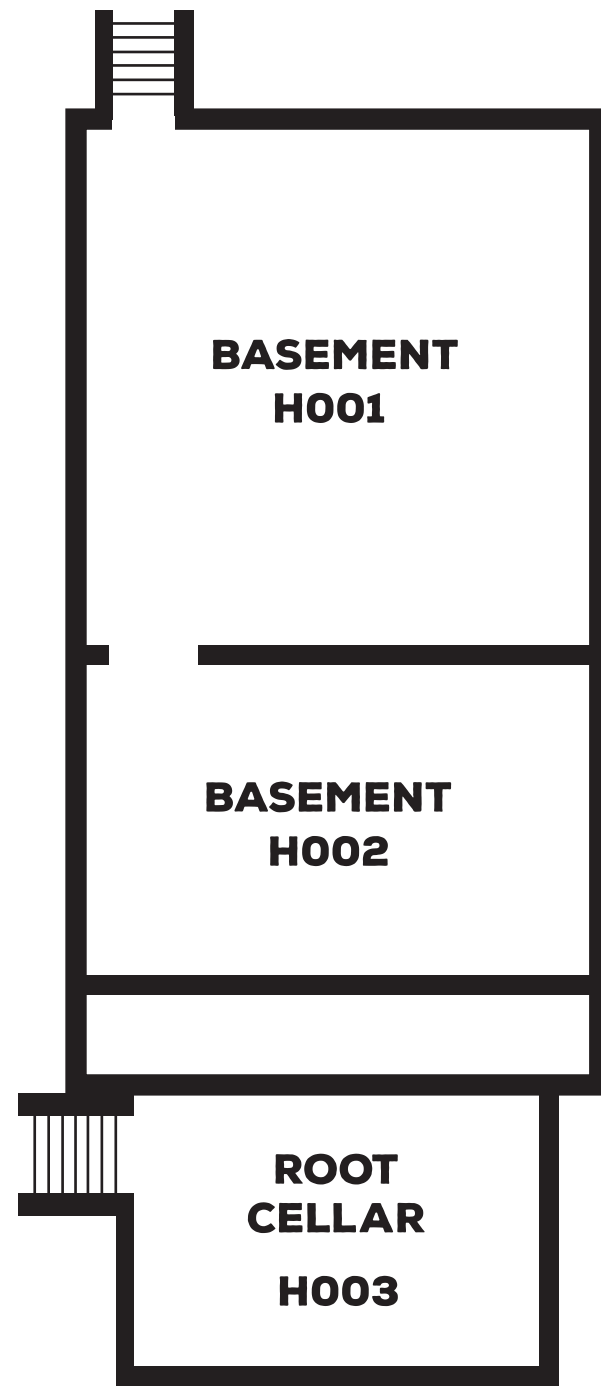


Blue Brick House

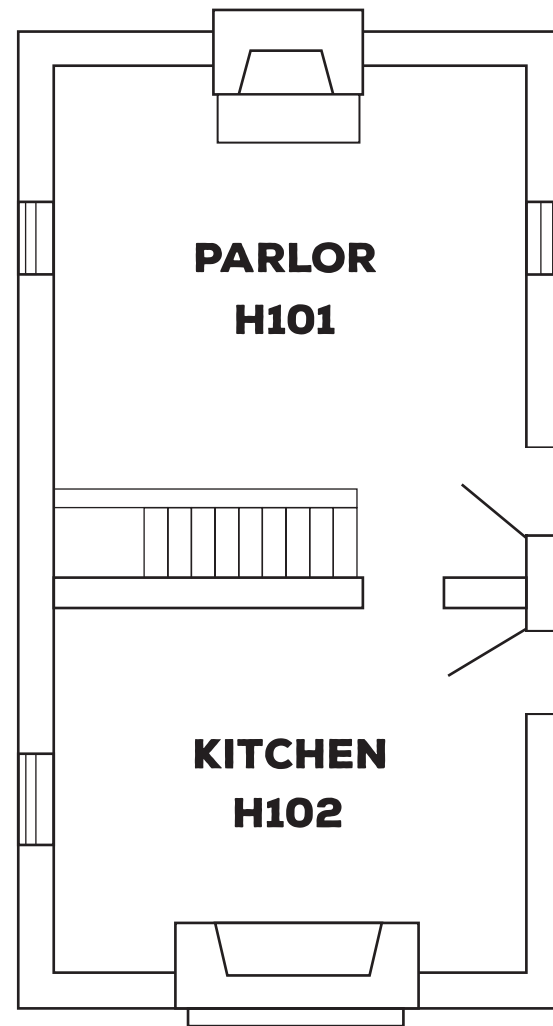
The sister house to *Hall-Harding-McCampbell* was called the *Blue Brick*, and built by Hall’s brother, Charles. This house was said to have been constructed in the late 18th century. It was also of vernacular Federal-style architecture. The structure was located near today’s Stewart’s Ferry Pike and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

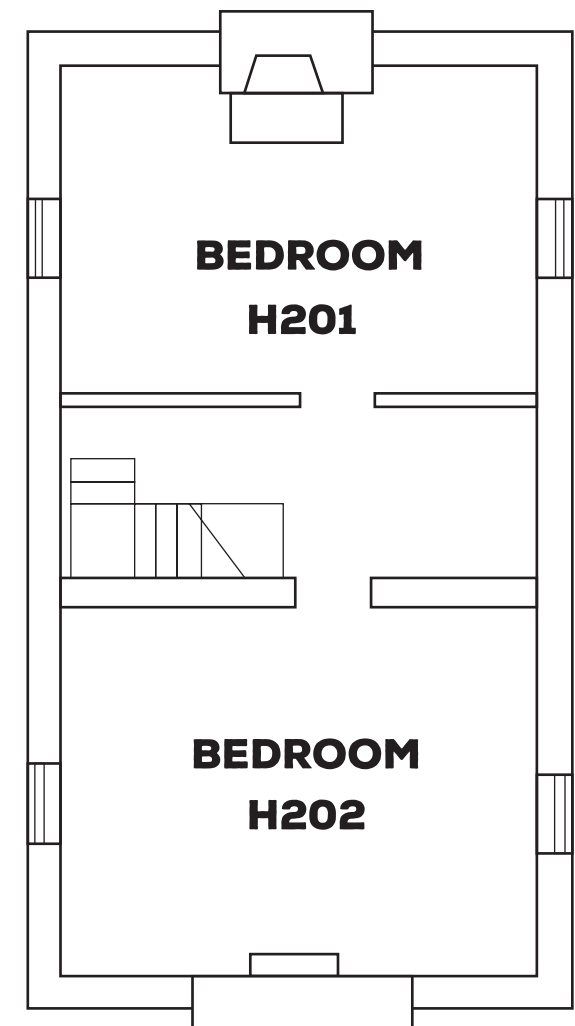
Other vernacular Federal-style houses were built in the Donelson area around the same time. The *Hall-Harding-McCampbell* house is of similar size and style. Two-over-two design with a central staircase. The structure was reportedly built c.1805 by Charles Hall, a wealthy planter who moved to Nashville 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



BASEMENT



1ST FLOOR



2ND FLOOR

**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 wider 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
- Palladian 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, however, 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 breveted 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, however, forced Barrow to sell almost all his holdings. Not only were his plantations in the bend effected, but his house in downtown Nashville was sold in a lottery to pay off his debts. Barrow even 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. A young girl was drowned in 1811 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 daughter's 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 young 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 1874
This Indenture made the thirtieth day of December in the year of our Lord one 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 or 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. His future transactions 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.

William settled down to marry Elizabeth Clopton, an 18-year-old neighbor, in 1831 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 Sunday, 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 also purchased a bay mare, a gray mare and a sorrel horse named "Looby," his sister's

List of Receipts		List of Disbursements	
Date	Amount	Date	Amount
Dec 19, 1832	1 180 50	Jan 21, 1833	22 50 00
Jan 21, 1833	2 15 00	Jan 21, 1833	23 15 50
" 16 "	3 15 00	Jan 22, 1833	24 51 00
Dec 31, 1832	4 5 00	Dec 31, 1832	25 25 00
Jan 31, 1833	5 7 31	Apr 10, 1833	26 5 27
" 21 "	6 15 00	Jan 21, 1833	27 120 00
Feb 9 "	7 100 00	July 15, 1833	28 4 50
Jan 21 "	8 50 00	July 9 "	29 400 00
Dec 5, 1832	9 20 00	Jan 23 "	30 1 25
Jan 1, 1833	10 5 50	March 16, 1833	31 16 00
Apr 24, 1832	11 5 00	Dec 29, 1832	32 222 53
Jan 2, 1833	12 2 00	Apr 18, 1833	33 20 00
March 4, 1832	13 85 00	Apr 27, 1833	34 40 00
Apr 24, 1832	14 500 00	Jan 28, 1833	35 10 00
March 2, 1832	15 1 50	March 3, 1833	36 10 00
April 25, 1833	16 1 00	Feb 21, 1833	37 10 00
" "	17 2 23	Apr 16, 1832	38 10 00
Jan 12, 1833	18 15 50	Vouchers taken by	
Aug 25, 1832	19 13 00	M. B. Harding during	
Dec 28, 1832	20 37 52	his administration on	
April 25, 1833	21 3 25	estate of W. Harding and	
		total of \$ 2067 52	
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		41 88 00	
		42 85 35	
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David Harding's Receipt Book



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 later deer park 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 in 1827. 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. She returned to Nashville, however, to attend the Nashville Female Academy, like her mother, 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 emigrating permanently to Nashville in 1795, the year Tennessee became a state, with his wife, Elizabeth, a first cousin, and four sons. They had nine children together before she died in 1807. David remarried in 1812, this time to Mary Hubble, a widow. She gave birth to two more children, both sons. David’s sons by his marriage to Elizabeth McDowell, 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. With Mary Hubble, he welcomed 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. 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 at Plum Point Bend in Mississippi County on property given to him by his grandfather, John Harding, just above Memphis and bordered on the east by the Mississippi River. The site is just across the river from what eventually becomes 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 layer 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. Thought David had control of the property it does not mean they necessarily 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 that gives 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 state’s that McGavock has been “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, however, 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 also a slave cemetery on the property, as well. Its location has been lost.





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 – in the form of the steamboat originally. 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, of course, 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.

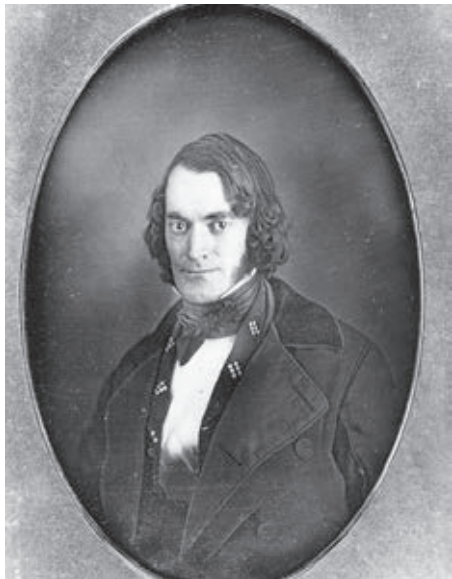
Composed of these two parts, the nineteenth-century Southern slave system proved enormously profitable. Because they were the local beneficiaries of the Liverpool infrastructure, a number of white Southerners could and did begin to agitate to reopen the African slave trade legally (smuggling was already 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 showcase the wealth of those 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.

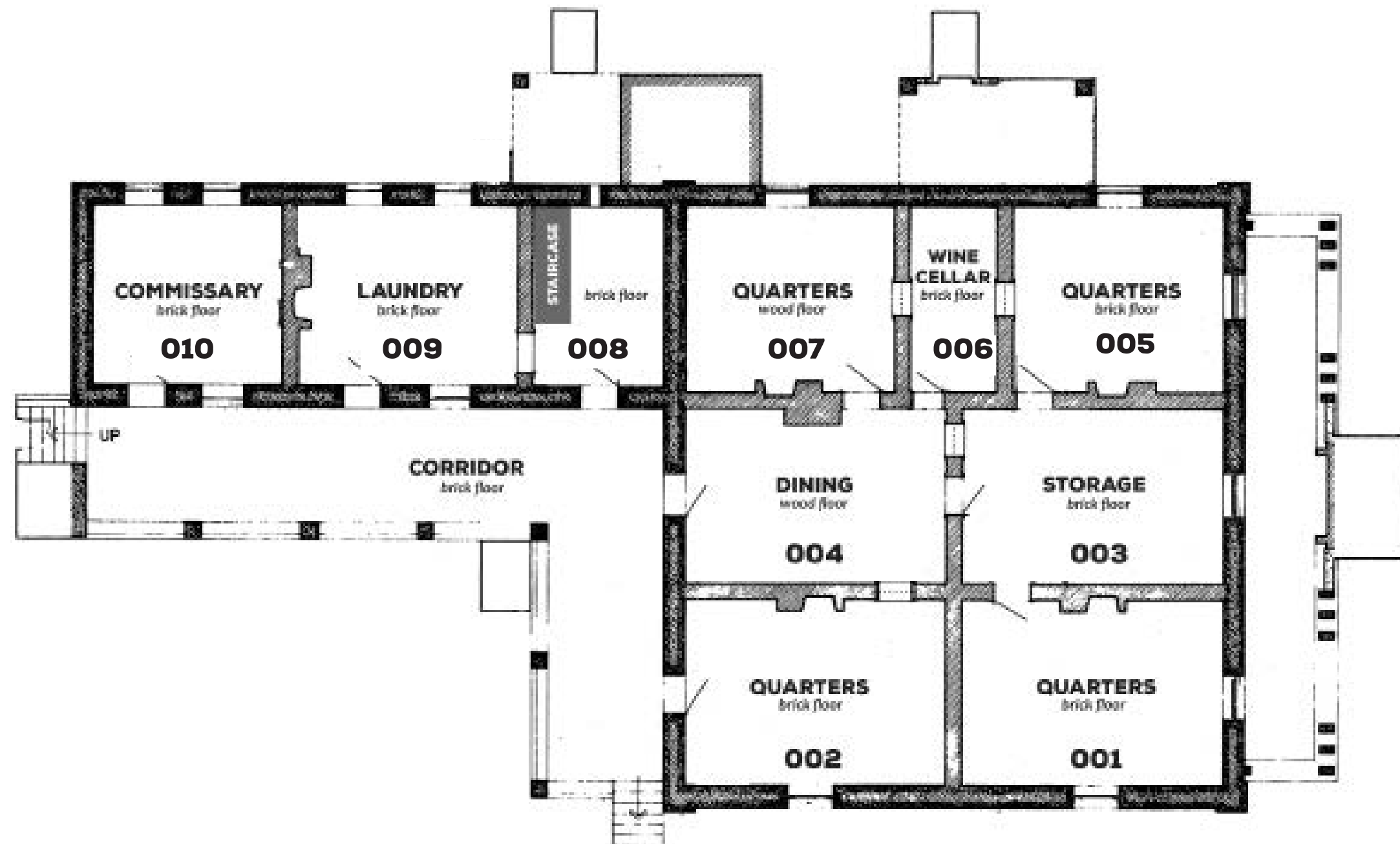


No architect was ever credited with the design Two Rivers, not an uncommon practice. In some cases, young architects in Nashville in the 1850s trained in the offices of both Strickland and Akeroyd. These draftsmen produced small portfolios that made their way into the hands of prominent citizens who 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 continues to operate the ordinary through 1860.

Not much is known about Huff aside from being a mason and his place of business was the boarding house. He was the father of four children, all of whom were born in Tennessee after 1835. As of yet, his date of death is unknown. He does not show up 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, the 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, when the house was originally completed all the exterior millwork was painted white. 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 was 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 repellant, was a paint ingredient. Around 1875 the exterior millwork was repainted a warm grey. 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, 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 on the porch at the back of the ell connects the basement to the first floor was added in the 1880s. 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.

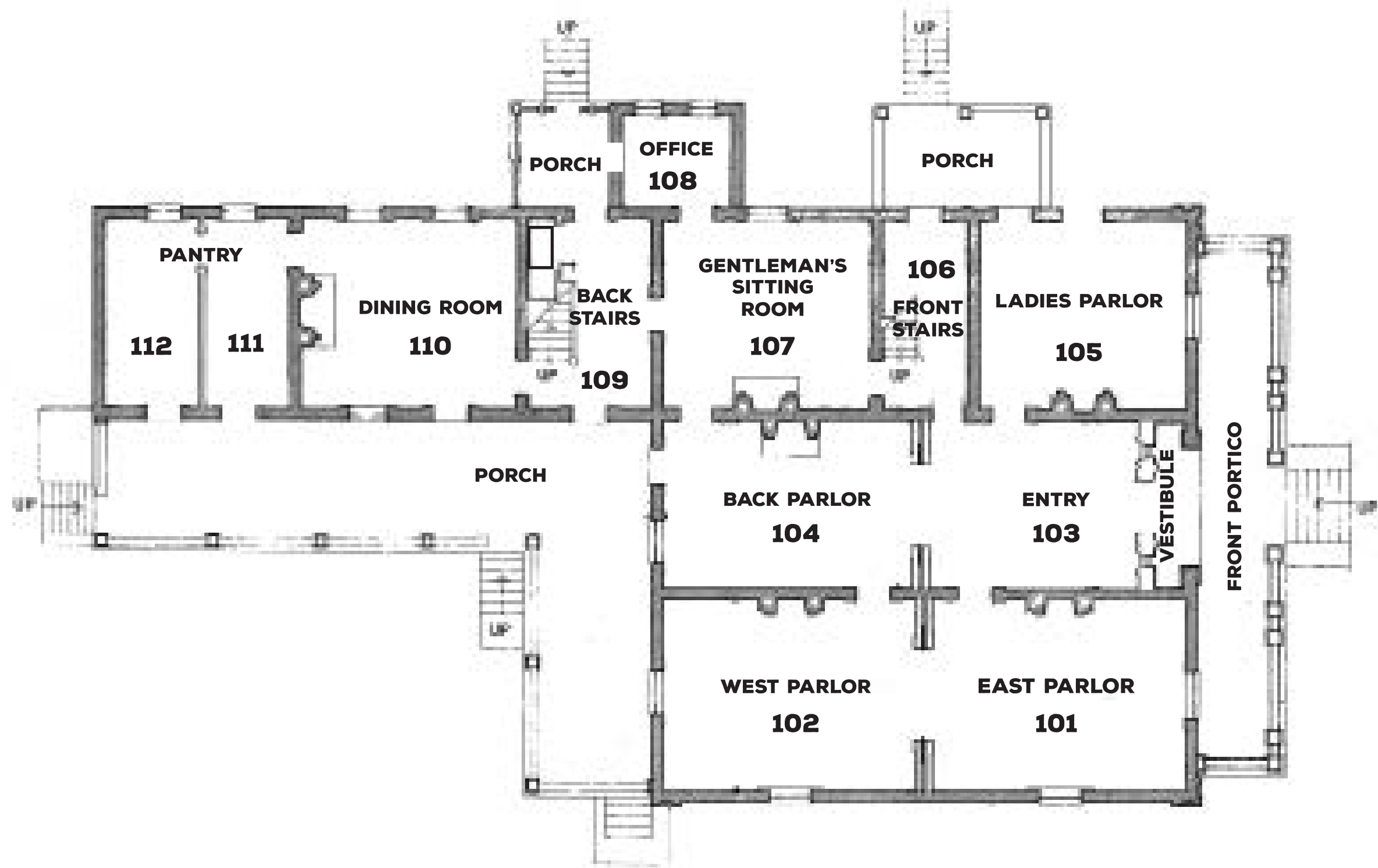
Before being shaped in a wooden mold, the form and a brick-sized loaf of clay were dusted with sand to keep the clay from sticking, and roots, leaves, sticks, and debris were cleaned from the clay. The size of these molds varied based on the type of clay being used. Bricks constructed of a stronger clay 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 understood 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 when originally constructed in 1859 had both interior and exterior shutters. 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, 110, 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 have fireplaces, 001, 002, 005 and 007. One would have been used for dining by the house slaves, Room 004.



1st Floor Interior

The interior structural system of the house are 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. The marble mantles are original, except 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.

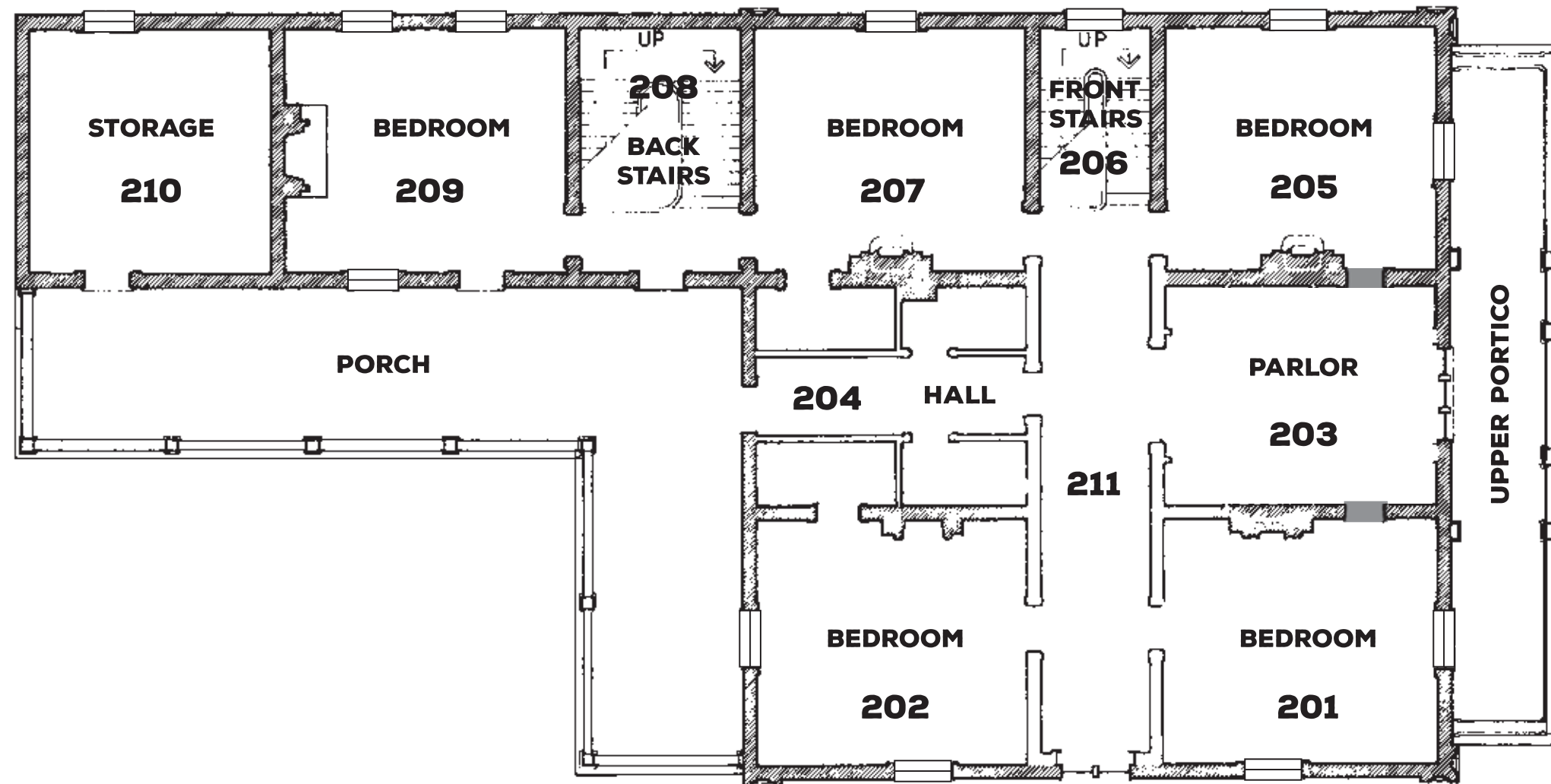
To the north is a Ladies' Parlor, Room 105, a space used almost exclusively by women and children. This room may have contained more refined furnishings, such as a piano, sewing tables, or parlor tables for playing cards or other games. Paintings and mirrors would have covered the walls. The room's original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



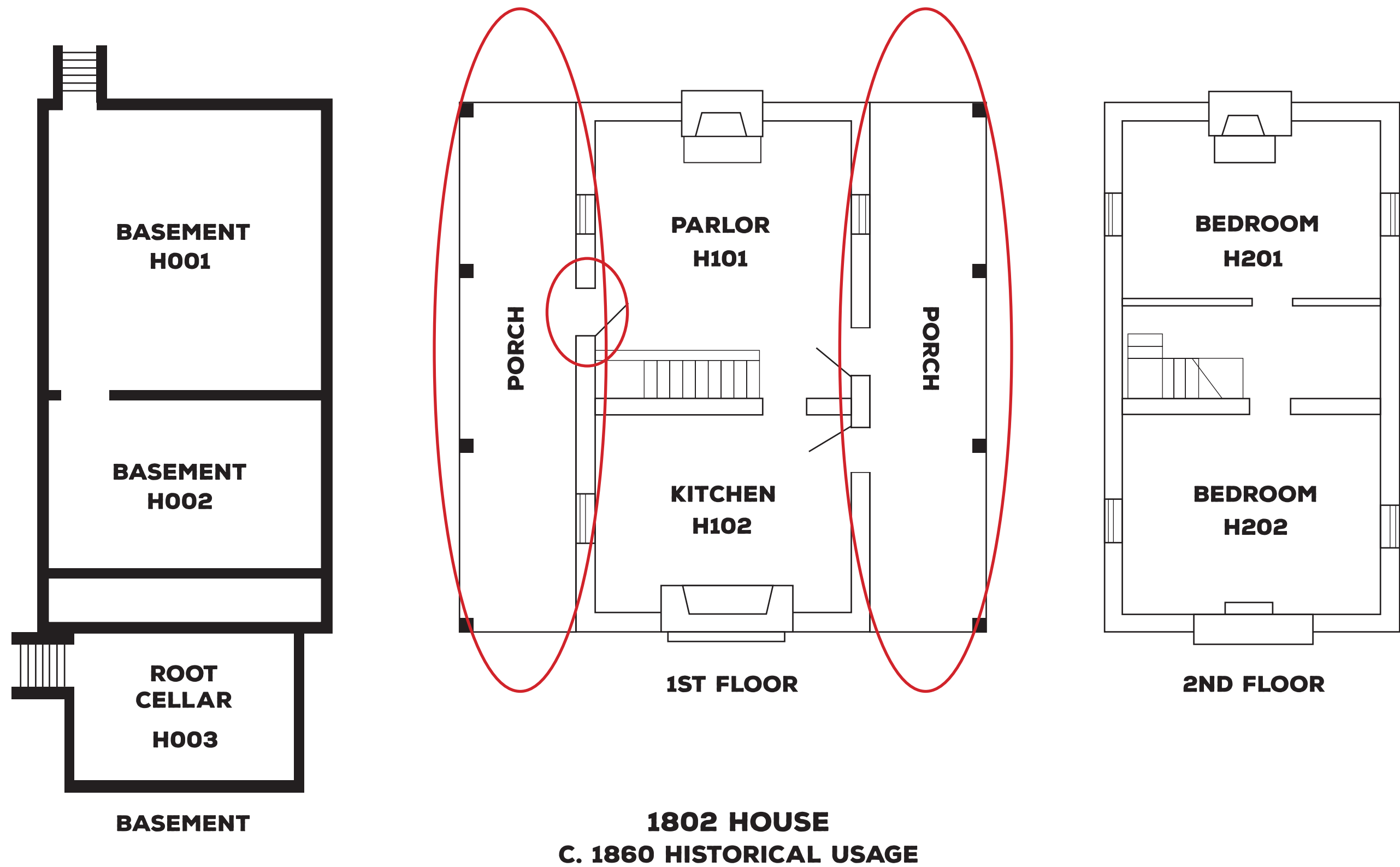
1st Floor Ladies Parlor

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 made an appearance 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**





Lack of an architect is made evident in how the staircases and door transoms are mismatched

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 just one room when the house was built in 1859. There is no evidence that a partition wall was constructed 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 clothe 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 it 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, originally, all of the 2nd floor millwork was 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 for “the poor children and women” in the city of \$150. He soon fled Nashville. Willie and Frank probably stayed behind. Not long after, in October, David McGavock hoped to protect his most prized investment, his slaves, when 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 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. Bessie died just a few years later, in 1870. The death of her child 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 were no exception. The end of slavery created both hardships and opportunities for the McGavock’s 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’s believed they also 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 servants, both men, who also worked as field hands, Fayette Hudson, 16, and Lea Townsend, aged 18. The black families who lived on the farm the previous decade and carried the last name of McGavock were gone. 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 how many, 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 and the room 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. Instead, 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



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 Hiscks Jackson, owner of Belle Meade Plantation. (c. 1880)

window 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. Wallpapers were 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 a bathroom at the time either.

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. Three lots on Front St. he sold to Thomas Ryman, the infamous 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’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.

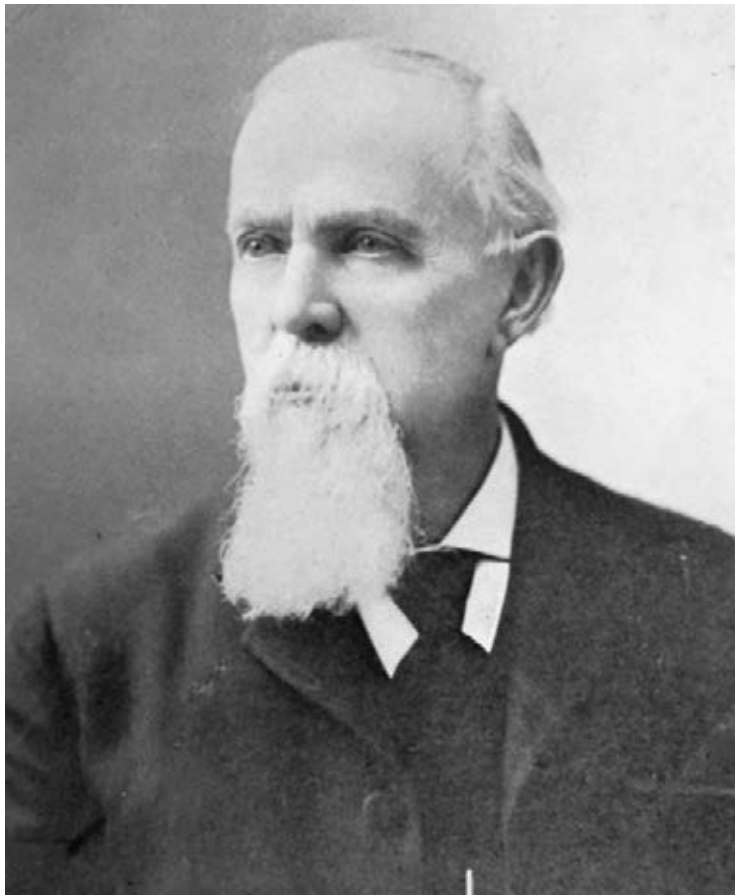


Morgan Chief

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 broodmares 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 the 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.

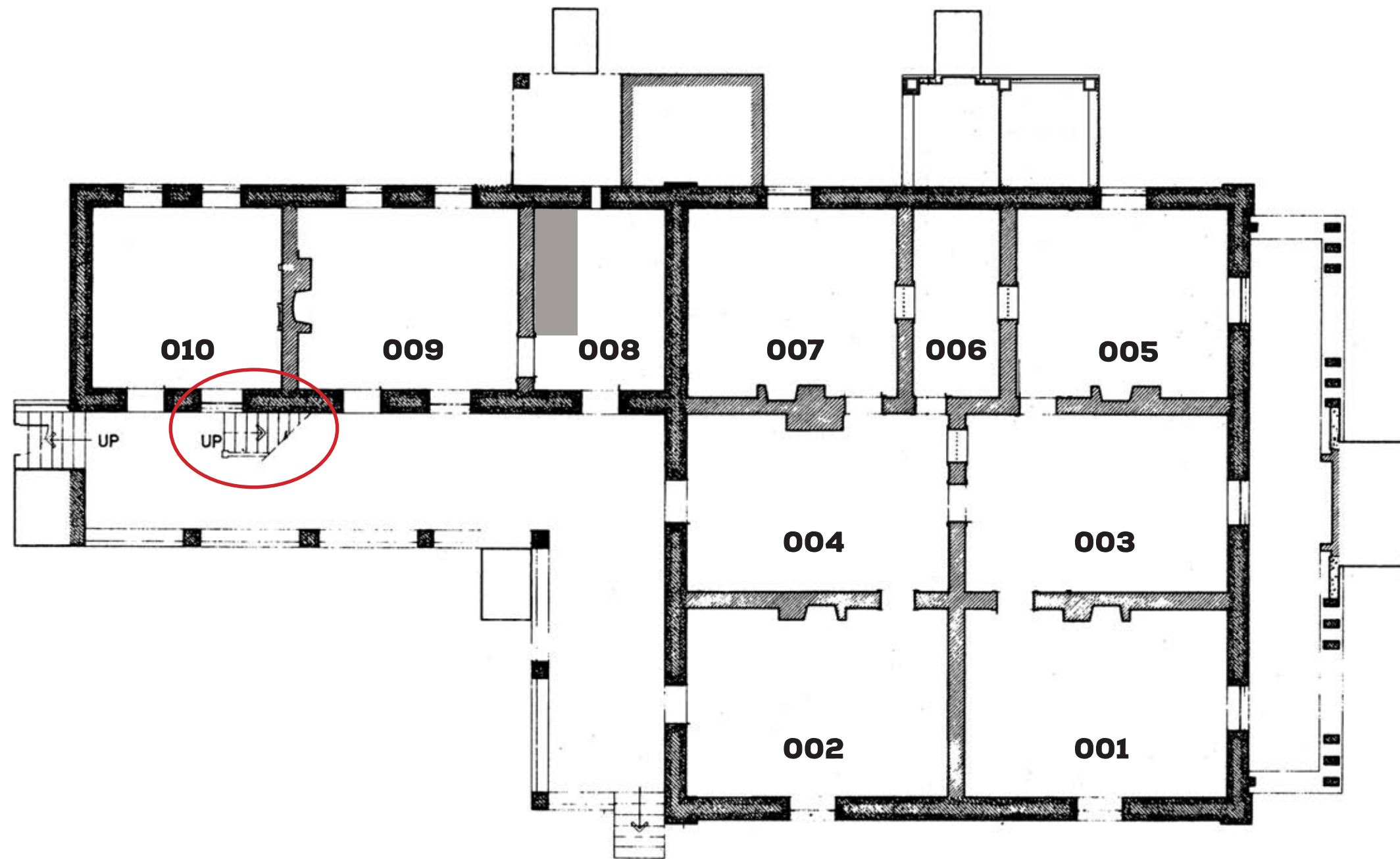
In March 1893, Elizabeth Owen died at the age of 82. She outlived her husband, Frank, by a decade. "Bessie," as she was known, was buried next to her husband at Mt. Olivet. Even today, there are no headstones for the Owens' at the cemetery. Willie took the death of her mother very hard and retreated 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 1894, 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 an unknown gambling debt of David McGavock 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.

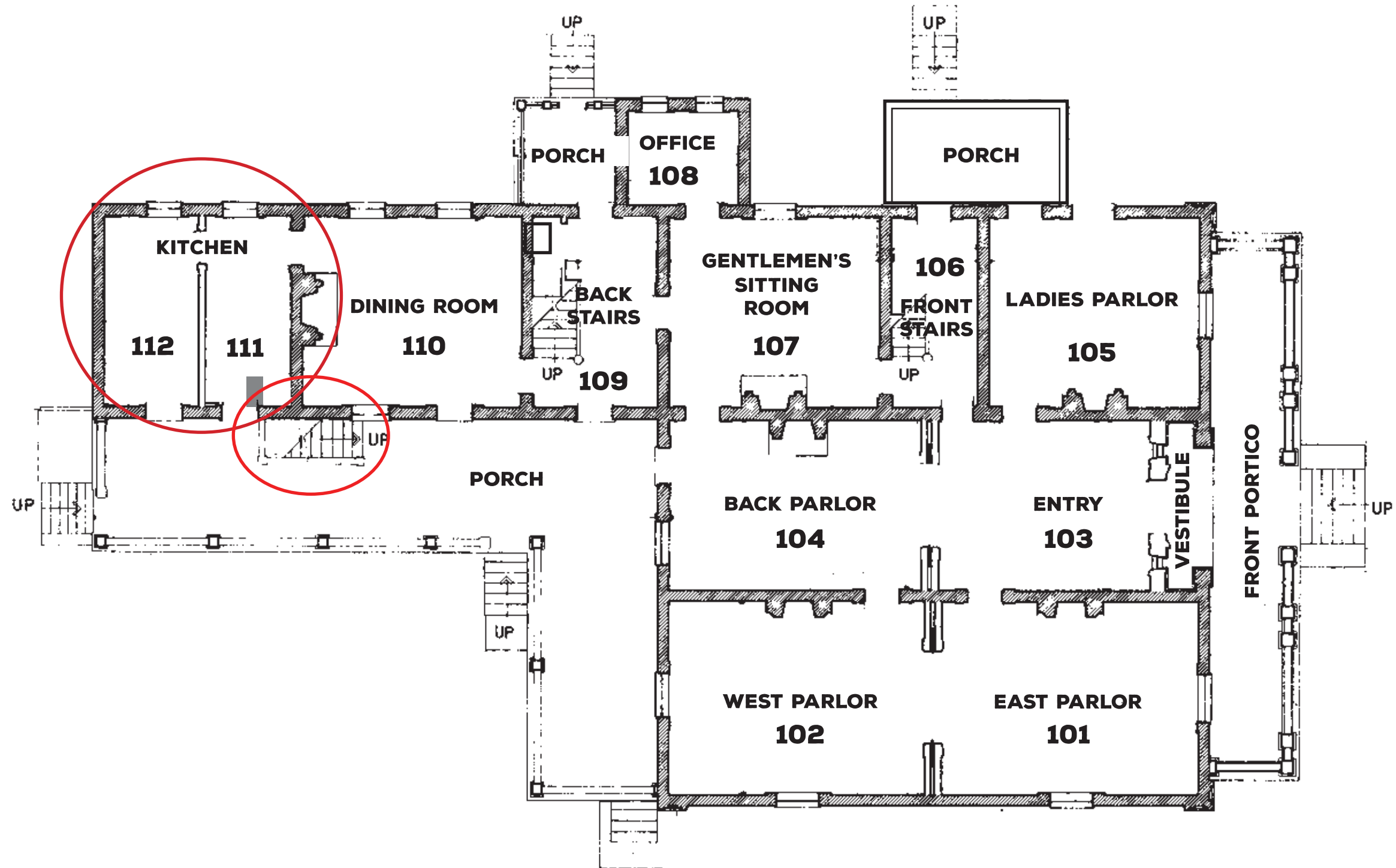
On August 19, 1896, Frank McGavock married Dr. Clara Plimpton, a local physician originally from Massachusetts. Clara, a prominent homeopathic physician, sold her medical practice when she married



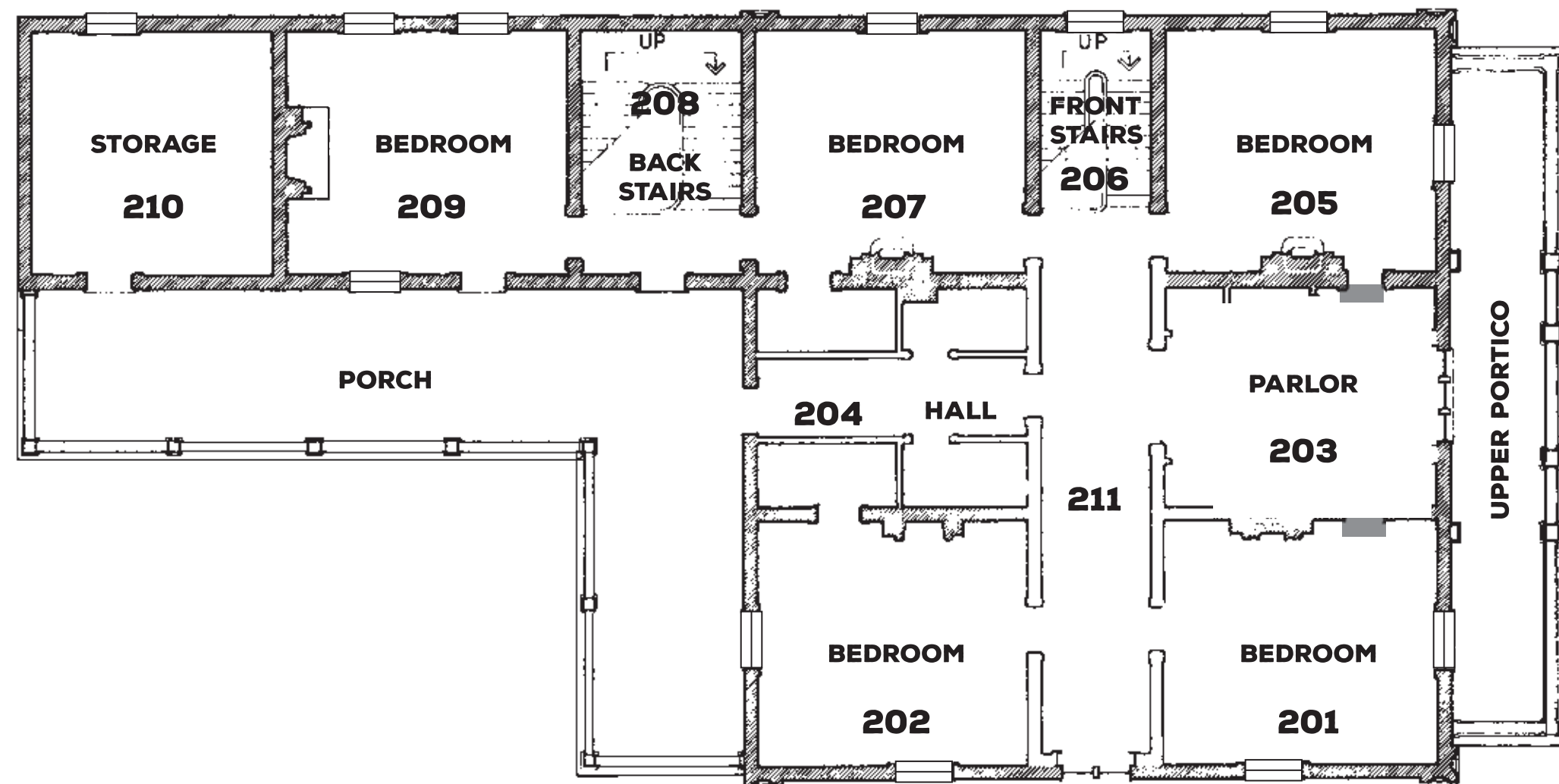
Willie McGavock (c. 1890)



**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.

McGavock's 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 reassume 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 due basically 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, and 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 also 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 McGavock’s 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, however, Clara died. She left the remaining property in her portfolio, property she didn’t end up selling 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 take out another mortgage, this time with Northwestern Mutual Life Insurance, for \$13,000. Frank McGavock passes away in 1920. The loan is 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.



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.

The Bransford's 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 debutantes, she travelled around Europe before her debut into Nashville society in early 1900.

In 1902, Mary Louise married Hugh Kirkman, the son of one of the prime architects of the Tennessee Centennial Exposition of 1897, Vanleer Kirkman. 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, however, 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, the last of the McGavock family. Her will named several family members, friends and employees as beneficiaries. She also instructed that the remainder of her estate be sold and the funds used for the operation or expansion of the Division of Hermatology 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 was 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 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. She also installed an elevator.



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 Capeman no 1		
For Skin of Rachel	-	30
Wm Anderson & 12 Capman 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. Leath & 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 & Mary		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 distinctive 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 - slaves who lived independent lives and operated businesses in town. At least one individual claimed this status.

The Forgotten People

Prior to 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. There is a possibility he did if 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, and absentee owner and his property managed by a caretaker or an overseer. Little else is known, however, 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 abruptly and unexpectedly 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:

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

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

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



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, the highest priced slave 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 an extended family member. That bond was seriously challenged once children reached adulthood and 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. Harding 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 mother 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 his 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 know 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 bank's influence, he constructed the Harding Hotel at 93 Cherry Street

THE LOSS OF STOLEN PROPERTY.—WHOLESALE THEFTING.—The Recorder's court-room presented a lively appearance yesterday morning. Between three and four hundred dollars worth of goods were spread out on the floor, for the identification of owners. The stock consisted in ready-made clothing, silks, shawls, belts of domestic and jaconet, hats, and several other descriptions of articles in that line, together with a lot of tinware and about a third of a box of fine manufactured tobacco. All these goods had evidently been stolen, but the merchant's mark had been carefully removed, and consequently, except in a few instances, it was impossible to identify them with certainty.

We learn that some of the Wholesale merchants on the square had been some time suspecting that their goods were being purloined. A gentleman connected with the house of A. J. Duncan & Co., on Monday found goods in possession, under suspicious circumstances, of a negro man belonging to Mr. Felix Compton. The boy was detained, and investigation led to an examination of the premises of Alf., a slave of Mr. Hamner, Livery Stable keeper on Front street. The police proceeded to his house, which is opposite the stable, and found Alf. extending the hospitalities of his mansion to his colored friends. A fine table was spread, and a feast was in prospect. A hurried examination, however, put a stop to these proceedings. Quite a quantity of goods were found in the house, all evidently stolen. Alf. and his wife, a free woman nearly white, and some of their guests were arrested, and the supper room locked up.

From that received as the investigation progressed, the police proceeded to the residence of Gen. Harding, five miles from the city, where they found in the cabin of one of his women servants, a large amount of stolen goods. These goods were taken there by Henry, a smart yellow man, who belongs to Mr. David McGavock, and is the husband of the woman occupying the cabin. Henry appears to be quite a speculator. He professes to have purchased those goods from Alf. to sell again. He has been very successful as a trader. In addition to two or three hundred dollars in money found in his cabin, he has promissory notes of white men and negroes, all good to the amount of \$1,500 upon which he had loaned money. He says he has been engaged in this business many years. Henry was arrested and brought to town.

The porters of the houses of A. J. Duncan & Co., and Furman & Co., are implicated in the business, and probably did most of the stealing. They were put in jail. There were about a dozen negroes under arrest yesterday morning, three of whom were free, and were among the guests at the house of Alf. State warrants were sworn out against them all, and the examinations set for this morning at 10 o'clock before Recorder Glenn.

It is impossible to conjecture how long this system has been going on. Henry says he has been buying from Alf. about eight months. There can be no doubt that thousands of dollars worth of goods have been stolen and sold by these parties.—Banner of yesterday.

The parties implicated in this series of transactions were taken before the Recorder yesterday when further developments were made implicating other parties, and it was deemed advisable to postpone the trial until Friday, with the view of making further investigations and having these other parties before the Recorder.

Harding was arrested for theft, but later released.

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 on 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. For example, 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.

At least one other person who possibly worked on the construction of Two Rivers mansion is 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, there is listed a "Jack." He was given a value of \$50, meaning he was probably an infant or child. By 1859,



Page No. 21
Superior's Dist. No. 9
Enumeration Dist. No. 61

17-2082
Recd. July 10, 1880

NOTE A.—The Census Year begins June 1, 1879, and ends May 31, 1880.
NOTE B.—All persons will be included in the Enumeration who were living on the 1st day of June, 1880. No others will. Children BORN SINCE June 1, 1880, will be OMITTED. Members of Families who have DIED SINCE June 1, 1880, will be INCLUDED.
NOTE C.—Questions Nos. 10, 11, 12 and 13 are not to be asked in respect to persons under 10 years of age.

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SCHEDULE I.—Inhabitants in 15 Ward Nashville, in the County of Davidson, State of Tennessee, enumerated by me on the 6th day of June, 1880.

C. H. Rogers

No.	Name	Age	Sex	Color	Profession, Occupation, or Trade	Place of Birth	Married	Education	Religion	Enumeration
141/18	William B. H. H.	18	M	W	Domestic	Ala.				
141/19	Harriet H. H.	15	F	W	Domestic	Ala.				
141/20	Harriet H. H.	12	F	W	Domestic	Ala.				
141/21	Harriet H. H.	9	F	W	Domestic	Ala.				
141/22	Harriet H. H.	6	F	W	Domestic	Ala.				
141/23	Harriet H. H.	3	F	W	Domestic	Ala.				
141/24	Harriet H. H.	1	F	W	Domestic	Ala.				
141/25	Harriet H. H.	1	F	W	Domestic	Ala.				
141/26	Harriet H. H.	1	F	W	Domestic	Ala.				
141/27	Harriet H. H.	1	F	W	Domestic	Ala.				
141/28	Harriet H. H.	1	F	W	Domestic	Ala.				
141/29	Harriet H. H.	1	F	W	Domestic	Ala.				
141/30	Harriet H. H.	1	F	W	Domestic	Ala.				
141/31	Harriet H. H.	1	F	W	Domestic	Ala.				
141/32	Harriet H. H.	1	F	W	Domestic	Ala.				
141/33	Harriet H. H.	1	F	W	Domestic	Ala.				
141/34	Harriet H. H.	1	F	W	Domestic	Ala.				
141/35	Harriet H. H.	1	F	W	Domestic	Ala.				
141/36	Harriet H. H.	1	F	W	Domestic	Ala.				
141/37	Harriet H. H.	1	F	W	Domestic	Ala.				
141/38	Harriet H. H.	1	F	W	Domestic	Ala.				
141/39	Harriet H. H.	1	F	W	Domestic	Ala.				
141/40	Harriet H. H.	1	F	W	Domestic	Ala.				
141/41	Harriet H. H.	1	F	W	Domestic	Ala.				
141/42	Harriet H. H.	1	F	W	Domestic	Ala.				
141/43	Harriet H. H.	1	F	W	Domestic	Ala.				
141/44	Harriet H. H.	1	F	W	Domestic	Ala.				
141/45	Harriet H. H.	1	F	W	Domestic	Ala.				
141/46	Harriet H. H.	1	F	W	Domestic	Ala.				
141/47	Harriet H. H.	1	F	W	Domestic	Ala.				
141/48	Harriet H. H.	1	F	W	Domestic	Ala.				
141/49	Harriet H. H.	1	F	W	Domestic	Ala.				
141/50	Harriet H. H.	1	F	W	Domestic	Ala.				
141/51	Harriet H. H.	1	F	W	Domestic	Ala.				
141/52	Harriet H. H.	1	F	W	Domestic	Ala.				
141/53	Harriet H. H.	1	F	W	Domestic	Ala.				
141/54	Harriet H. H.	1	F	W	Domestic	Ala.				
141/55	Harriet H. H.	1	F	W	Domestic	Ala.				
141/56	Harriet H. H.	1	F	W	Domestic	Ala.				
141/57	Harriet H. H.	1	F	W	Domestic	Ala.				
141/58	Harriet H. H.	1	F	W	Domestic	Ala.				
141/59	Harriet H. H.	1	F	W	Domestic	Ala.				
141/60	Harriet H. H.	1	F	W	Domestic	Ala.				
141/61	Harriet H. H.	1	F	W	Domestic	Ala.				
141/62	Harriet H. H.	1	F	W	Domestic	Ala.				
141/63	Harriet H. H.	1	F	W	Domestic	Ala.				
141/64	Harriet H. H.	1	F	W	Domestic	Ala.				
141/65	Harriet H. H.	1	F	W	Domestic	Ala.				
141/66	Harriet H. H.	1	F	W	Domestic	Ala.				
141/67	Harriet H. H.	1	F	W	Domestic	Ala.				
141/68	Harriet H. H.	1	F	W	Domestic	Ala.				
141/69	Harriet H. H.	1	F	W	Domestic	Ala.				
141/70	Harriet H. H.	1	F	W	Domestic	Ala.				
141/71	Harriet H. H.	1	F	W	Domestic	Ala.				
141/72	Harriet H. H.	1	F	W	Domestic	Ala.				
141/73	Harriet H. H.	1	F	W	Domestic	Ala.				
141/74	Harriet H. H.	1	F	W	Domestic	Ala.				
141/75	Harriet H. H.	1	F	W	Domestic	Ala.				
141/76	Harriet H. H.	1	F	W	Domestic	Ala.				
141/77	Harriet H. H.	1	F	W	Domestic	Ala.				
141/78	Harriet H. H.	1	F	W	Domestic	Ala.				
141/79	Harriet H. H.	1	F	W	Domestic	Ala.				
141/80	Harriet H. H.	1	F	W	Domestic	Ala.				
141/81	Harriet H. H.	1	F	W	Domestic	Ala.				
141/82	Harriet H. H.	1	F	W	Domestic	Ala.				
141/83	Harriet H. H.	1	F	W	Domestic	Ala.				
141/84	Harriet H. H.	1	F	W	Domestic	Ala.				
141/85	Harriet H. H.	1	F	W	Domestic	Ala.				
141/86	Harriet H. H.	1	F	W	Domestic	Ala.				
141/87	Harriet H. H.	1	F	W	Domestic	Ala.				
141/88	Harriet H. H.	1	F	W	Domestic	Ala.				
141/89	Harriet H. H.	1	F	W	Domestic	Ala.				
141/90	Harriet H. H.	1	F	W	Domestic	Ala.				
141/91	Harriet H. H.	1	F	W	Domestic	Ala.				
141/92	Harriet H. H.	1	F	W	Domestic	Ala.				
141/93	Harriet H. H.	1	F	W	Domestic	Ala.				
141/94	Harriet H. H.	1	F	W	Domestic	Ala.				
141/95	Harriet H. H.	1	F	W	Domestic	Ala.				
141/96	Harriet H. H.	1	F	W	Domestic	Ala.				
141/97	Harriet H. H.	1	F	W	Domestic	Ala.				
141/98	Harriet H. H.	1	F	W	Domestic	Ala.				
141/99	Harriet H. H.	1	F	W	Domestic	Ala.				
141/100	Harriet H. H.	1	F	W	Domestic	Ala.				

Henry Harding and his family in the 1880 census.

“Jack” may have been in his late 20s and possibly worked on either making bricks or assisting with construction of the house.

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 and no records has survived. In 1860, however, an overseer does show up on the census at Two Rivers, one William Meadows. He undoubtedly lives 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. Not unlike 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 house, 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, the plantation home of Randal McGavock in Williamson County and 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 room 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 McGavock's, however, 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 left to Willie when he died in 1832.

After Emancipation

In the 1870 census, David, Willie and Frank were not the only McGavock's 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 also the home for other McGavock's 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 as a servant, possibly to the McGavock's. 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, including 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.

As well, John, Dick and Saline Fulton lived in one of the McGavock quarters. 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 of the psychological brutality associated with the institution of slavery and a major obstacle to overcome in the years that followed.





Gardens and Grounds

Other than 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 she married Spence McGavock in 1928, Mary Louise Bransford McGavock 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.



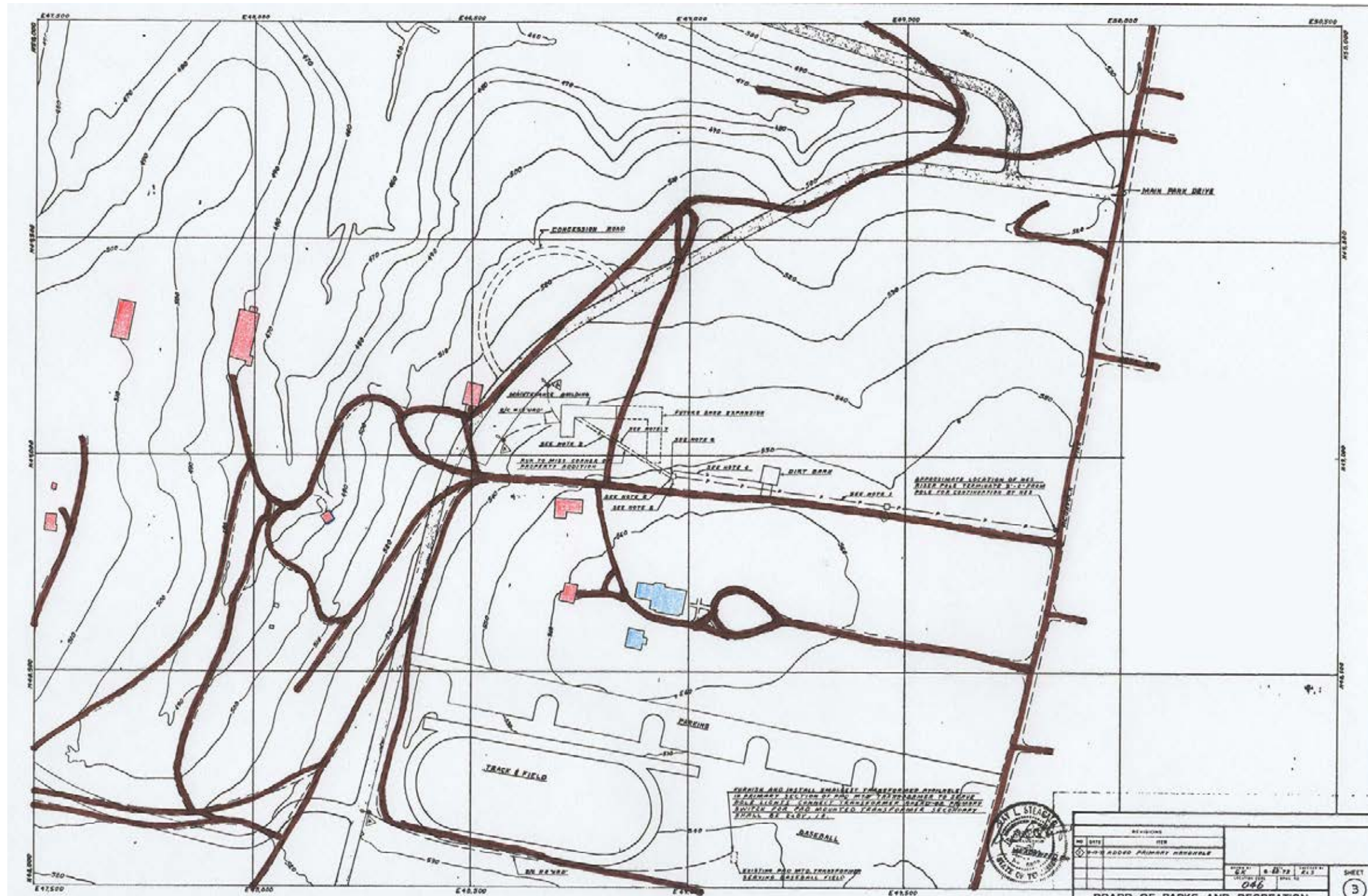
The entrance in 1966



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 might reveal the road followed the current border between the Metro greenhouse, 40 yards to the north, and the mansion.





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 outline 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 as 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 bathroom in the basement were all eventually added. Though efforts to learn more about the historic evolution of the structures and grounds was launched in the form of a paint analysis study, archaeology around the 1802 House and an architectural survey, all in the 1970s, much of these works provided limited insight into the many iterations associated with development of the estate.

By 2010, parts 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 both 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.

As 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 suggest additional restoration, environmental resources and new facilities that will enhance that experience. In other words, attract visitors to the site and the surrounding public assets, such as the greenway, while conserving 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 is 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. And 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. For example, 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 can consist of 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 is local teachers seeking to enliven their classroom experience by venturing on field trips. Through the use of 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 Scouts 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

The activities of local residents are a key ingredient in developing a sustainable heritage tourism market. Addressing this audience with special programming and involvement in planning activities generates enthusiastic supporters.

Heritage Travellers

This audience seeks history associated sites and activities. They demand in-depth interpretation, much like history aficionados, but have a wider array of interests. Often they combine sites visits with dining, shopping, and recreational activities. They also have a higher level of family travel. Tourists They can be anything from tour buses, to elder hostels, to church groups. Their activities are often driven by cross-marketing with other trendy sites, or are vacationing on tailor-made packages.

Drop-Ins

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



Recreational Visitors

This audience seeks recreation first, but looks for opportunities to visit nearby historic sites that add to the overall experience of the trip. 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 one of the best opportunities to make use of the site.

Internet Users

More than 148.3 million people use the Internet to make reservations for their 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. 20% of Google searches are for local information.

Visitors to destination websites may choose to not make a physical visit to the battlefield, but instead seek information about the story for various purposes. An undervalued and underemphasized 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.





Interpretation at Two Rivers

An important part of the Two Rivers Mansion Master Plan is to create a blueprint for telling the entire story of the historic Two Rivers estate, including the McGavock family, African Americans who lived and worked on the 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 Fort Nashborough 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.



The Basis of Interpretation

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

- 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 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, it also has 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 Art and Architecture
- Belief and Meaning in Mississippian Culture
- Community Life
- A Lost World

The First Frontier: Patterns of Settlement in the Bend

- Violence on the Frontier
- Networking with Nashville
- Who's Who
- Early Education

The World of the Plantation: An Economy of Scale

- 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

- 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

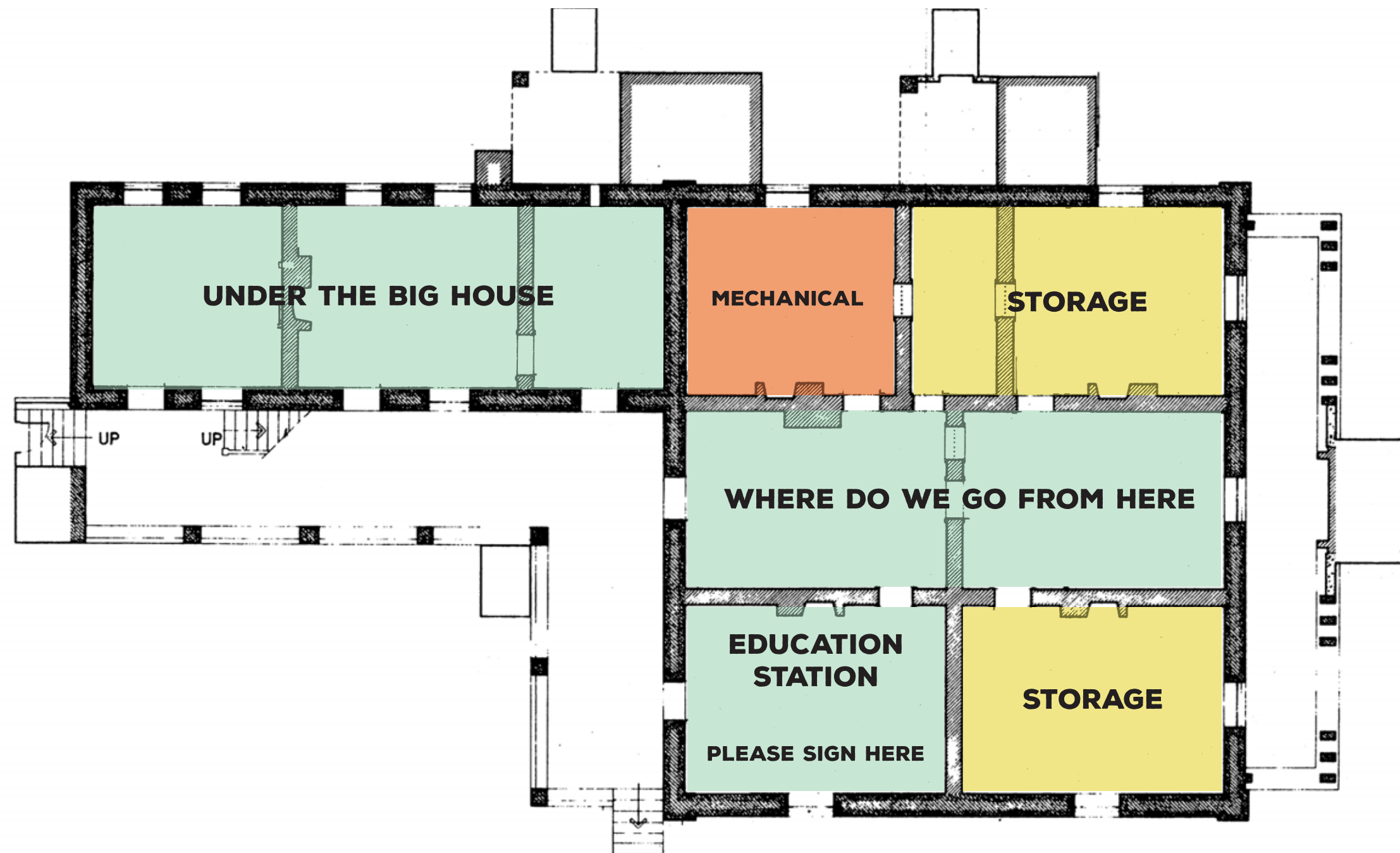
A Culture of Refinement: The Struggle to Survive

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

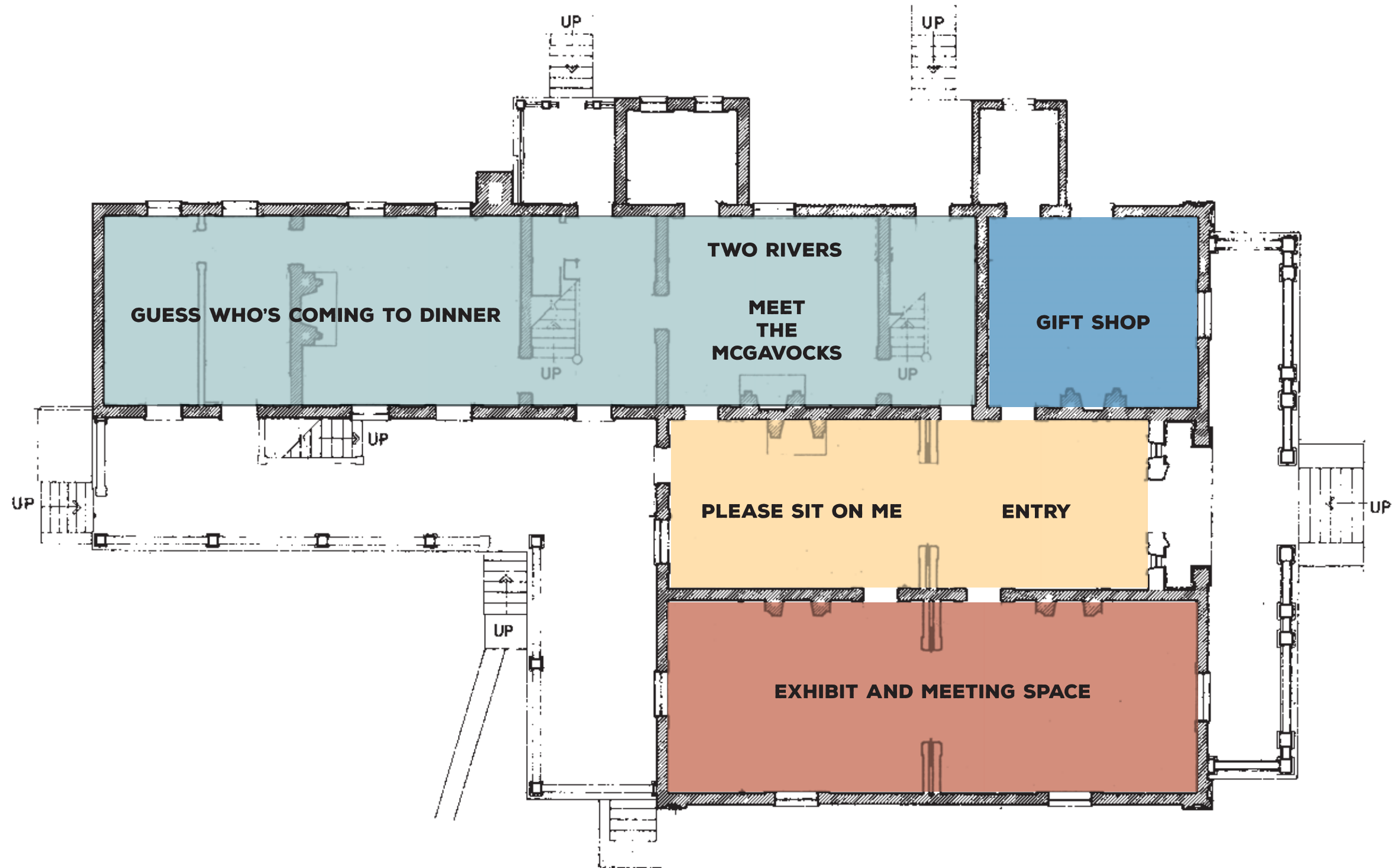
Historic Preservation: Meaning and Process

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

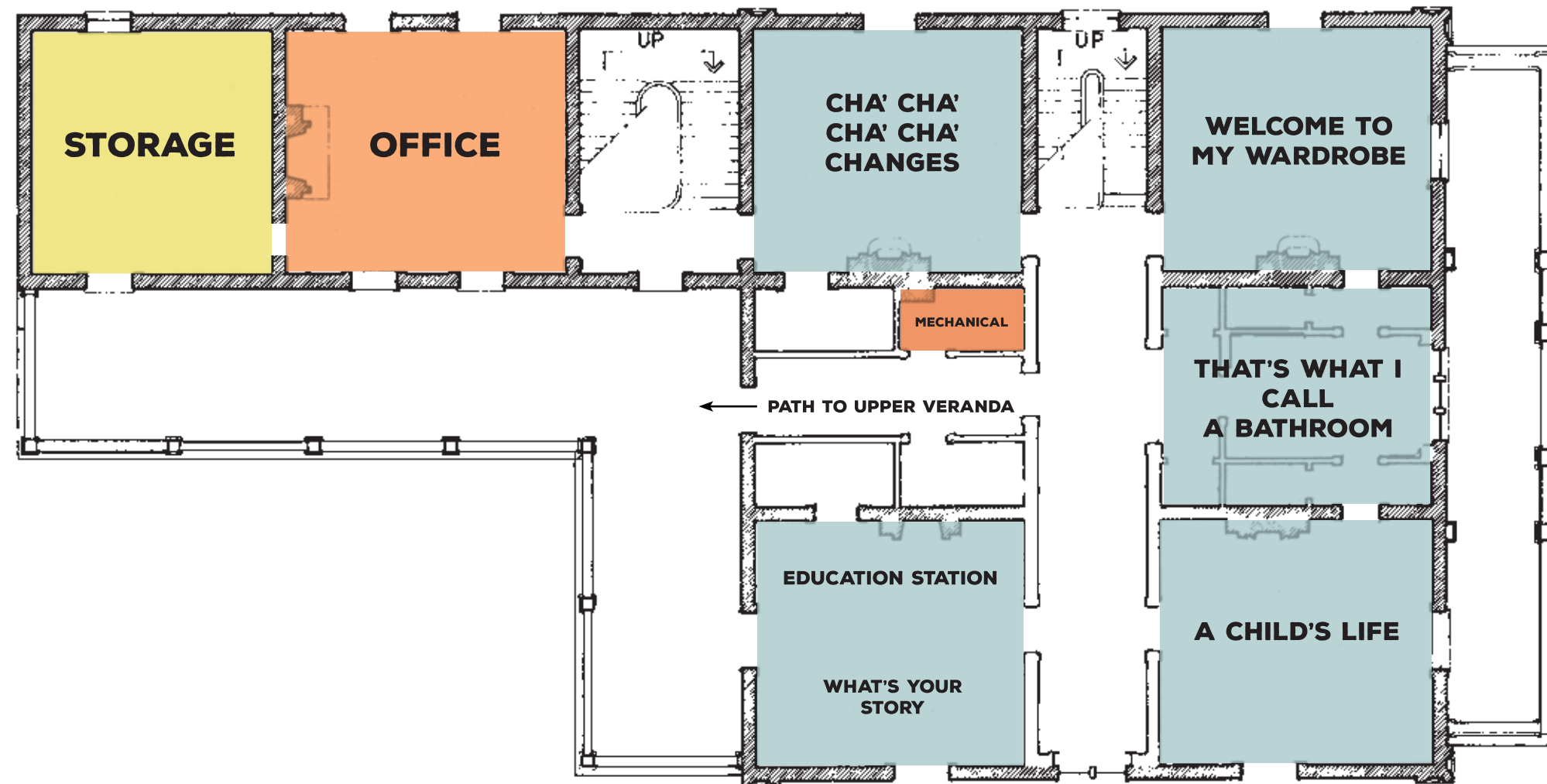




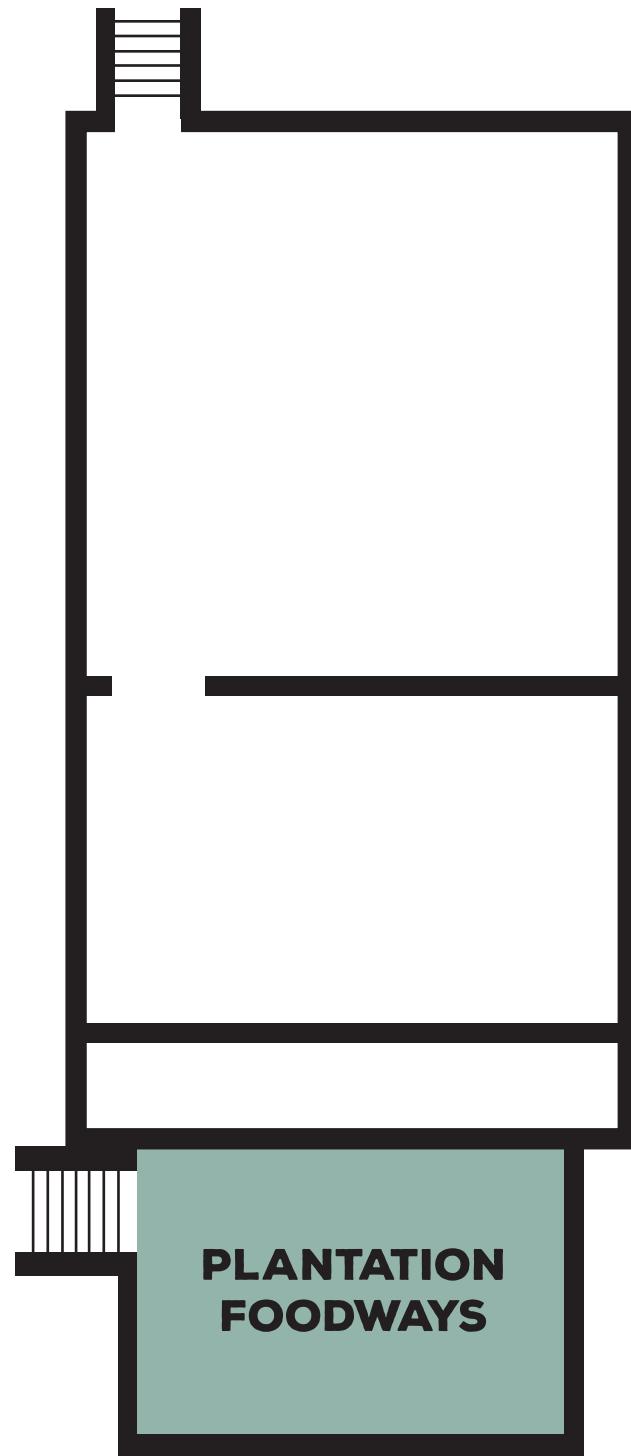
**TWO RIVERS MANSION BASEMENT
INTERPRETIVE AREAS**



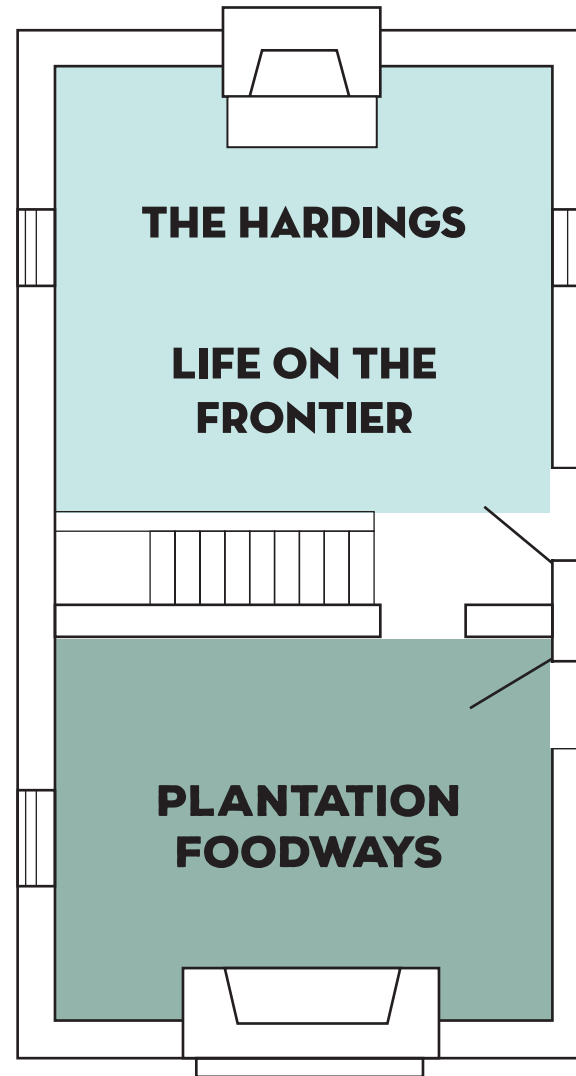
**TWO RIVERS MANSION 1ST FLOOR
INTERPRETIVE AREAS**



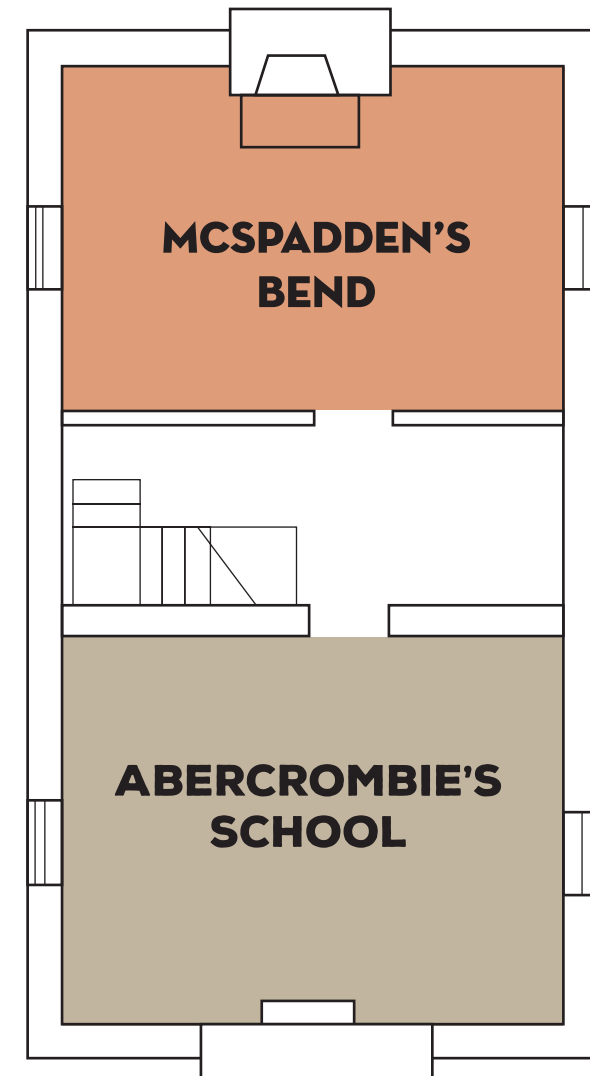
TWO RIVERS MANSION 2ND FLOOR INTERPRETIVE AREAS



BASEMENT

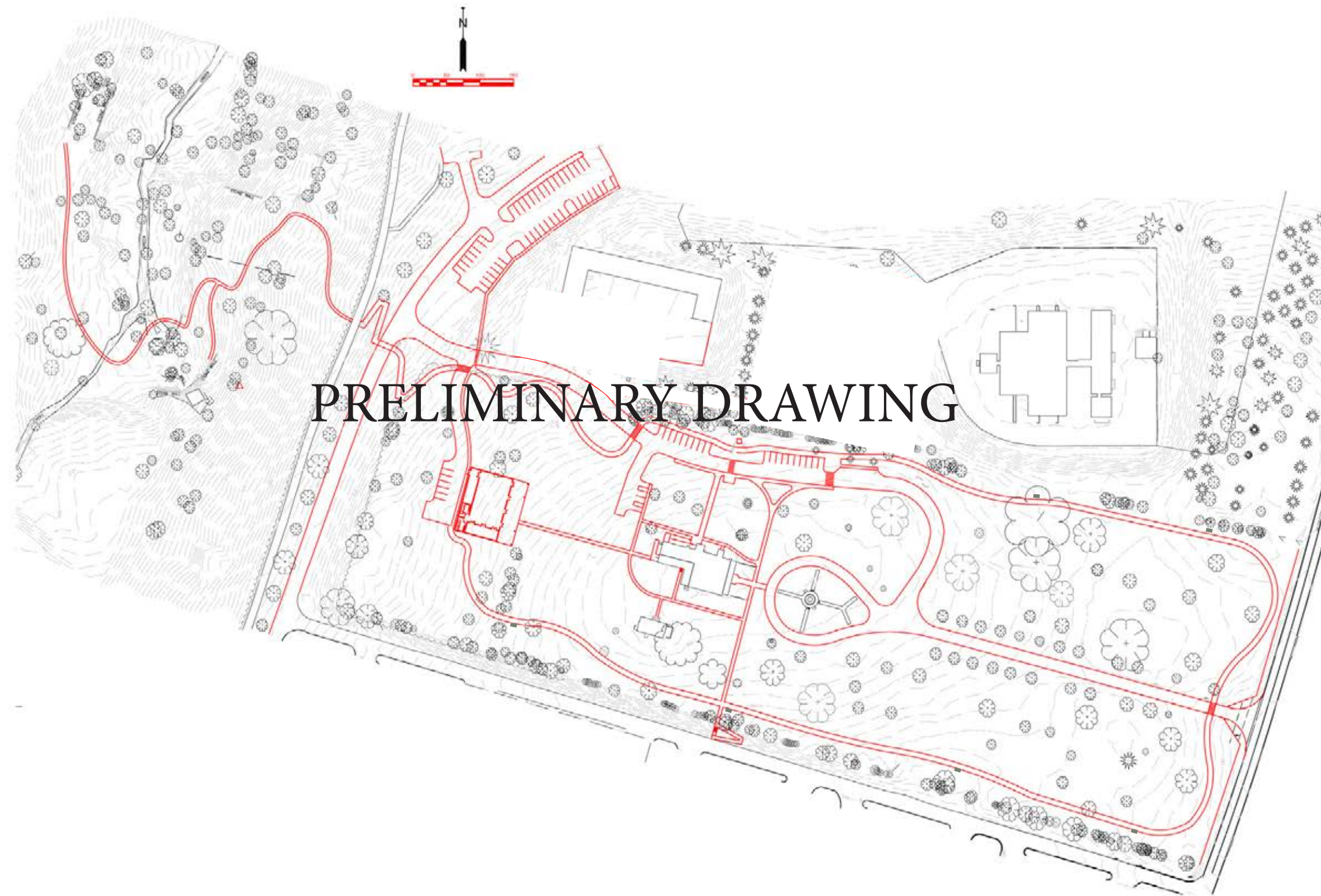


1ST FLOOR



2ND FLOOR

**1802 HOUSE
INTERPRETIVE AREAS**





Archaeology

The land encompassing the 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. 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.





Arboretum Guidelines for Two Rivers Mansion

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.





Two Rivers History Hub/Greenways

In general, 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 Lock Two Park, Stone Hall in Hermitage 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 (Hoggatt).

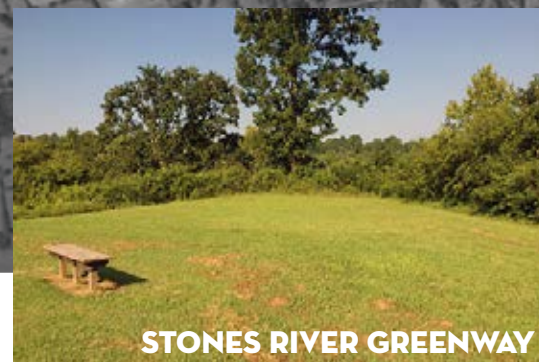




HEARTLAND PARK



LOCK TWO PARK



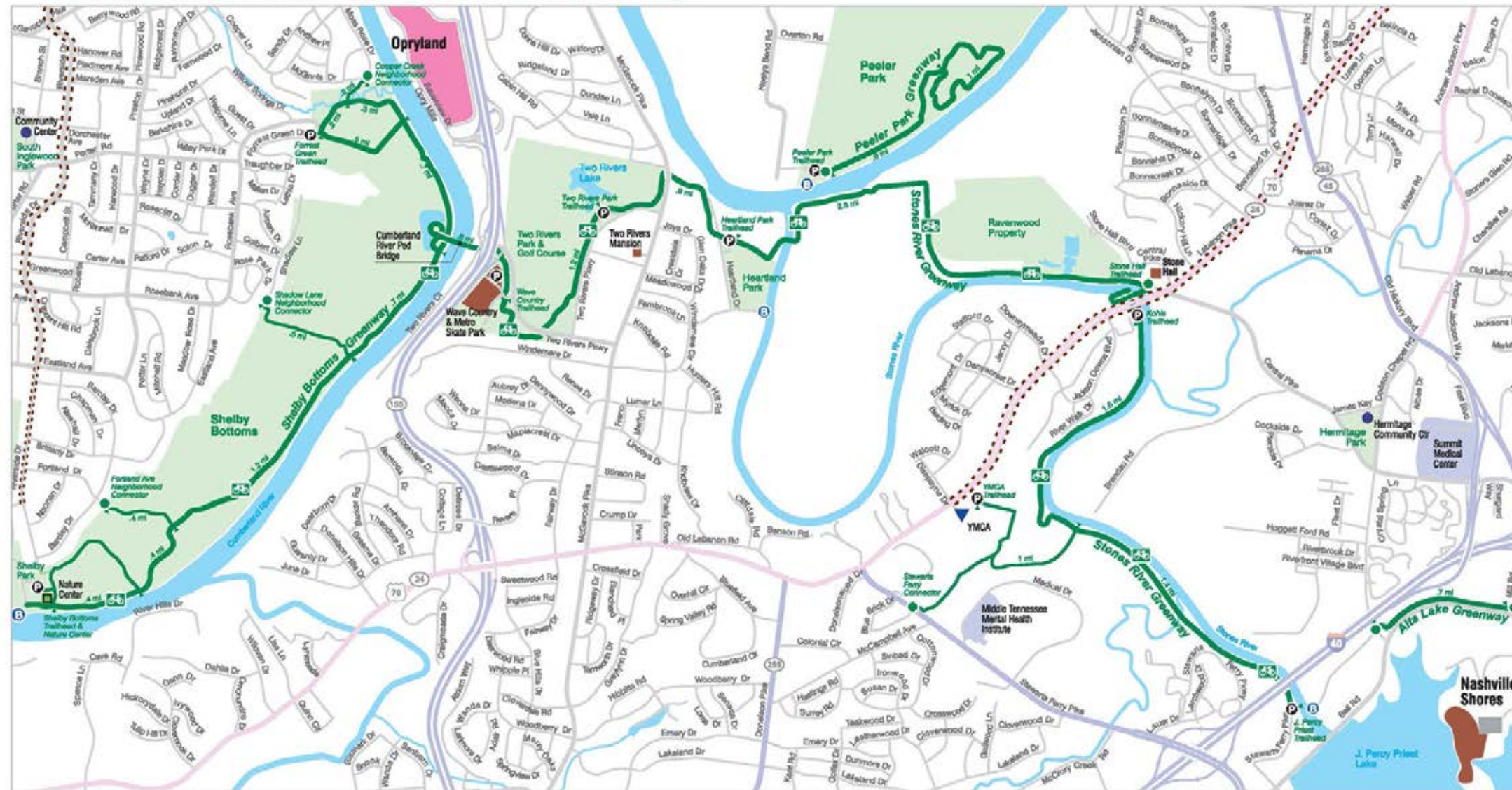
STONES RIVER GREENWAY



STONES RIVER GREENWAY



Shelby Bottoms Greenway / Stones River Greenway



Legend

- | | | | |
|----------------------------------|--|----------------|----------------------------|
| Business Districts | Unpaved Trails (hiking only, except where noted) | Trailhead | Attraction / Historic Site |
| Community Centers | Multi-use Greenway paths (except where noted) | Parking | Nature Center |
| YMCA | | Picnic Shelter | Roads with bike lanes |
| Public Boat Launches / Take-outs | | Venues | Music City Bikeway route |

Scale:
0 1/4 mi 1 mi





Restoration

Restoration work at Two Rivers since 2011 has been consistently steady. This plan calls for additional restoration of the mansion to accommodate several different functions for the property. The main objective is for Two Rivers to operate as a hybrid site, making 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

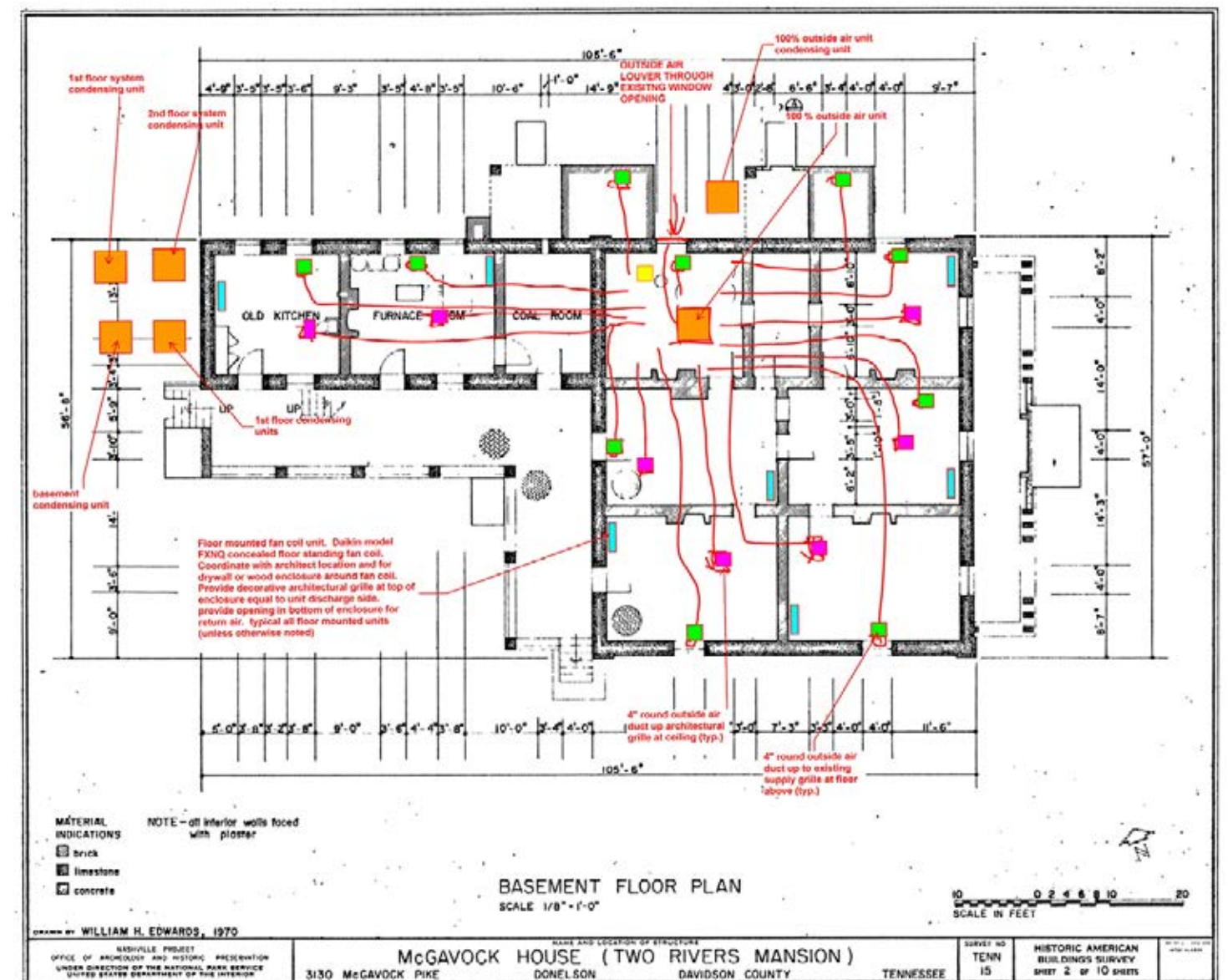
- Updating the wiring of the mansion as required with new THHN/THWN copper conductors and conduit to replace existing older wiring and Romex.
- The existing emergency wall packs in the stairwells are out of the historical context of the building. We recommend eliminating the emergency wall packs in the stairs and providing a small inverter to feed the stairwell system to provide 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 unused 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 heater 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 that the basement can 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.





FXNQ-MVJU9

Concealed Floor-Standing Unit

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

Applications

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

Outside Air Integration Possible
Filter Included

BR1E73 (option) BR2A71 (option) BR4C82 (option)

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 wallpapers
- Repair all water-damaged plaster on walls and ceilings
- Refinish walls with whitewash paint
- Restore all chandeliers
- Remove carpeting from both staircases
- 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 area rugs 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 gives 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 were primarily 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 bathroom and 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

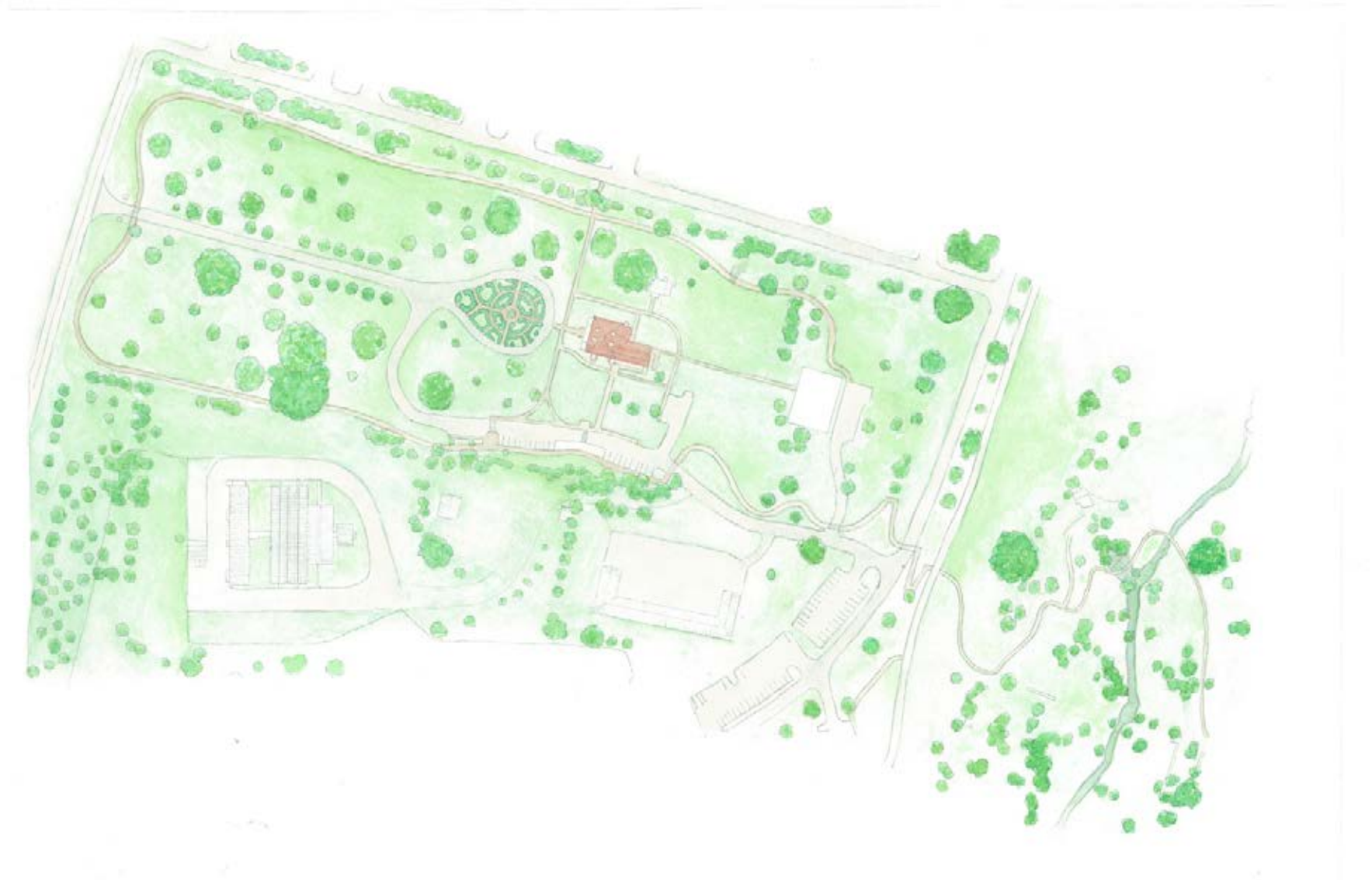
- Replace concrete front porch with wood
- Remove back porch shed entry to basement breezeway
- Repair and Restore water damage areas on front veranda
- Screen HVAC condenser units
- Repair water-damaged stairs at east porch on north facade
- Remove satellite dish from 2nd floor veranda
- Restore rain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

1802 House Restoration

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

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





20-YEAR SITE PLAN



Two Rivers 20-Year Master Plan

Proposed Phasing

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

- Archaeology Plan
- Grounds Restoration Plan
- Exhibit Plan/Design
- Marketing Plan
- Develop Rental Facility (archaeology, design, construction)
 - 250 Occupants
 - Catering Kitchen
 - Front Elevated Porch/Stage
 - Bathrooms (Men, Women, Family)
 - Water Fountain, Bicycle Station
- Construct entry from High School parking lot
- Install property security lighting
- Clear unwanted foliage/vegetation west of Mansion, along north and south borders
- Implement Arboretum Plan
- Rental facility driveway
- Interpretive signage on grounds
- Front Entrance fence, gate and sign (use reclaimed stone from West Woods)
- 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
- Interpretive media in Harding House
- Stones River Greenway Interpretative waysides
- Interpretive media in mansion (mobile exhibits)
- Re-branding Site (website, marketing materials)
- Update Site/House Tour

- Tourism Outreach
- Education Programs/Teacher recruitment
- Move 2nd floor HVAC units to ground
- Create conditioned space in mansion for collection
- Deaccession of unwanted/unneeded collection
- Accession numbering of retained collection
- Collection restoration
- Install UV Coated film on the mansion windows
- Pointed Exterior Mansion restoration
- Implement Staffing Plan
- Removal of unwanted grounds features (gazebo, trees, plantings)

10-Year Plan

Primary Objectives:

Restoration of Mansion

Incorporation of West Woods

New Road/Parking System

- Install Property Greenway
- Conduct Archaeological Research and Mitigation around Mansion
- Continue Harding House Restoration
 - Root Cellar
- Harding House Kitchen Garden
- Restore Root cellar in Harding House
- Begin Interior Mansion Restoration
 - New HVAC
 - 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
- 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
- Interpretive media

15-Year Plan

Primary Objectives:

Continue Restoration of Mansion and Grounds

Continue Incorporation of West Woods

New Road/Parking System

- Continue Interior Mansion Restoration
 - New HVAC (remove existing in basement, 1st floor installation)
 - 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)
- Ornamental garden restoration (Grounds Plan)
- Add planting around north side of house (Grounds Plan)
- New walkways around mansion and Harding House
- New Driveway Pattern
- New Rear Entrance Signage