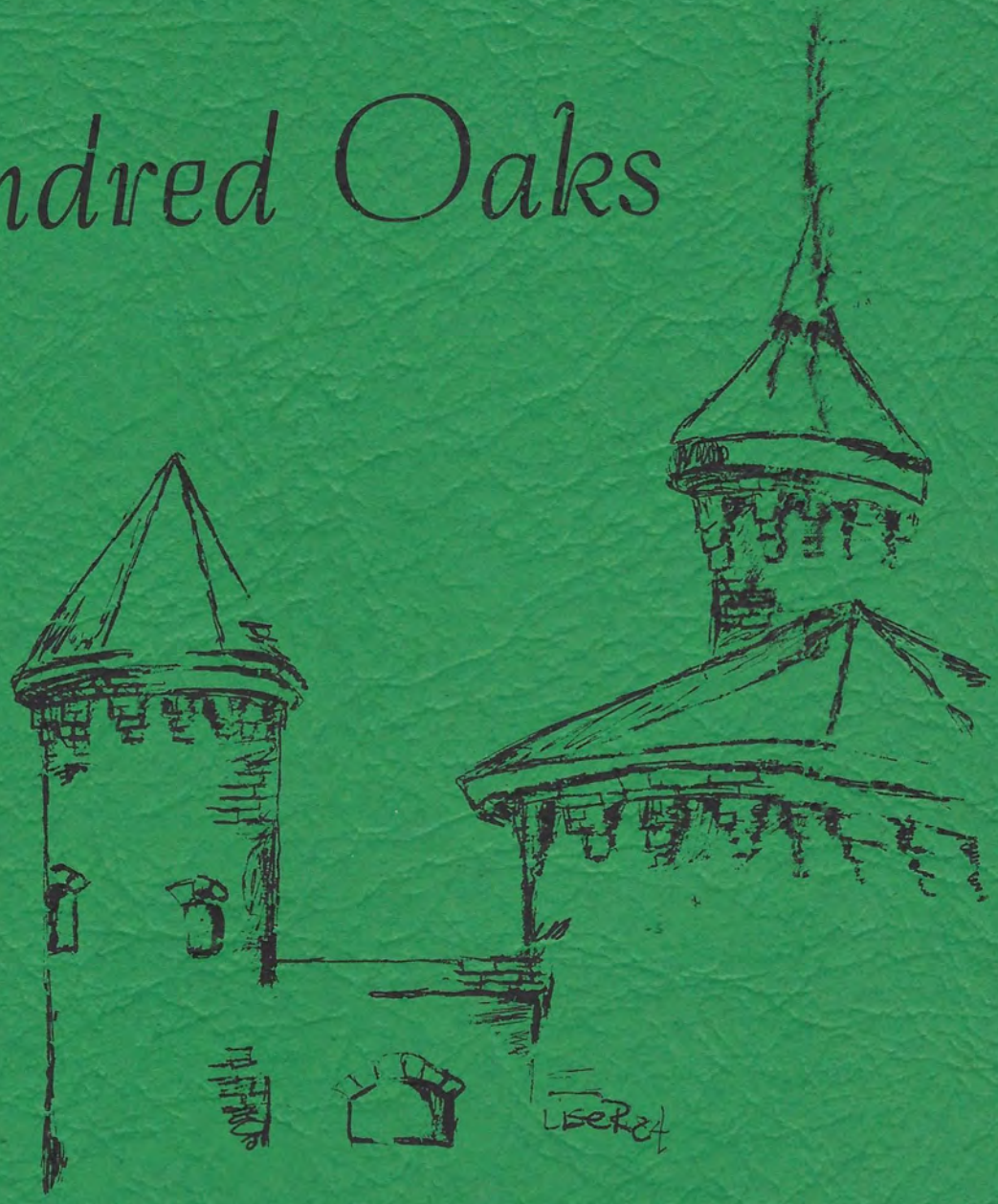
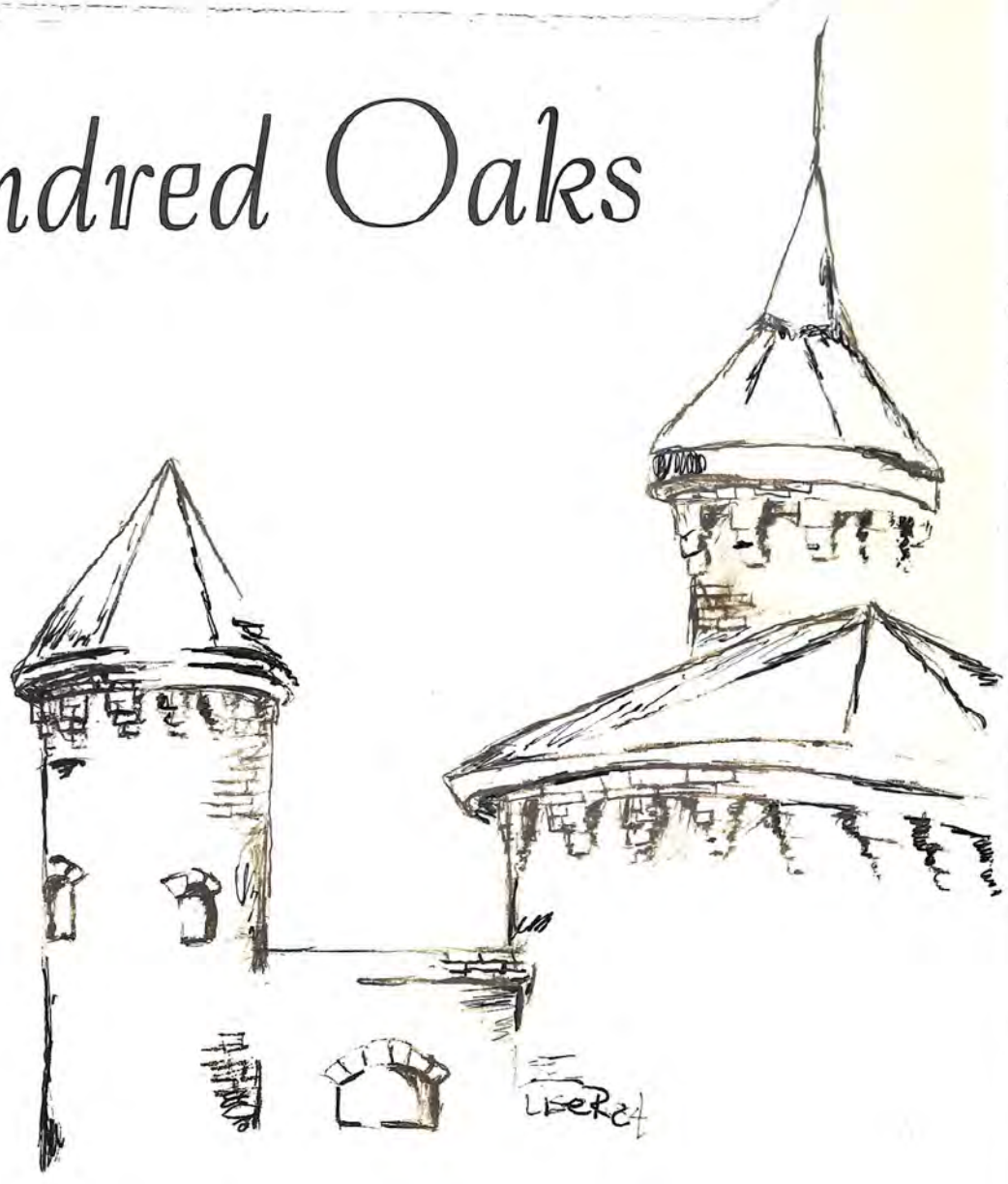
Hundred Oaks



Historic Preservation Program
Middle Tennessee State University
Murfreesboro, Tennessee

Hundred Oaks



Historic Preservation Program
Middle Tennessee State University
Murfreesboro, Tennessee

"Hundred Oaks"

Frontispiece

HUNDRED OAKS CASTLE: ITS PAST, PROBLEMS, AND POTENTIAL

Winchester, Tennessee

A Historic Structures Report

Prepared by

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INTRODUCTION

Hundred Oaks in located in Winchester, Franklin County, Tennessee, approximately eighty miles south of Nashville. A unique part of Tennessee history, it is situated on twenty-five acres just west of the Winchester city limits. Its towers, turrets, crenellations, and elaborate interior decorations give Middle Tennesseans a taste of European castles without leaving the state. Its designation to the National Register of Historic Places is richly deserved.

Hundred Oaks is unique to the area of Franklin County and Winchester because the castle style was never used here, even in a vernacular sense, and it is therefore worthy of preservation. Another unusual characteristic of the castle is that it is built in brick while European castles are built of stone. The castle is important to the people of Franklin County; they take pride in this structure and are willing to draw from their limited resources to keep the building as part of their local history and folklore. Finally, the property is noteworthy because of the earlier house embedded in its midst and the romantic and tragic nature of its development into a castle.

Hundred Oaks Castle required a great deal of study in the areas of history, structural evolution, and structural

problems. The history of Hundred Oaks includes many legends which had to be evaluated. There have always been questions about the evolution of the house. Where was the original house, why were tunnels developed below the house, and why were limestone cellars created below the rear sections of the house? Finally, the structural problems of the house had to be identified and corrected to prevent further deterioration of the building.

It is the goal of this project to correct myths, to determine structural problems of the building, and to suggest adaptive uses for this unique resource.

METHODOLOGY

A major part of this historic structure report consists of the coordination of technical information, physical evidence, and historical data with an end product which traces the building's past and gives suggestions for its future. Working with a property as large as Hundred Oaks demanded careful organization before analysis could begin. Preliminary floor plans were prepared before interior measurements were made by thirteen historic preservation students divided into teams of two and three members. Special thanks are extended to Russ A. Kahn, who was responsible for the initial room sketches, and for the compilation of these sketches into scaled floor plans which were invaluable to the project team and for the future planning of Hundred Oaks.

A six-member team, James Draeger, project coordinator, Linda Center, Lise Ritsch, Carol Roberts, Becky Smith, and Jane Stephens (see appendix G), approached the project report by focusing efforts on immediate needs and future possibilities. Other students aiding in the on-site analysis were Lauren Bowlin, Mark Hay, Jerry Maxwell, John McGlone, Brenda Ott, Mark Sturtevant, and Tim Yates.

The report emphasizes three components: stabilization, interior renovation and restoration, and completion and

utilization of unfinished areas. Archival research was done in county deed and tax records, as well as in local area histories. The structural evolution revealed was through careful room-by-room examination. This entailed searching for inconsistencies in the existing building fabric and for "ghosts" of missing architectural elements. This evidence was compared to early photographs and other data before reaching final conclusions. In addition, recommendations for structural problems were made along with efforts to determine the source of each problem.

Special emphasis was directed to the adaptive reuse potential of Hundred Oaks. In order to present some reasonable possibilities, local authorities were first contacted concerning appropriate building, fire, and maintenance codes.

This report brings together for the first time all of the relevant documentation required to understand Hundred Oaks. With this report it is hoped that a foundation has been laid to provide a new and more secure future for one of the most unusual architectural treasures of the United States.

CHAPTER I

HISTORY OF HUNDRED OAKS

Hundred Oaks Castle has not always been a castle. In fact, when it was the home of Albert S. Marks, the twenty-first governor of Tennessee, it was a rectangular two-story brick, four-over-four, I-house with end chimneys and possibly Greek Revival influences. According to C. C. Estill, who remembered the original structure, in a note to Nell Nelson, granddaughter of George W. Hunt and Priscilla Powell, who lived in Hundred Oaks during the Civil War:

> The house was built in 1859 or 1860 by Mark M. Henderson and to the best of my memory your grandfather [George W. Hunt] moved in as soon as it was finished. I think the house had four below and four above with hall below and above. The kitchen and servants' quarters were some fifteen or twenty feet from the main building and both of brick."[1]

There is other evidence, however, that the Hunts were not the first family to live in the house. Records indicate that the house was built earlier, possibly in the 1840s, and was the home of Benjamin Decherd.[2] Benjamin and his brother Peter, for whom Decherd, Tennessee, is named, were local railroad builders who went broke constructing a branch line through Decherd Station to the Nashville, Chattanooga and St. Louis Railroad as well as another line known as the Winchester and Alabama Railroad. The property later to be

known as Hundred Oaks was among the holdings left in the hands of trustees when the Decherds liquidated their assets. In July 1853, when Benjamin Decherd made a deed of trust to William Edward Venable, he stated, "I am residing and have resided on said land for many years past."[3] At that time the property contained 847 acres, although the next available records show the land holdings reduced by approximately half. The Decherds, both Benjamin and Peter and their families, moved to Bastrop, Texas, in the late 1850s.[4]

Apparently it was at this time that the Hunts moved into Hundred Oaks, which they probably remodeled. This possibly accounted for the discrepancy in the original construction date noted on the previous page. George W. and Priscilla Powell Hunt and their children lived there for a number of years before Albert Marks purchased the farm. The Hunt family descended from John Hunt, for whom Huntsville, Alabama, took its name.[5]

Albert S. Marks was a native of Kentucky; he had been promoted to colonel in the Confederate army and had lost a leg in the Civil War. He was related to Thomas Jefferson and was the son of a well-known member of the Lewis and Clark Expedition.[6] Although the exact date he purchased Hundred Oaks has not been established, it is known that he came to Winchester around 1850 and had already established a law practice before the war. He was elected governor of Tennessee in 1878, serving one term.

It was during his ownership that the name Hundred Oaks began to be used, probably because of the large number of oak trees in the yard. Albert had two sons, Arthur Handly and Albert D. The latter eventually established a law practice in Nashville. Arthur H. attended the University of the South at Sewanee but never graduated.

In 1888 Arthur H. was appointed to consular service in London. After nearly a year he requested a transfer to Berlin. It was in Berlin that he encountered Mary Hunt, a former acquaintance of his from Nashville. They traveled to Stirling, Scotland, where they were married in November 1888. The following February the newlyweds took up residence at Hundred Oaks.[7]

Arthur has been described as "brilliant but rather precious, a bookish dilettante who affected arty dress and always carried a cane."[8] One thing is certain--he came home enamored by European castles and decided to transform the rather plain farmhouse into a castle such as those he had so greatly admired.

Stone was hauled down from Sewanee while bricks were pressed and baked on the property.[9] One source states that "neither time nor money should stand in the way . . . when cistern and wells did not suit him, they were filled up and dug elsewhere."[10] Five-story towers, turrets, and Flemish gables began springing up.

Arthur was especially influenced by Sir Walter Scott's castle, known as Abbotsford. Years after Marks' death, a controversy would ensue as to whether the library of his castle was a replica of that of Abbotsford. Two local Franklin County citizens actually traveled to Abbotsford to dispel the mystery, and each reported that indeed there was a nearly identical room in the two castles. However, the similar room was identified as Scott's study rather than his library.[11]

While Marks was modeling his home after that of Scott, his law practice was abandoned "for a life of contemplation and writing and of attending to the installation at Hundred Oaks of the accoutrements he considered essential to the gracious life."[12]

A story is told that while in England Arthur Marks had observed a lord riding over his lands tossing coins to his admiring liegemen. Back in Winchester, Marks tried to duplicate this scene by tossing coins to tenants' children.[13]

Occasionally Marks taught English composition at Winchester Normal School but was known for not showing up at classes. His only venture into politics occurred shortly before his death when he was a delegate to the Tennessee gubernatorial convention where he nominated Peter Turney, a Franklin Countian who was also a personal friend of his father. Marks knew little about farming and soon dissipated his wife's fortune.[14]

Some sources indicate that Marks was a good writer.[15] Others question that, but a book of his writings, Igerne and Other Writings, was published posthumously. His literary career, like his castle, was left unfinished when Marks died of typhoid fever in 1892 at the age of twenty-eight.

He died intestate, but before his death he created a trust instrument which directed that all his income from the farm and other properties belonging to his wife was to be handled by his father and brother for the benefit of his wife and young son, Albert S. Marks, Jr. The father died shortly before the death of Arthur Marks. Mary, Arthur's wife, married A. N. Gholson within a year. In the settlement of the estate, cross suits were eventually filed involving Mary, her husband, son, and Albert D., Arthur's brother.

Records concerning the trial indicate the court determined that the property was too deteriorated to be "income producing" and, since the castle was unfinished, that it was not suitable living quarters for Mary and her son. According to the court document, "the fences on the property have been permitted to go down. . . . About 125 acres . . . if properly farmed would make productive farm land, but it has been badly farmed, and has washed into gullies." Hundred Oaks was ordered sold for the benefit of creditors.[16]

It was purchased by J. E. and Kate Thompson for nine thousand dollars. A few months later it was resold to the

Paulist Fathers, an order of Roman Catholic priests, for $13,750.00.[17]

That Catholic priests had chosen Winchester, Tennessee, as their new home was an event in itself. Years later when celebrating their fiftieth anniversary in Winchester, William L. Adrian, Bishop of Nashville, stated that "the work has been difficult largely because of the gross misrepresentation of the Catholic Church that has been prevalent in these parts." However, it was also noted that "the sympathy of the neighborhood was prompt, cordial, and intelligent." Farmers were helpful and local shopkeepers "wished Hundred Oaks were a thousand."[18]

The idea of bringing the Paulists to Tennessee was apparently that of Father John Marks Handly, a relative of the Marks family. When he first approached members of the order about buying Hundred Oaks, they responded:

> We are not inclined to commit ourselves to this place at present, and it would be far more economical of money and time and exertion to have a house in which we could live and leave and return to it; say in Nashville rather than in the country. . . . But any information about the place and on what terms it can be obtained will be acceptable.[19]

Father Handly was apparently persuasive. When the Paulists arrived, they made some changes at Hundred Oaks. The unfinished "ballroom" (the original use of this long narrow room is still a subject of controversy) was converted into a chapel, as a gift from Martin J. Condon of Nashville. A Roman chapel with high arched ceilings was created with a

large stained glass window.[20] During this time the castle was known as The House of St. Francis de Sales. The Paulists operated a dairy, bringing in "federally accredited Holsteins" and hired Henry I. Cottam as farm manager.[21] The Cottam family took up residence in an "English cottage style house on the property that had formerly been a laundry facility. There were at this time several other out-buildings, one styled like the castle, and other barns and sheds."[22]

The Paulists remained until 1953, which made theirs the longest occupancy associated with Hundred Oaks. Within the next fifteen years, the property changed hands several times. In the early 1960s an Air Force family occupied the castle rent-free in exchange for general maintenance. A photograph taken during this time shows a basketball goal mounted in the former chapel.[23]

Gerald and Charlene Hawkersmith bought the property in the early 1970s. They lived there with their family for about five years and then sold it to Peggy and Winston Douglas, Jr., who built a house near the present-day parking lot and began operating Hundred Oaks as a restaurant. The property was sold once again, in 1981, to Alma Reagan of Gatlinburg, Tennessee, who presently is making the property available to the Franklin County Adult Activity Center, an organization for the handicapped. A restaurant is still in operation.

Notes to Chapter I

[1]C. C. Estill to Nell Nelson, 30 April 1928, Hundred Oaks File, Franklin County Historical Society Library, Winchester, Tennessee. A handwritten note on the letter identifies Nell Nelson as the daughter of Addie Hunt and Sam Nelson. Addie was the daughter of George W. Hunt and Priscilla Powell, who lived in Hundred Oaks during the Civil War.

[2]Registrar's Office, Franklin County Courthouse, Winchester, Tennessee, Deed Book F-K, p. 401. A thorough deed search was done by Beatrice Collins.

[3]Ibid., Deed Book V, p. 380.

[4]Interview with Beatrice Alexander Collins at her home, 111 North Cedar, Winchester, Tennessee, 21 March 1984. She has also prepared a typed manuscript entitled "Hundred Oaks," n.d., which was made available.

[5]Collins interview.

[6]Bill Holder, "The Story of Hundred Oaks: Franklin County Castle," Nashville Tennessean Magazine, 15 August 1948, p. 5.

[7]Ibid., p. 8.

[8]Ibid.

[9]Beatrice Collins remembers a brick yard near Hundred Oaks but not belonging to it. This may have been the site of manufacture. Holder states that the bricks were manufactured at Hundred Oaks.

[10]Holder, p. 8.

[11]Interview with Sarah Moore, Route 4, Box 27, Winchester, Tennessee, held at the Franklin County Historical Society Library, 21 March 1984. She states that when she traveled to Abbotsford in 1976 she discovered that "many features of our castle library are near replicas of Sir Walter Scott's." The similarity of Scott's study and the library at Hundred Oaks is the subject of James Waring McCrady, "Bunking and Debunking Sir Walter Scott's Library in Franklin County," Franklin County Historical Review 13 (December 1982): 3-11.

[12]Holder, p. 8.

[13]Ibid.

[14]Ibid.

[15]Marks' writing ability is discussed in James Waring McCrady, "Prose of Promise: The Youthful Style of Arthur Handly Marks," Franklin County Historical Review 13 (December 1982): 12-20.

[16]Franklin County Courthouse, Office of Clerk and Master, Winchester, Tennessee, "Clarksville Trust and Banking Company et al. vs Albert S. Marks et al." Minutes O, 1898-1900, 16 June 1899, pp. 325-29.

[17]Franklin County Courthouse, Deed Book 22, p. 17. The transaction is also discussed in Holder's article.

[18]"Paulist Fathers in Tennessee, 1900-1950," booklet printed for the occasion of the fiftieth anniversary of the Paulists at Hundred Oaks. A copy is in the possession of Beatrice Collins, Winchester, Tennessee.

[19]Ibid., p. 23.

[20]Ibid., p. 19.

[21]This information is documented by handwritten notes by Beatrice Collins' father, who was preparing an article for possible use in one of the town newspapers he owned and operated in Franklin County.

[22]Collins interview and "Hundred Oaks" typed manuscript.

[23]Michael Rougier, "A Family's Happy Life in a Home Fit to be Haunted," Life Magazine 50 (10 March 1961): 103.

CHAPTER II

ARCHITECTURAL DESCRIPTION

The brick three-story Romanesque castle which stands today was originally a four-over-four farmhouse with end chimneys. The lighter brick of this original structure can be detected upon close examination of the front (south) facade. The building was altered into an eleven-by-five bay European style castle featuring machicolation (fig. 1), a tower, turrets, and a bartizan (fig. 2).

Fig. 1. The castle features a machicolated cornice.

Fig. 2. A bartizan appears on the east facade.

The central hipped roof is flanked by Flemish gable wings. The hipped portion has two castellated chimneys and a centrally placed Flemish lighted gable with two arched windows of twenty-four lights each. On each side of the

gable are smaller Flemish dormers sporting narrow windows of eight lights and dunce cap roofs. The west gable roof is dominated by the five-story crenellated tower.

The front facade features this tower and a three-story Flemish gable joined with a two-story loggia (fig. 3).

Fig. 3. Front facade

The hexagonal tower is capped with crenellations and has six arched 30/30 windows on each face in the fifth story. Three narrow windows step down to the second and first stories each of which has two 30/30 widows. The three-story Flemish gable is supported by a modern brick buttress and has two

parallel arched 1/1 windows in the top story, one matching 1/1 second-story window and one square 1/1 window with a concrete lintel in the first story. The loggia is five bays wide on the first floor, joined by brick pillars, while the second story is in double rhythm joined by small brick columns. Machicolation forms a cornice across the front facade but does not appear on the front gables nor the tower. A corbelled belt course separates the first and second stories. A water table is made mostly of brick, but it has been capped with cement toward the west end of the castle.

The east wing has three arched 30/30 windows and is attached to an arched porte cochere which is capped with crenellations with two buttresses at each corner. The west wing consists of an arched cantilevered balcony with large concrete brackets underneath for support. The west facade (fig. 4) has a chateauesque roof line dominated by the front tower, a Flemish gable, castellated chimneys, turrets, and attached turreted outbuildings. The three-story Flemish gable of the west wing has two arched 12/12 windows in the third story, the cantilevered balcony which shows on the front facade in the second story as well as one 20/20 arched window, and three windows on the first floor: two are arched 16/16 with the third being a flat 20/20 with concrete lintel appearing on the chamfered corner wall above an oversailing course.

Fig. 4. West facade.

The back (north) wall of this west wing has a second-story large arched window--a stationary 64-light section over three casements sections of 12-20-12 lights. The first story has one arched 20/20 window and a doorway with an arched transom.

The central facade of the west wall has a wooden balcony with balustrade and three metal columns which connects the wing with the turret. Two arched 16/16 windows line the second-story wall of the balcony with a duplicate of the large window described in the wing appearing in the first floor.

A cone roofed two-story turret with longer machicolation is centrally placed on the west facade. The second story has three arched 16/16 widows while the first story has five arched widows--two 8/4 flanking one 8/1. Between this central and an end turret appears a flat wall with machicolation, one second-story 16/16 window and two first-story 6/6 and 12/12 windows. Another second-story oriel window appears in the chamfered wall connecting the end turret. This window has an oversailing course beneath. Three round castellated outbuildings are attached to the turret with an arched passageway. There is also a fourth free-standing smaller turret.

The rear (north) facade (fig. 5) has a three-story Flemish gable with two parallel arched 32-light windows in

Fig. 5. North facade.

the upper story. The second story has an oriel window consisting of three connecting 16/16 windows, flanked by an arched 12/12. Two modern additions, one of brick and one of wood, have been added to this facade.

The east wing of the north facade features two dunce cap dormers with fifteen-light windows in each, a castellated chimney and a 24/24 window on the first floor. There is no machicolation on this wing.

The east facade (fig. 6) boasts a roof line peppered with nine dunce cap dormers and a courtyard formed by the carriage house wing within a Flemish gable with an arched opening in the top step of the gable and a round nine-light

Fig. 6. East facade.

window and the main body of the castle. A modern extension has been added to the old carriage house in a similar Flemish gable form.

On the north side of this courtyard appears an arched 12/12 window. The main facade has six 1/1 windows with arched transoms and an entrance consisting of a fifteen-light door with a six-light transom and one pane three-quarter sidelights. Two arched windows matching those of the second story appear on each side of the entrance.

The south wall of the courtyard has two second-story large arched windows, the central section consisting of 24/24 flanked by eighteen-pane sidelights. The first floor has two matching rectangular windows consisting of a forty-two light central section flanked by eighteen-pane sidelights.

A three-story centrally placed Flemish gable has two single-pane third-floor arched windows and a large arched window (once containing stained glass). A large stepped arched window consisting of 198 lights appears in the wall which joins the bartizan at the corner. The bartizan has a dunce cap roof to match the dormers and three narrow 8/8 windows. Machicolation forms the cornice along the courtyard.

The large Flemish gable which completes the east facade has two twenty-four-light third-story windows and one large

arched 123-light window next to the porte cochere. There are narrow double doors into the castle off the porte cochere with an eighteen-light transom.

CHAPTER III

ARCHITECTURAL EVOLUTION

When Hundred Oaks was purchased by Marks, it was a four-over-four, possibly Greek Revival house (see history section) with a two-story ell (figs. 7, 8, 9). The two-story ell would have contained the Greek Revival entrance and central hall still used today (room 106).[1] Recessed chimneys in room 111, 105, 205, and 203 confirm the east and west walls of the original house. The fireplace in room 105 has been removed (fig. 10), but there is evidence of its previous existence in the recess found in the wall. The hearth may be seen in the house foundation; and, in the attic, original pencilled brickwork and ghosts of earlier flashing remain on the chimneys.

The north wall of the original house is identified by pencilling on the brick mortar. The pencilling comes to an abrupt end at the north exterior wall of room 112 (fig. 11). The existence of a wall dividing room 112 would substantiate the description of C. C. Estill, "the house had 8 rooms, four below and four above with hall below and above." This would also provide consistency between the first and second floor plans. Unfortunately, without disturbing the plaster of room 112, the wall's placement cannot be confirmed. The

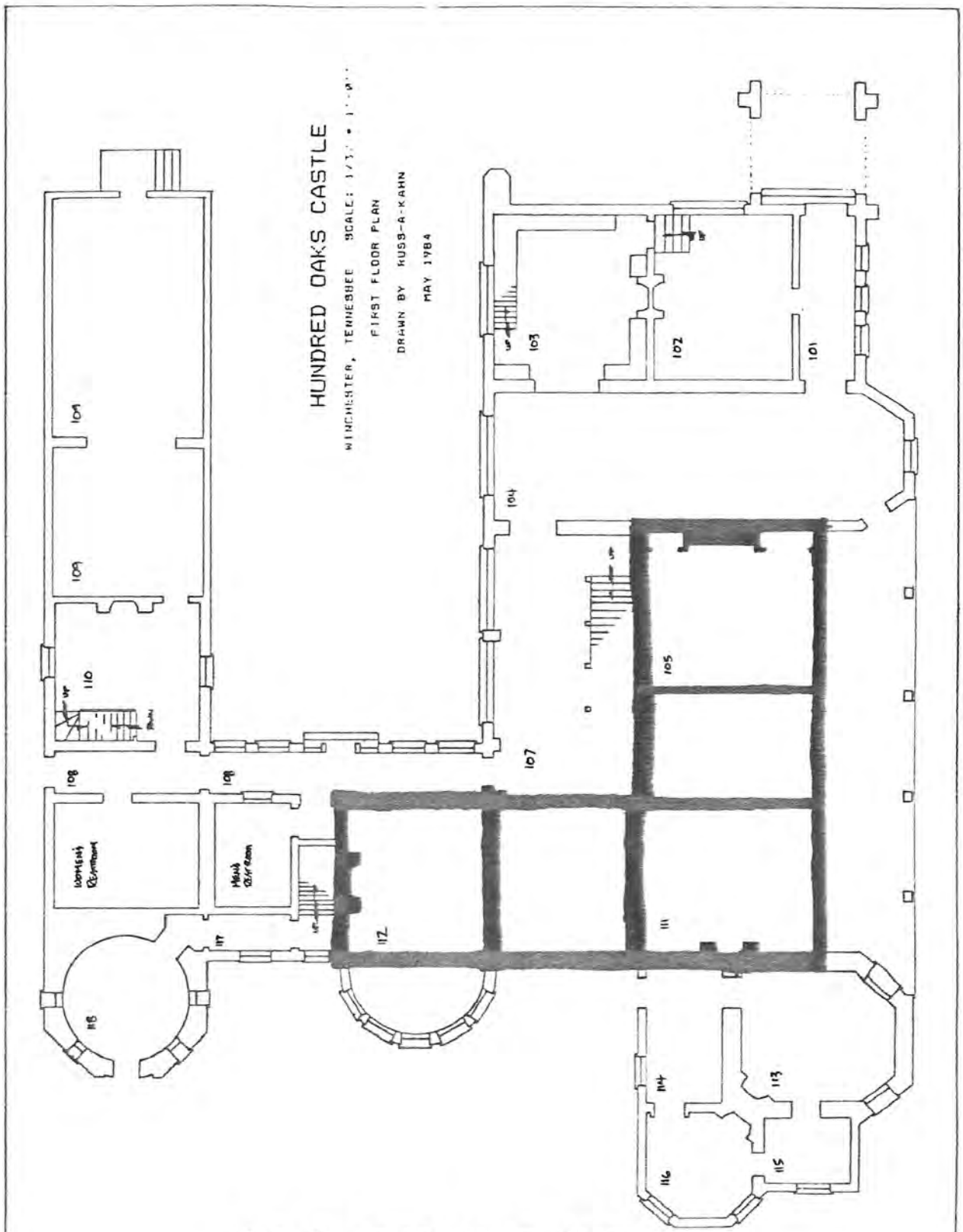


Fig. 7. First floor, floor plan.

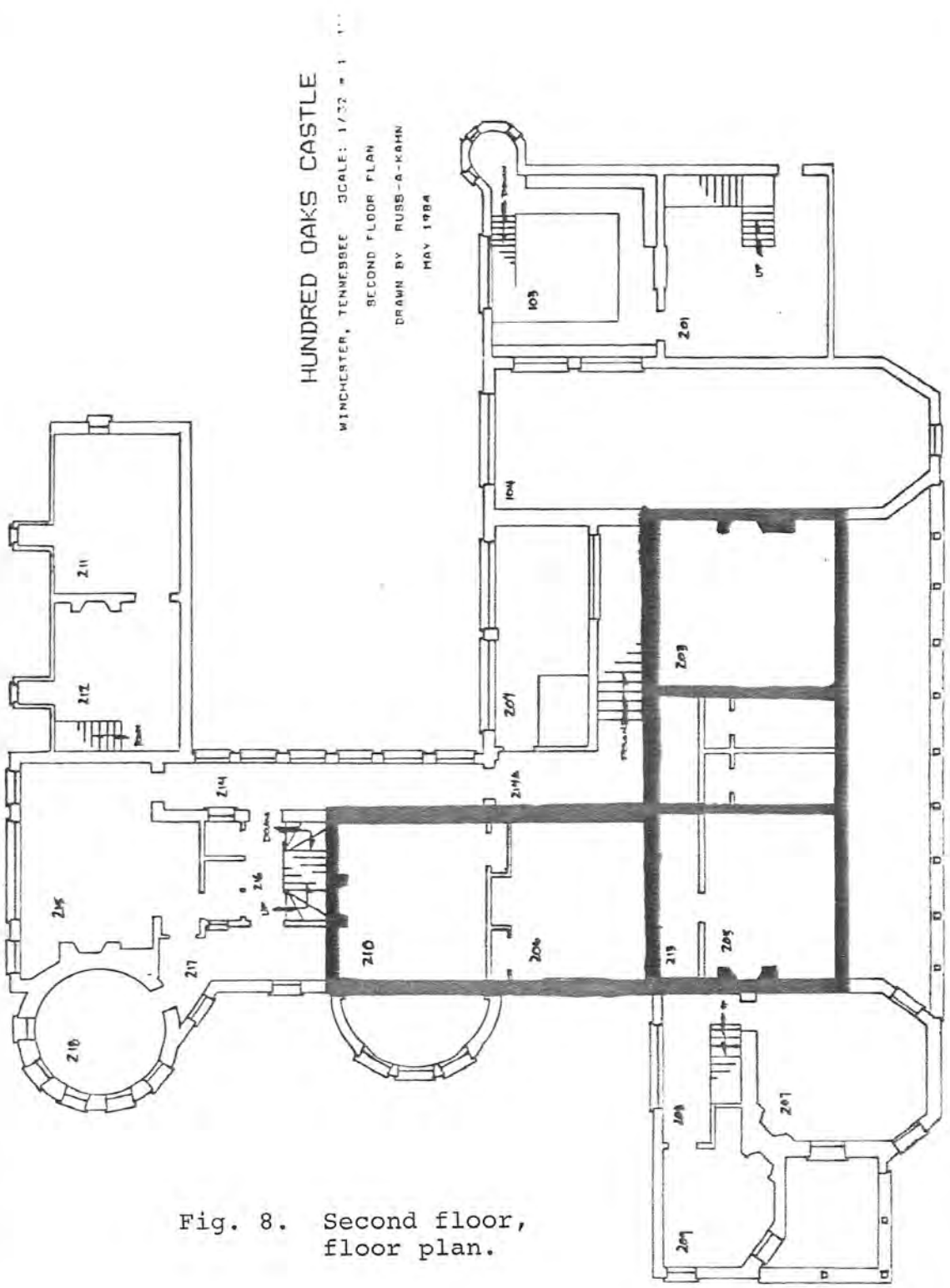


Fig. 8. Second floor, floor plan.

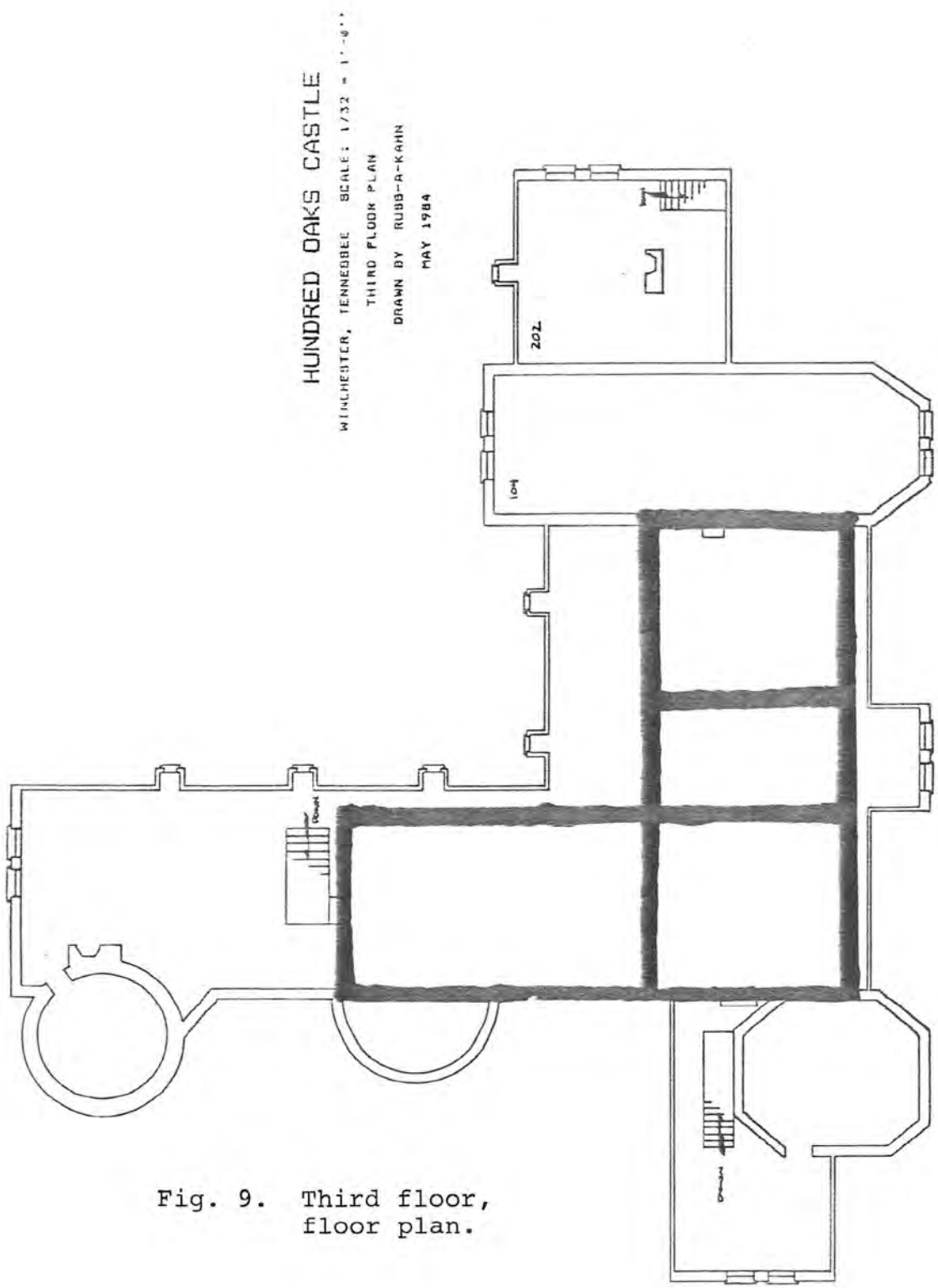


Fig. 9. Third floor, floor plan.

Fig. 10. One of the original end fireplaces was removed by Marks.

Fig. 11. The pencilling of the brick mortar, loggia, by the end of room 112.

stairwell, in accordance with the style of the house, probably was located in the entry hall, room 106 and room 205; no remains are evident today.

The second-floor room placement would have matched the first floor. Rooms 203 and 205 flanked the hall; rooms 206 and 210 formed the ell. The extra chimney flue of room 205 is unexplained, but may be evidence of an early heating system (fig. 12).

Fig. 12. One of the original chimneys; the extra flue is unexplained.

In 1889, Arthur Marks submitted plans to a "Mr. Patten of Chattanooga" for additions to his house.[2] While in England, he had been intrigued by the castles. Marks wrote in his diary, "I was impressed by the solidity of everything . . . they appear to have been built for all time."[3] The castle Marks was to build was thirty-seven rooms and contained towers, cloisters, a loggia, a ballroom, a library, a

billiard room (room 102), and a wine cellar. The grounds reflected the romantic Gothic gardens of England. A Swiss dairy was built and formal gardens grew grape vines brought from France. Ivy was brought from Britain. Written accounts of Marks' plans describe the rooms but give no indication of their purpose or location. Unfortunately, the original plans have not been found.

A ballroom described as having hardwood floors and a forty-foot ceiling may have been intended for the unfinished attic or room 104, on the first floor.[4] The Hawkersmiths refer to this room as the ballroom,[5] but local legends maintain that room 104 was a gallery/library, holding most of Marks' 8,000 books.[6] No other purpose is given for the third floor, and the description could apply to either.

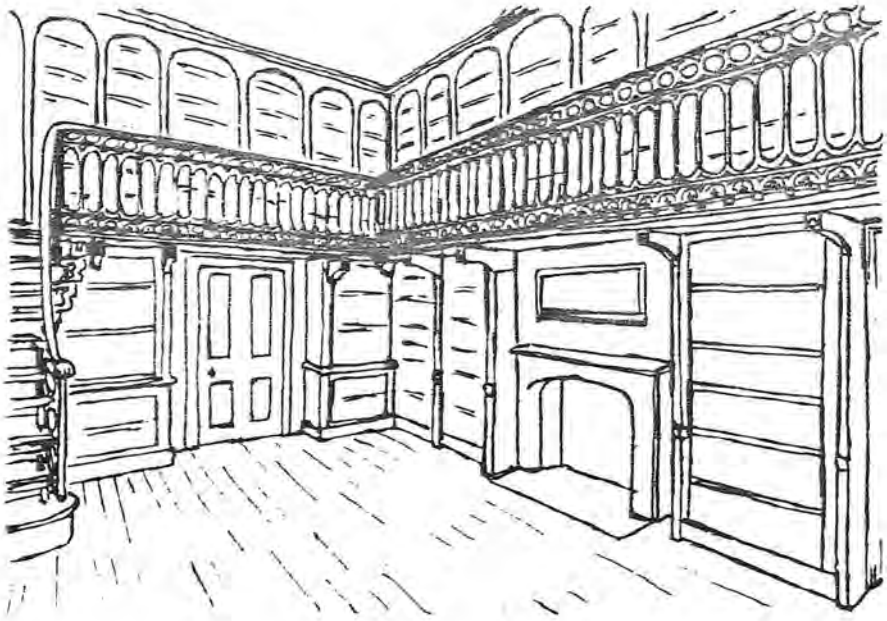
The dining room was panelled in hand-carved oak with a large arched oak-beam ceiling. The oak paneling may be seen in room 112. The original plan for the ceiling to be arched was abandoned.

Legend ties the library/study of Arthur Marks' Hundred Oaks to the study of Sir Walter Scott's Abbotsford (c. 1823), in Roxburghshire, Scotland.[7] B. C. Rauschle claims the study (room 103) followed the same floor plan, and in accordance, room 201 would have served as the library, holding the remainder of Marks' books.[8] The other theory, by James McCrady, claims the excess books were stored in

room 104. No controversy exists over the similarity of the library/studies themselves. Room plans are shown (fig. 13). Marks made a few changes. He raised the ceiling by three feet and did not arch the shelves openings. The speak-a-bit was moved to the head of the stairs (fig. 14). Descriptions of either house give no purpose to the speak-a-bit. Legend has said that Sir Walter Scott kept his private manuscripts in the room, but the proportions of a speak-a-bit makes this unlikely, and the theory gives no explanation of the room's name.[9] Despite changes made, the similarity of the room is undeniable.

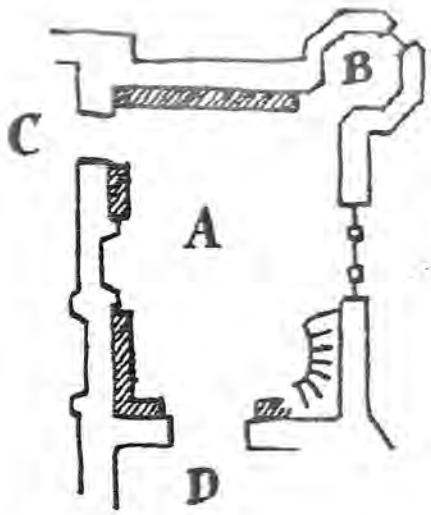
The most prominent change to Hundred Oaks when the Paulists moved their southern headquarters there in 1900 was the transformation of room 104 into a chapel. Stained glass windows were donated and an altar was placed at the north end wall.[10] The entrance from the chapel to the library was plastered over (fig. 15). A window from the north wall was reused to light the stairwell (fig. 16). A bathroom was added in room 204 with a concrete slab as a foundation for the utilities (fig. 17). The two-story loggia was enclosed (fig. 18).[11] Due to the expense of repairs and maintenance, the Paulist Fathers closed the "House of St. Francis de Sales" in 1955.

For the following eight years, Hundred Oaks was vacant. Light fixtures were removed, plaster was torn from the



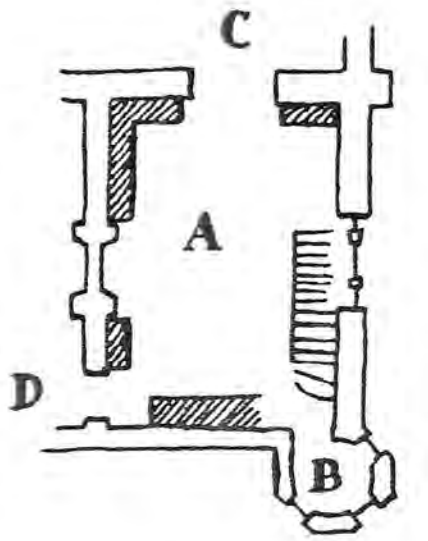
Sir Walter Scott's study (above) and Arthur Handly Marks's (below). The principal difference is Marks's higher ceiling and darker wood, producing a colder, less intimate room, even though the proportions are otherwise the same. Perhaps the higher ceiling was for the hotter climate. (Sketches by J.W. McC.)

Fig. 13. Floor plans of the study at Abbotsford and the library at Hundred Oaks.



Scott's "Abbotsford" study

The two studies are similar enough that a single description applies to either of them. "A" is the actual study room, lined with bookcases and cabinets (shown here shaded). "B" is the turret room, or "speak-a-bit." "C" is the largest and most elegant room of the house. "D" is a small room off the entrance hall.



Marks' "Hundred Oaks" study

Fig. 14. Elevation of the study at Abbostsford and the study at Hundred Oaks.

Fig. 15. Room 104, the chapel of St. Francis de Sales.

Fig. 16. The stairwell window, moved from room 104.

Fig. 17. Room 204.

Fig. 18. Enclosed loggia, room 214.

walls, old books and oak panelling were burned by vandals, and the rooms were invaded by insects and pigeons. The house was purchased in 1967 by Gerald and Charlene Hawkersmith.[12]

The Hawkersmiths made Hundred Oaks their home. They replastered the walls, installed central air conditioning and heating. They repaired damaged plumbing and upgraded the round turret kitchen (room 118) and bathrooms (rooms

117 and 218). Room 104 was wallpapered, other rooms were painted, and the door to the library was reopened. When the plaster was removed, the pocket doors and surround were still in place. The altar steps used by the Paulist Fathers were moved to lead into the library. The home was filled with antiques and lights the Hawkersmith's daughter sent from Germany. The maintenance cost ultimately caused the owners to sell Hundred Oaks.[13]

In 1975 the Winston S. Douglas family purchased the castle. A carriage club (room 109) was added. Douglas hoped to have a liquor license approved and to open room 109 as a bar. Plans for a new dining room and the completion of the third floor ballroom depended on a new source of income. An application for a $75,000 grant from the state was denied, and Douglas sold the castle. The combined operations of an antique mall, restaurant, and historic attraction were not enough to meet expenses.

Mrs. Hal Reagan paid $418,500 for the castle in 1977.[14] The Reagans made plans for developing the castle and grounds, beginning with the building of a new dining room, which was not realized. The Franklin County Adult Activity Center, directed by John Tansey, began operations there in May 1982. An activity room was added for their use. The house continues to be operated as an historic site and a restaurant by the Franklin County Adult Activity Center.

Notes for Chapter III

[1]C. C. Estill to Nell Nelson, 30 April 1928, Hundred Oaks File, Franklin County Historical Society Library, Winchester, Tennessee.

[2]B. C. Rauschle, "Hundred Oaks: An Unfinished Dream," Franklin County Historical Review 1 (December 1969): 4.

[3]James Waring McCrady, "Bunking and Debunking Sir Walter Scott's Library in Franklin County," Franklin County Historical Review 13 (December 1982): 10.

[4]Rauschle, pp. 4-6.

[5]Interview with Charlene Hawkersmith, Winchester, Tennessee, 6 April 1984.

[6]McCrady, p. 4.

[7]Mark Girouard, Life in the English Country House (New Haven: Yale University Press, 1978).

[8]Rauschle, pp. 4-6.

[9]McCrady, pp. 4-5.

[10]Bill Holder, "The Story of Hundred Oaks: Franklin County Castle," The Nashville Tennessean Magazine, 15 August 1948.

[11]Hawkersmith interview.

[12]"Gatlinburg Couple Purchases Winchester Castle for $418,500," Nashville Tennessean, 17 July 1977.

[13]Hawkersmith interview.

[14]"Gatlinburg Couple."

[15]"Hundred Oaks: A Community Castle," Nashville Tennessean Magazine, 10 January 1984.

CHAPTER IV

SUMMARY OF ON-GOING STABILIZATION

Building stabilization at Hundred Oaks is a current and continuing process. Years of deterioration, poor construction, and improper repairs have taken a serious toll on the building. Stabilization is currently taking place in various areas of the castle as the beginning of a projected three-phase plan to strengthen the building. This is a summary of the three-phase "Stabilization and Restoration Project of Hundred Oaks" prepared by the architectural firm of Smith and Johnson of Chattanooga, Tennessee.

The major part of the first phase was to stabilize the main hexagonal tower which had several major cracks, causing window and door arches to fail. The movement of the failing walls has been corrected by a system of threaded rods, angles of steel, and fasteners. This process is now completed, and cracks have been reduced and properly repointed (fig. 19).

The first phase also included repointing and cleaning brick areas of the tower, front facade, and porte cochere. This cleaning and repair required the removal of inappropriate mortars, and replacement with new mortar matching the texture, color, and width of the original. The new mortar

Fig. 19. Tower stabilization includes a system of threaded rods, angles, and fasteners, and remortaring of major cracks.

was to be consistent with the brick and made of two parts hydrated lime, one part portland cement, and nine parts sand. All mortar repointing tools were the original style to keep work and appearance consistent. The mortar matched

the brick as well as original mortar color. The width of the mortar was equivalent to the original mortar and in complete contact with each brick.

Any missing bricks had to conform to original bricks in size and color. After bricks and mortar had been repaired, all areas of masonry were cleaned with lower pressure water to remove dirt, moss, mildew, and any effects of efflorescence.

After brickwork currently underway has been completed, problems in stone areas of the masonry will be corrected. The coping stones and stone sills will be repaired. These stone areas are cracked, spalled, and broken, allowing water to enter and cause damage to mortar, as well as rotting wooden areas of the structure. All these areas will be patched, then bonded with an acrylic bonding agent. All patches will be strong yet smooth, and as unnoticeable as possible.

All mortar seams will be caulked to reduce water entry, especially where stone touches stone. Again the caulking will match the color of the mortar so as to be aesthetically pleasing.

As a final step of phase one, the front porch floor tiles will be removed, earth will be leveled, and a vapor barrier will be placed below the brick tiles. The brick tiles will be replaced in a concrete base, and then these brick tiles will be properly repointed and caulked.

After the tower and brickwork are completed, the second phase will begin. This phase will be concerned with water drainage from the various roofs. The roofs are in poor condition, and are allowing water to penetrate the building and cause serious damage. The areas needing immediate attention are the large cone-shaped roof of the round turret, the original carriage house roof, and the flat roof of the porte cochere. Asphalt composition shingles will be put on the cone-shaped and the carriage roofs. An elastic sheet roofing will be put on the flat roofs of the porte cochere, the main tower, and the cistern tower. The other flat roofs will be made of a fiberglass roof system to prevent water damage.

Proper flashing and trim will be included in the roofing project to ensure an efficient roof. The flashing parts will be galvanized metal. Any area that touches a non-metal area will have appropriate sealants to prevent water seepage and corrosive actions of the metals.

To ensure proper drainage, new gutters and downspouts, valleys and accessories for the roof are to be installed. This drainage system is to be galvanized and painted with at least two coats of an oil based paint. Underground drain lines are to be dug to improve drainage away from the foundations of the house.

The final phase of this first stabilization project will be the protection of all wood areas and windows.

Rotted areas of the porte cochere and the ceiling of the second-story porch will be repaired in addition to window trims and sills. All loose paint will be removed and new wood will be prime coated; then two finish coats of paint will be applied.

Finally, all missing and broken window panes will be replaced. Any windows that need reglazing will be properly treated, then cleaned. All repairs, corrections, and work for this project are under the authority of the architect, Thomas A. Smith of Chattanooga.

CHAPTER V

STRUCTURAL PROBLEMS NOT ADDRESSED IN STABILIZATION REPORT

The most obvious and serious structural problem at the present time is the result of the collapsed tunnel wall which extends south from the castle cellar to the crawl space of the original house. At the present time the tunnel arch has collapsed below the north exterior wall of room 107, the hall connecting the gallery and the dining rooms (fig. 20). This collapsed tunnel has caused the walls of

Fig. 20. The tunnel below the courtyard shows arch failure.

the first- and second-floor hallway to sag and crack. The bricks are rotating and buckling, causing stress in the exterior wall (fig. 21).

Fig. 21. Buckling and failing of east wall bordering the courtyard.

The failure of the tunnel has also allowed a large hole to develop, permitting water to enter and begin the deterioration of the entire tunnel, which is the only access to the original house foundation (fig. 22).

If this problem is not corrected, the entire tunnel and the house could quickly collapse. The entire foundation could be in serious jeopardy if this tunnel wall and

Fig. 22. The tunnel failure has created a hole in the courtyard.

foundation area are not corrected or stabilized. An appropriately qualified architect and structural engineer should develop plans to deal with this problem. One possible solution might be a temporary support system designed by the architect and installed below the bearing walls of the

hallway to prevent further slippage. A permanent solution might be the complete rebuilding of the tunnel wall which would include firm footings and foundation walls. This rebuilding project must take into consideration that the walls must hold the weight of three floors and the roof.

Problems associated with the hole in the courtyard opening into the tunnel wall are: the buckling and rotation of the bricks in the exterior wall, failing window arches as seen in the gallery window, and interior walls separating from the ceiling (fig. 23). These problems could be reduced with the correction of the tunnel wall. However, repointing

Fig. 23. Gallery window, close-up view of arch failure.

of brick walls and arches might be necessary. Finally, the cleaning of bricks could be required to remove the moss and fungus growing on these walls due to the moisture problems of this area.

The hole in the courtyard needs immediate attention for several reasons. First, the opening is allowing water to flow into the tunnel, further eroding the brick walls and earth. Second, the bricks of the tunnel wall are constantly exposed to climatic changes and are quickly deteriorating, thus reducing the strength of the entire tunnel. Finally, visitors to the castle are conceivably being exposed to danger, even though the area is restricted.

The overall foundation is apparently in good condition, but the sections which are on brick foundations need attention because the brick is losing its strength due to moisture within the cellars, crawl spaces, and tunnels. Most of the brick foundations show some damage resulting from water entering the area below the house through open vents or windows into the cellar areas. These vents are either open, covered with carpet, or covered with plywood (fig. 24); they need to be sealed if the foundation is to remain strong. The openings should be enclosed with a ventilation system which would allow for circulation of air to carry out any existing moisture.

Fig. 24. Leaves are evidence that this vent, now covered, was previously open.

The brick foundation of the original house has several structural problems not connected to the moisture problems. The original house foundation was surrounded by the foundation work of the castle additions. To provide access to the crawl space of the original house, openings were broken through the original exterior walls. These openings do not have any supporting lintels of wood or metal. In this area there are also early circulation vents which are no longer in use. These poorly supported areas are causing the walls above to crack under added stress. Supportive steel or

brick lintels may have to be installed in these areas. In addition, these settlement problems are keeping pocket doors in the dining room from operating properly. A final problem with this area of the foundation is that much of the original mortar has deteriorated and should be repointed (fig. 25).

Fig. 25. Deteriorated mortar of the original house foundation.

The foundation of the cellars is constructed of large limestone blocks; however, these areas do not appear to be supporting the major areas of the entire structure. Limestone block foundations located below the cistern turret and

carriage house, are suffering from structural problems. The main problem appears to be water penetration causing bricks and wood areas resting on the limestone to crack and rot. After a recent rainstorm, these limestone cellars were filled with approximately four inches of water. This water flow needs to be stemmed for the sake of the entire cellar foundation.

A second overall structural problem is the cracking of the exterior brick walls. These cracks begin at the foundation and migrate upward, causing window arches to fail, cantilevered areas to sag, and bricks to loosen and fall out of the wall. Examples of this problem can be seen on almost every facade of the house.

The first and most serious example of the cracking problem is on the south wing of the west facade (fig. 26). A crack begins at the ground level and continues up the wall toward the first-floor window sill. At the window sill this crack has caused the brick to separate from the window casement. The crack progresses through the arch above the window and moves toward the concrete balcony support brackets. This balcony is tending to sag at the present time and is supported by a metal jackpost.

Another example of a continuous crack is to the north of the first crack. It begins at the foundation, continuing to the first-floor window and migrates to the flat

Fig. 26.
Structural cracks begin at ground level.

lintel. On this corner of the west facade wing is a cantilevered second-story overhang. This cantilevered corner gives the impression of being ready to fall off the corner of the house because the crack is in the joint of the extended area and the flat wall surface (fig. 27). Other examples of this problem can be seen on the outbuildings

Fig. 27.
Crack extending from ground level to cantilevered corner.

that are attached to the west facade of the cistern turret, the brick around the bay window on the north facade, and the arches of the pair of windows above the bay window. There are also several cracks on the exterior wall of the gallery, library, and hall (fig. 28).

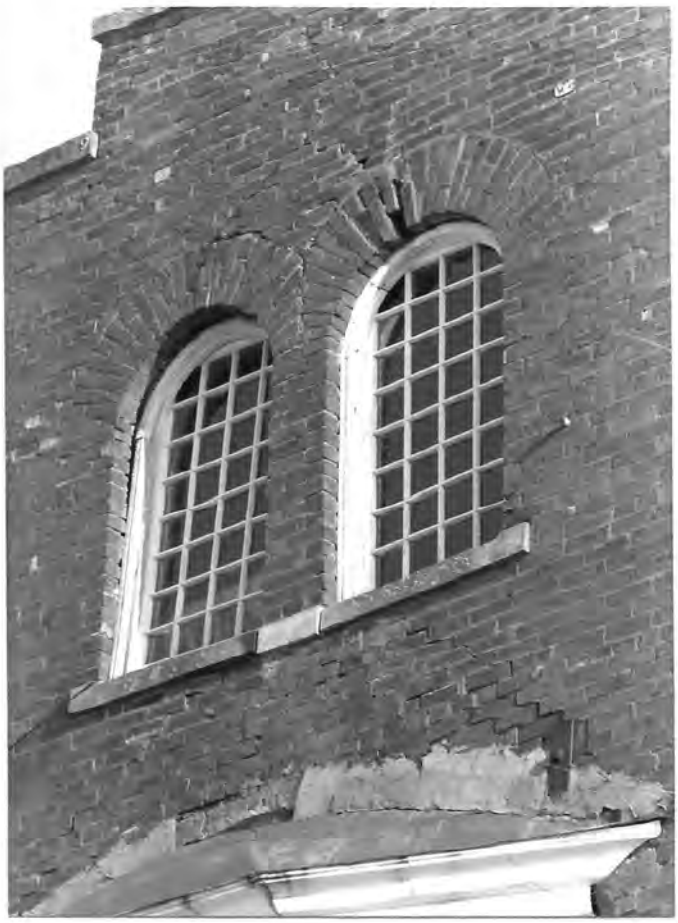


Fig. 28.
Evidence of cracks extending to the third floor above the bay window on the west facade.

Recommending that these cracks be repaired is almost useless until the problems of the foundation movement are first corrected. Previous attempts have been made to strengthen the foundation by pouring reinforcing walls in front of the base of the exterior walls. However, this has not helped because this reinforcement wall has cracked in the same areas as the original walls (fig. 29). These

Fig. 29. Exterior reinforcement walls have cracked with the shifting of the house.

reinforcement walls can be seen on the west facade's south wing, and along the wall which connects the porte cochere on the east facade. When the foundation is repaired, these cracks can be repaired. Major brick failures not related to the foundation can be seen in the outbuildings, especially the wellhouse. These brick buildings are collapsing from the crenellations down (fig. 30) due to deterioration of the

Fig. 30. Outbuildings are deteriorating from the foundations to the crenellations.

mortar. Most of the mortar has washed away, and freezing and thawing are causing enough movement to allow the bricks to fall. While other areas of the building have been repaired and repointed, the outbuildings have been neglected. This also includes the roofs, some of which are flat and others standing seam metal roofs. The metal roofs are in especially poor condition. These problems can be repaired under the same specifications of the three-phase stabilization project already approved by the consulting restoration architect.

Finally, there are other minor structural problems which deserve mention. Several holes have been punched through the brick walls for installation of early electrical wiring (fig. 31). These holes should be closed, especially

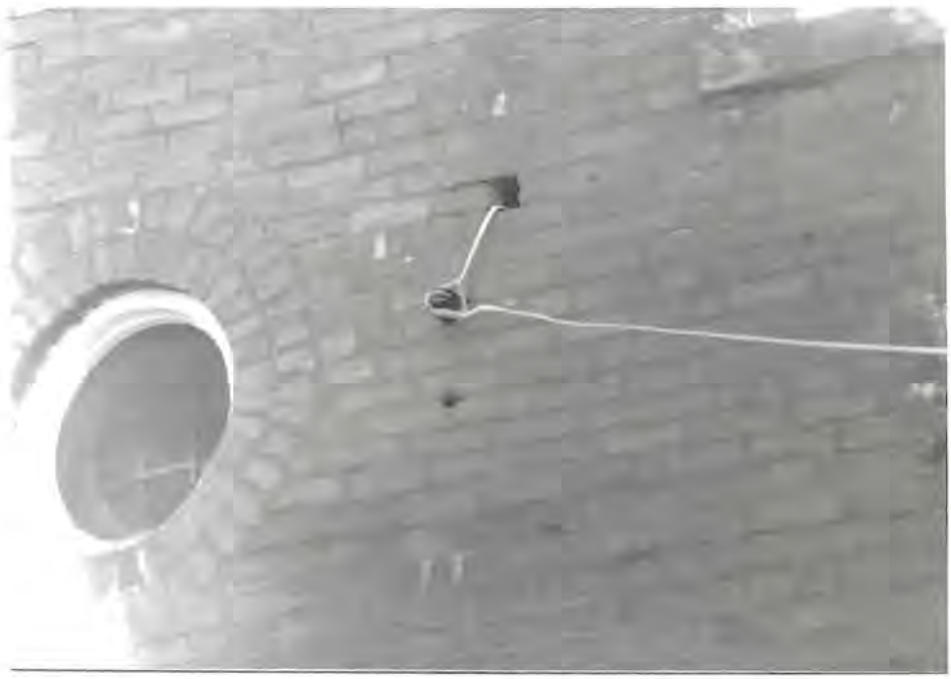


Fig. 31. Holes have been punched in the brick for electrical wiring.

if they have no supporting lintels. A second problem is the large amount of moss growing in the connecting walkway of the back door of the cistern turret and the smokehouse, wellhouse, and storeroom. This growth is proof of water penetration from the deteriorated metal roof, and it is creating a serious problem because moss encourages the brick to retain moisture (fig. 32).

Fig. 32. The metal roof of the smokehouse is very deteriorated, allowing water penetration.

A final structural problem is the wooden balcony, on the west facade, which is supported with steel support beams. At this time the wood is beginning to rot away (fig. 33). The balcony is dangerous in its present condition. For it to be of any practical use, it probably should be rebuilt. An alternative which might be considered would be to remove the balcony completely. The balcony placement and access give no indication of being original to the structure. The other balconies and porches of the building have full length windows or doors and are constructed of

Fig. 33. Wooden porch on south facade shows deterioration of left corner.

brick and concrete. This balcony has neither of these characteristics. It seems to have been an afterthought, by later owners, which does not contribute to the aesthetics of the house and is, at the present time, a safety hazard.

The problems to be dealt with are difficult. However, with the proper restoration techniques, Hundred Oaks will remain the unique landmark it has been for almost a century.

CHAPTER VI

INTERIOR STRUCTURAL PROBLEMS

The problems encountered under, over, and around Hundred Oaks are visible inside the castle in the form of cracks, peeling paint, crumbling plaster, and mildew. Sinking foundations and leaking roofs must first be corrected in order for interior repairs to have any lasting effect.

Because of the number of rooms in the castle and the similarity of problems confronted in each, only those rooms with the severest problems will be dealt with. Solutions for rising damp, mildew, and significant cracks in rooms 113, 114, 115, and 116 can be applied to all areas of the castle. This section of rooms is located under and around the base of the southwest tower which is presently undergoing renovation. Factors to be considered before any repairs or restorations begin are cost, the future use of the areas involved, and the Secretary of Interior's guidelines for historic preservation projects.

Cracks

Foundation settlement and instability of the tower are causing consequential cracks to appear in all of the rooms in the southwest corner of the castle. In October of 1983,

a crack detector was placed over one of the worst examples which appeared in the north wall of room 114. When checked again in March 1984, the indicator showed the crack had increased in width by one-quarter inch (fig. 34). Other

Fig. 34. The crack detector in room 114 shows one-quarter-inch movement from October 1983 to March 1984.

large cracks are found in rooms 113, 115, and 116, indicating that this section of the building is shifting (figs. 35 and 36). The structural soundness and stability of these rooms will continue to deteriorate until new foundation footings and supports have been added.[1]

Fig. 35. Room 115, severe crack in the southwest corner.

Fig. 36. A horizontal crack in the north wall of room 116.

After the foundation has been stabilized, the cracks can be repaired in areas where the plaster is still sound. One method is to use a drywall joint compound to fill the cracks, then cover it with flexible fiberglass tape. A light coating of the compound is used to cover the tape and the area is then sanded smooth.[2] Some areas of the southwest corner will have to be completely replastered because of a second major problem--moisture.

Rising Damp

The crumbling plaster and peeling paint in the south wall of room 113 indicate the presence of moisture in the wall (fig. 37). "Rising damp" is caused when standing ground water is absorbed by the foundation and passed into

Fig. 37. Peeling paint and crumbling plaster in room 113 are due to rising damp.

the wall by capillary action. Plaster on the interior wall is rehydrated, causing it to expand and crumble.[3] When the ground water has been drained away from the foundation, and the interior walls allowed to dry completely, replastering can be done. If the plaster of the partition walls has been damp for a long period of time, it should be removed and the lath underneath checked for decay.[4]

Mildew

Another moisture problem resulting not only from rising damp but also from leaks in the roof and around structural openings is mildew (fig. 38). The final remedies for mildew

Fig. 38. The exterior walls in room 116 have mildewed.

are well ventilated rooms and completely dry walls. The dry walls will result only when the exterior structural problems are corrected. The surface mildew can be removed with a solution of trisodium phosphate cleaner, powdered detergent, chlorine bleach, and water. The solution is scrubbed onto the walls, keeping the surface wet until the stain is bleached. The walls are next rinsed with clear water and allowed to dry thoroughly.[5] The musty odor that accompanies mold and mildew should disappear with the eradication of the mildew fungii. Vents should be installed in the foundation, and the rooms should be kept well ventilated at all times.

The second-story rooms in the southwest corner suffer the same problems of cracks, mildew, and rising damp as the rooms below. The repair to the tower should alleviate many of the problems in this entire section (fig. 39).

Other rooms in the structure have similar problems but variations in the cause. The first-floor "round" kitchen, room 118 (fig. 40), in the northwest tower, has rot and mildew on the ceiling and molding that can be attributed to the cistern on the tower roof. Although not in use at present, a second-story shower room directly above the kitchen, room 218 (fig. 41), has contributed to the problem in the past.

The walls in room 204 are separating from the ceiling (fig. 42). The room is dropping because of foundation

Fig. 39. Peeling paint, and ceiling and wall separation have occurred in room 209.

Fig. 40. Peeling paint and rotting molding in round turret kitchen.

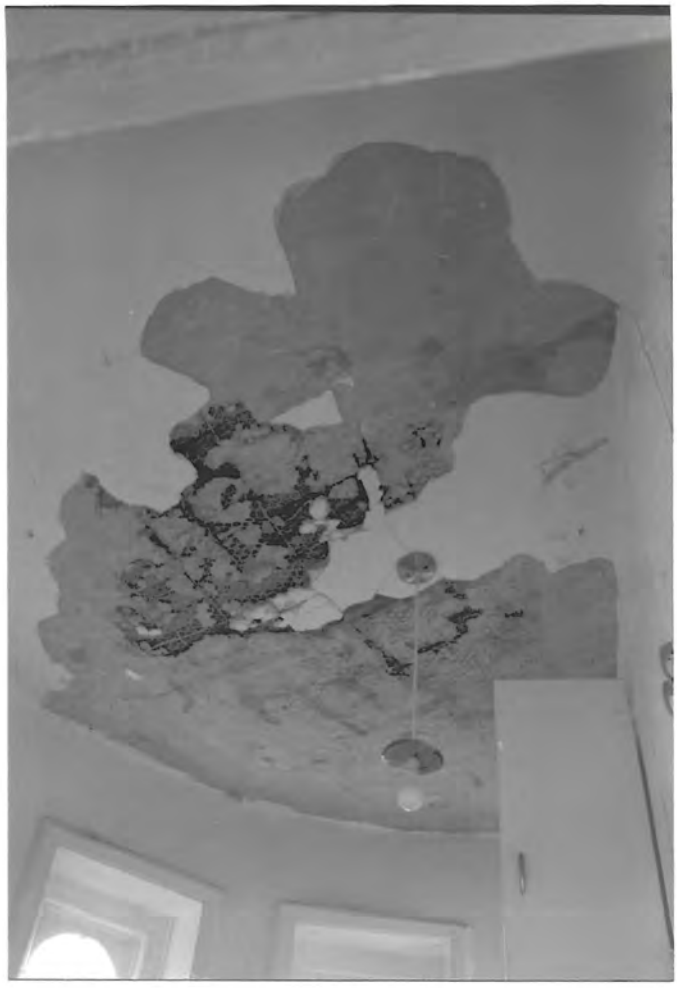


Fig. 41. Ceiling in turret bathroom, room 218.

Fig. 42. Ceiling and wall separation in room 204.

settlement. The ground under the foundation walls is collapsing into the tunnels which run underneath this section of the structure. An additional problem in this room is a concrete slab in the southwest corner, poured as flooring for a bathroom. The weight of the concrete is adding stress to a deteriorating condition. Since removal of the concrete would require procedures which might be injurious to the building, and bathroom facilities will be needed in the future use of this area, the foundation and supports for this room should be immediately stabilized.

Energy Conservation

The area of the first floor of Hundred Oaks is 5,595 square feet, with a total volume of 51,550 cubic feet, including the gallery with its thirty-foot high ceiling. The second floor has 4,275 square feet of floor space and a total volume of 58,475 cubic feet. Heating and cooling a structure of this size is an enormous expenditure; however, it is a necessity if the building is to function in a profitable way. The castle is listed in the National Register of Historic Places; therefore, measures must be considered that provide the greatest energy savings but cause the least alteration to exterior of the building.

Passive measures--operational controls of how and when each room is used--can result in substantial energy savings. Some of these measures are controlling the temperature in the areas actually used; maximizing the use of natural light; using windows, shutters, awnings, and draperies to control interior environments; and servicing all mechanical systems on a regular basis.[6] Activities and functions should be coordinated within specific and self-contained areas that can be closed off from the remainder of the castle. Rooms should be used that best serve the needs of a specific function in terms of space and light. In future plans, if possible, each self-contained area should have adequate plumbing for a restroom, temperature control, and a separate

entrance. An architect specializing in historic preservation should be consulted in all of these planning phases.

Other conservation measures that would benefit the castle are insulating the attic and basements, adding storm windows and doors, and installing duct and pipe insulation.[7] Because these procedures also affect the building fabric, preservation architects and engineers should be consulted before any steps are taken. A reading list for energy conservation in historic buildings is included as appendix E.

Notes for Chapter VI

[1]William Ward Butcher, "The Crack Detective," The Old House Journal New Compendium (New York: Doubleday, 1983), p. 87.

[2]David S. Gillespie, "Restoring Damaged Plaster," Old House Journal New Compendium, p. 237.

[3]Historic Preservation Program, "Pope's Tavern" (Murfreesboro: Department of History, Middle Tennessee State University, 1983), p. 54.

[4]Preservation League of New York, A Primer: Preservation for the Property Owner (Albany: Preservation League of New York State, 1978), p. 13.

[5]Jonathan T. Schectman, "Wet Basements," The Old House Journal, June 1981, p. 142.

[6]Baird M. Smith, "Conserving Energy in Historic Buildings," Preservation Brief No. 3 (Washington, D.C.: Office of Archeology and Historic Preservation, U.S. Department of the Interior, April 1978), p. 2.

[7]Ibid., p. 3.

CHAPTER VII

RECOMMENDATIONS FOR FUTURE USE

The elements of Hundred Oaks Castle most often cited as its biggest disadvantages (its enormous size, unusual room configuration, and its remote setting) may also be viewed as its greatest assets. The castle possesses a unique ambience and setting which offer the greatest hope for its future.

Suggestions for Adaptive Use

The following suggestions are made to hopefully identify new uses for unutilized space at Hundred Oaks. The suggestions consider minimal start-up and operational costs while safeguarding the historical and architectural elements which give Hundred Oaks its significance. The intention of this section of the report is to present several different options for development and to suggest the costs and merits connected with each option. The report is divided according to the suggestion and implementation of the proposals. Major points of interest include the expansion of the dining area; and the removal and reorganization of the present office space, with the addition of a conference room.

One proposal which would benefit from the initial reorganization of space is the establishment of bed-and-breakfast accommodations; another, executive office space.

It is hoped that these suggestions will form a basis on which to plan for full future utilization of this monumental structure.

Private Dining Area

If Hundred Oaks is to be open year-round, the encouragement of a more tourist-oriented approach to the restaurant facility must be considered. By attracting a larger portion of Tennessee tourist population, Hundred Oaks could realize a substantial increase in revenue and visitation. In order to accommodate increased patronage, a reorientation of the present restaurant area should be considered.

The first step in this reorientation is the relocation of the present office housed in rooms 113, 115, 116, and the lounge area in 114. These rooms adjoin the present dining area. The placement of these rooms suggests their use as private dining areas. Rooms 113 and 116, with few costs, could easily become appealing rooms for private conferences or dining (fig. 43). Room 115, with go-between doors, already contains plumbing, and could easily function as a butler's pantry or waitress station. Room 114, the present hall, could be utilized as a lounge or smoking area outside the private dining facility (fig. 44).

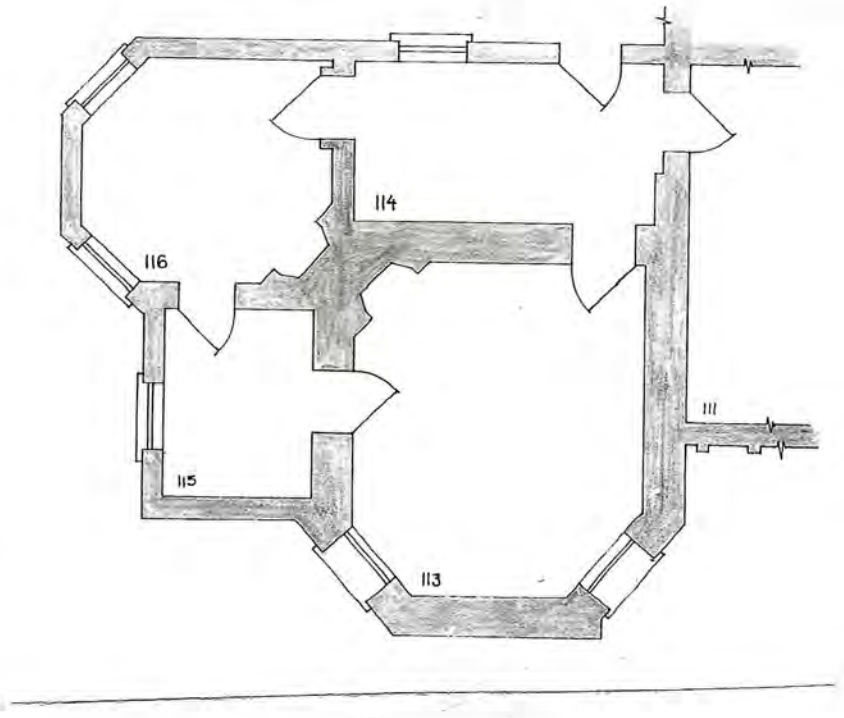


Fig. 43. Present office space orientation.

Fig. 44. Hall area, room 114, could become lounge or smoking area.

Relatively little work would need to be done to convert the rooms into dining areas. However, room 115 (fig. 45), would possibly benefit from some type of shelving in order to be maintained as a pantry or station.

Fig. 45. Room 115, now in use as clerical space.

In order for the private dining area to be successful, Hundred Oaks needs to promote the idea by catering to area clubs and foundations. It also needs to tap into the tourism industry of Tennessee. Essential, too, is that other historic properties in the surrounding area participate. The Tennessee Historical Commission and Tennessee Tourist Development (see appendix C) should be consulted for public relations and promotional information. The mutual cooperation of such attractions as Jack Daniels Distillery, Lookout Mountain, and the annual Tennessee Walking Horse show held in Shelbyville could lead to a brochure emphasizing their relationships along with the significance of each site in the development of Middle Tennessee.

Another idea to consider is an involvement with the Winchester community to encourage visitors to come to Winchester. This could be achieved by billboards set strategically on highway I-24 to promote Hundred Oaks and its unusual setting, with the offer of lodging and meals. A major plan could be instituted to cater to area social and women's clubs, conferences, and business luncheons. Business-related proposals could create a link between professionals and the bed-and-breakfast proposals (discussed later), aiding in the promotional scheme.

Still another recommendation, corresponding to the bed-and-breakfast idea, can be made which involves the use of Hundred Oaks as a newlywed resort. This would entail a more activity-oriented program for Hundred Oaks which would encourage resort visitation. The offer of spending one's honeymoon within a castle, and the option of dining in a private dining area would create an appealing picture.

These proposals would require the alteration of Hundred Oaks' present work schedule. By expanding to include night meals as well as present noon meals, Hundred Oaks would be able to utilize the private dining areas to fill their potential. In order to cater to special functions, more flexibility would be essential. Expansion to include week-end hours, with the offer of a breakfast menu, should also be considered in the promotional scheme. This expansion would entail the employment of new personnel, possibly from the Winchester area, who would work the night and/or weekend shift.

Reorientation of Present Office Space

As it is now, the office situation at Hundred Oaks allows for little continuity; therefore, a concentration utilizing available unused space is recommended. The existing office space in rooms 116 and 113 would be more

convenient if removed to second-floor rooms 201 and 202, presently unfinished and used for storage.

Thought will have to be given to the installation of electricity, heating, lighting, and phone service connections. Before drywall, trim, flooring, and painting is done, a qualified contractor should be consulted concerning local fire codes and building codes. The existing light filters through two clerestory dormer windows which are utilized in the loft section as well (fig. 46). Exposed rafters and beams would have to be covered and the ceiling area insulated. The present exposed brick wall on the west

Fig. 46. Room 201. Showing clerestory lighting and exposed rafters.

adjoining wall could be left exposed for aesthetic reasons (fig. 47). It is possible that heating and ventilation may be run through the fireplace flues to save space and conceal the ducts though lack of space is generally not a concern at

Fig. 47. Room 201. Exposed brick on west wall which could be kept for aesthetic reasons.

this property (fig. 48). The two floors could be divided, with the lower level serving as clerical offices and the upper level providing office space for the director.

With these improvements, a most appealing office space could be created. Privacy would be gained by being located away from the central core of activity in the castle, and

Fig. 48. Room 202. Loft area showing chimney flue through which to run wiring, if not already utilized.

the location above the library (fig. 49) provides convenient access through the porte cochere entrance. The fact that there is only one entrance and exit to the area, however, will have to be given consideration.

Fig. 49. Room 103. Library access to proposed office space.

Conference and/or Parent Meeting Room

Much of Hundred Oaks is presently utilized by the handicapped as an Adult Activity Center. Space is needed for consultation and conferences with parents and clients.

Room 102 (fig. 50), presently used as the director's office, would be the best suited for the purpose, providing privacy as well as convenient access through the porte cochere entrance (fig. 51). The reuse of this space would require no immediate work or costs.

Fig. 50. Room 102. Proposed conference room.

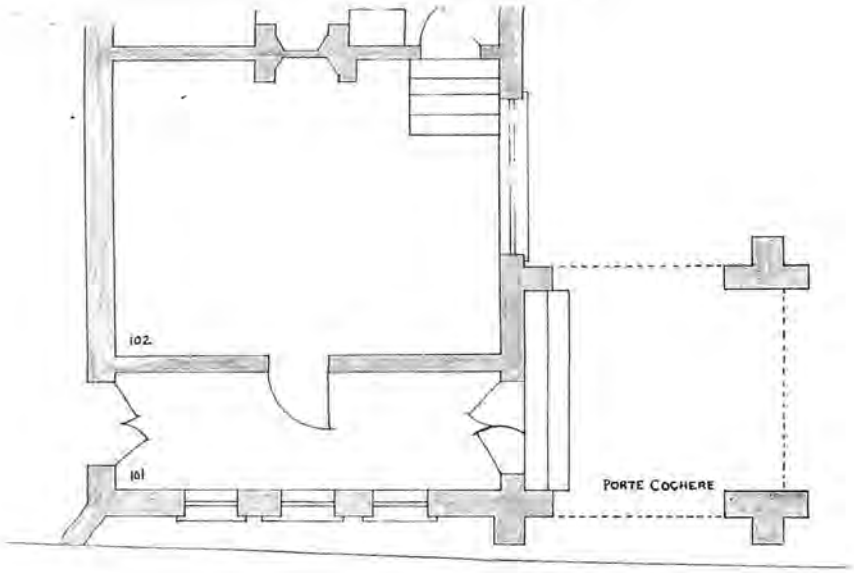


Fig. 51. Floor plan showing convenient entrance through room 101, the porte cochere.

Implementation of a Bed-and-Breakfast Guest House

It is recommended that the second floor of Hundred Oaks be operated for the present as a bed-and-breakfast guest house. The popularity of bed-and-breakfasts in the United States has grown rapidly in recent years. Bed-and-breakfast lodging offers a unique environment, personalized service, and accommodations in an historic setting which many people find more appealing than the predictable mediocrity of many roadside motels. Many bed and breakfasts are operated on a

small scale with low overhead by utilizing unused bedroom spaces with private and communal bathroom facilities. For the price of lodging, a continental or full breakfast is usually offered. Bed and breakfasts may be operated seasonally or year around and are advertised by word of mouth and by listing in regional or national bed-and-breakfast directories (see appendix C).

Hundred Oaks is recommended as a bed-and-breakfast because of its unusual spaces, rural setting, and its proximity to other tourist sites. A number of considerations are involved in its implementation. Mechanical, electrical, and heating systems need to be evaluated and upgraded where needed. Expanded operations will require new demands on staff and workers. Some rehabilitation costs will be necessary. In addition, overhead and operation costs, and applicable fire and safety codes must be considered. Therefore, it is recommended that bed-and-breakfast at Hundred Oaks be implemented in several stages to minimize initial expenses and allow staff and workers to develop a program for operation and maintenance.

The first phase would require a permanent caretaker position be established to oversee bed-and-breakfast operations during off-hours and on weekends in exchange for free lodging in a caretaker apartment to be located in the castle. A senior citizen from the area is one

possibility. The person should be carefully chosen, because his/her congeniality and charm will represent the entire operation. This would also offer the additional advantage of more on-site security.

Rooms would need to be rehabilitated for the creation of a caretaker efficiency apartment. The suggested space is the second floor of the former carriage house, rooms 211 and 212 (fig. 52). This space is currently unutilized and is an ideal choice for several reasons. It is relatively isolated from the main body of the house, offering privacy for the caretaker. The approximately 400 square feet in two rooms is ideal for rehabilitation into an efficiency apartment

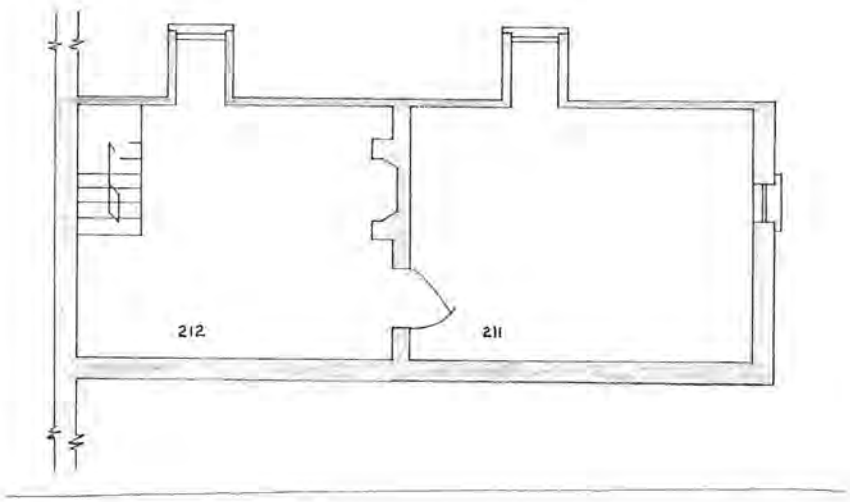


Fig. 52. Rooms 211 and 212.

containing a bedroom and bathroom in room 211 (fig. 53), and a living room/kitchen space in room 212 (fig. 54). It has little remaining historical integrity in its interior spaces and frees other historically furnished and decorated spaces for bed-and-breakfast clients. A qualified architect should be consulted for the design and specifications.

The next step would be rehabilitation of the now derelict bathroom space in room 218 (fig. 55). Cost should be minimal since major systems and facilities are already extant, if found to be in good condition.

Fig. 53. Room 211 would be rehabilitated as a caretaker's bedroom and bathroom.

Fig. 54. A living room and kitchen space would be installed in room 212.

Fig. 55. The derelict bathroom space in room 218 should be repaired.

After rehabilitation of the bathroom in room 218 (fig. 56) is completed and accommodations for the caretaker are arranged, a limited start up of bed-and-breakfast operations may commence. It is suggested that the annex entrance in

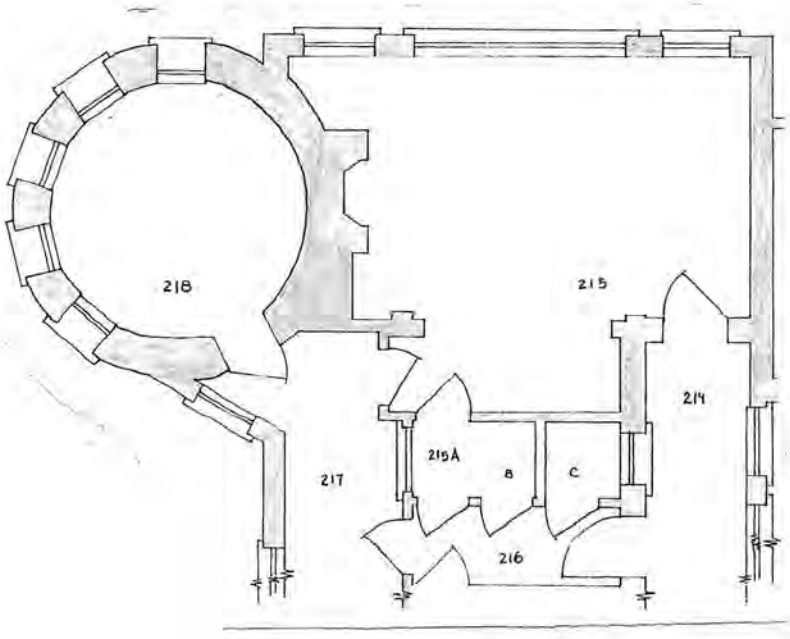


Fig. 56. Rooms 215 and 218.

room 109 be used for the bed-and-breakfast operations, to separate guest traffic from the normal operations of Hundred Oaks Restaurant and the Adult Activity Center. It would also allow the caretaker to control the guest registration, especially during off-hours. The parking area and entrance should be well-lighted, aesthetically appealing and well-marked.

It is suggested that during phase one rooms 206, 210, and 215 (fig. 57) be used for guest lodgings because of their proximity to the rehabilitated bathroom in room 218. The corridor, room 216, would be used for bathroom access

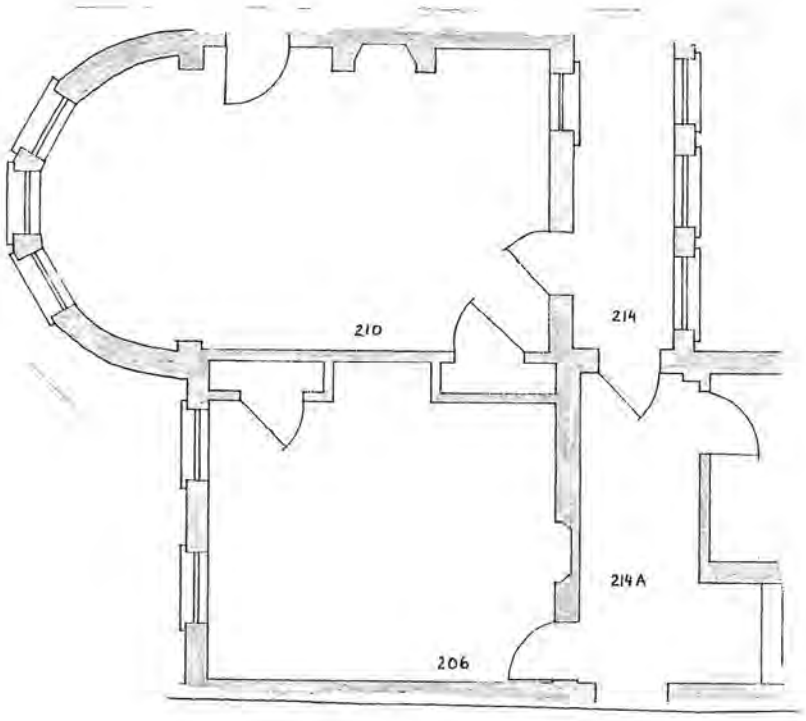


Fig. 57. Rooms 206 and 210.

and rooms 215 B and C closets could be utilized as linen storage.

Costs in upgrading systems are probably limited to bathroom and caretaker spaces. Changes to these systems should be an integral part of the adaptive use plan and allow flexibility for future growth and change. Bathroom renovations are estimated at under $1,500 and caretaker space at 40 percent of new construction costs. These costs may be mitigated by use of volunteers for construction or tax-deductible donations of materials to the Adult Activity

Center. There are few costs foreseen in upgrading bedrooms. Electrical systems and closet spaces are adequate for this use.

Manpower needs are limited to cleaning rooms and baths which is a task already performed by Hundred Oaks workers, and changing linens which is a self-help task, beneficial to the training of Adult Activity Center clients. Operation would entail added responsibility for staff in training and supervision, but a multi-stage approach would allow a gradual transition and development of training programs.

Overhead costs would be limited to heating and utility costs, linens and laundering, and any acquisition of furnishings. A creative arrangement could utilize present consignment furnishings and allow boarders to purchase them.

Phase two of this recommendation would involve the partitioning of room 204 (fig. 58) into two sections at the central window post, using the front section as a bathroom and the rear portion as linen storage. This would allow the bed-and-breakfast to be expanded to include rooms 203 and 205 (figs. 59 and 60).

Cost for new systems would again be minimal, confined mainly to the installation of new bathroom facilities in room 204 at approximately $1,500, and additional electrical fixtures in rooms 203 and 205 (fig. 61). Of course, manpower needs would be increased, but organization and prior

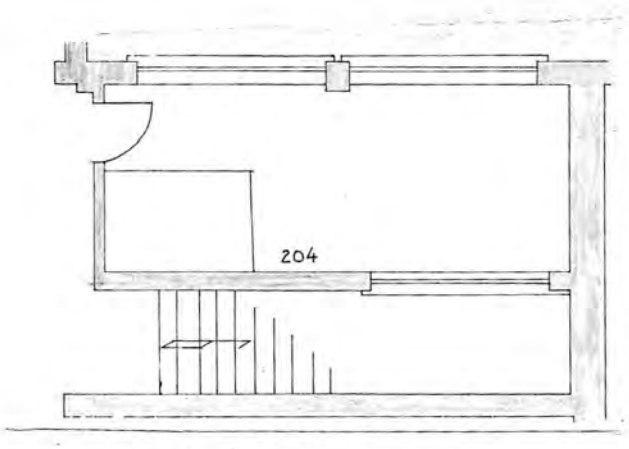


Fig. 58. Room 204.

Fig. 59. Room 203 would be an attractive guest room with a private bath.

Fig. 60. Another room with private bath would be operated in room 205.

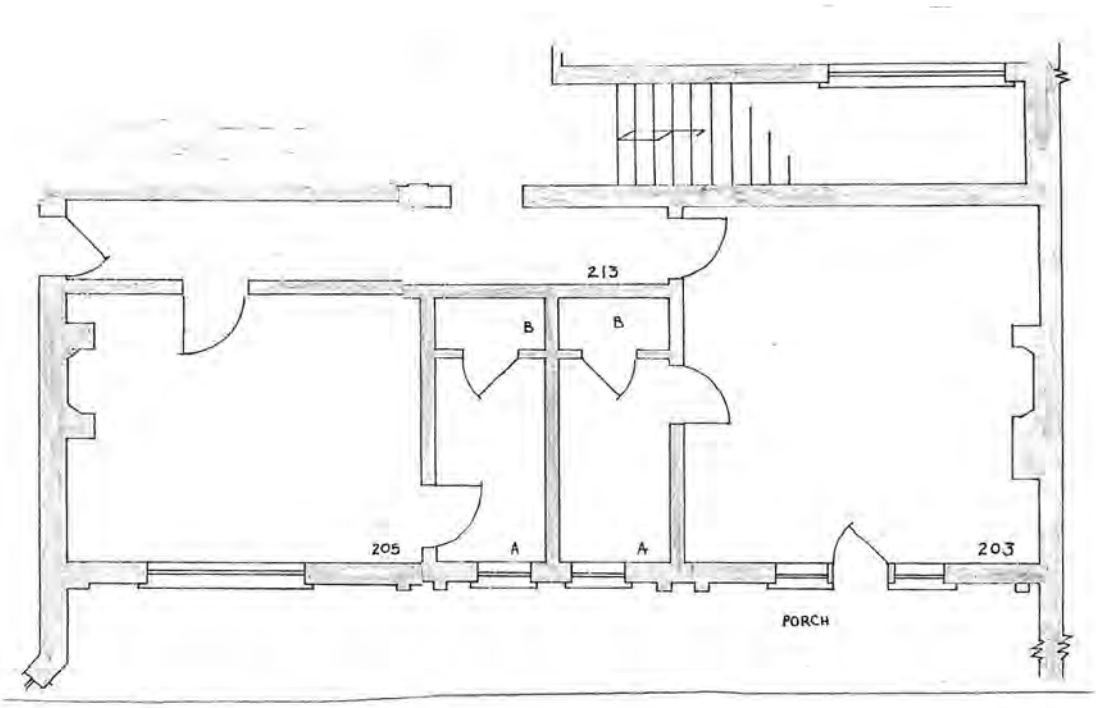


Fig. 61. Rooms 203 and 205.

training would minimize strain on staff, and increased level of worker competence would allow for easier expansion. The final stage would consist of remodeling closets 203 A and B (fig. 62), and 205 A and B into private bathrooms, allowing a suite in rooms 207, 208, and 209 to be opened.

The present barroom located in room 109 (figs. 63 and 64) could be converted into a sitting lounge and furnished with television, tables, and lounge chairs. This would require additional lighting and electrical outlets; the area is presently much too dark. Removal of the existing bar will have to be considered, or possibly a new function as a

Fig. 62. This space could become a private bathroom for room 203.

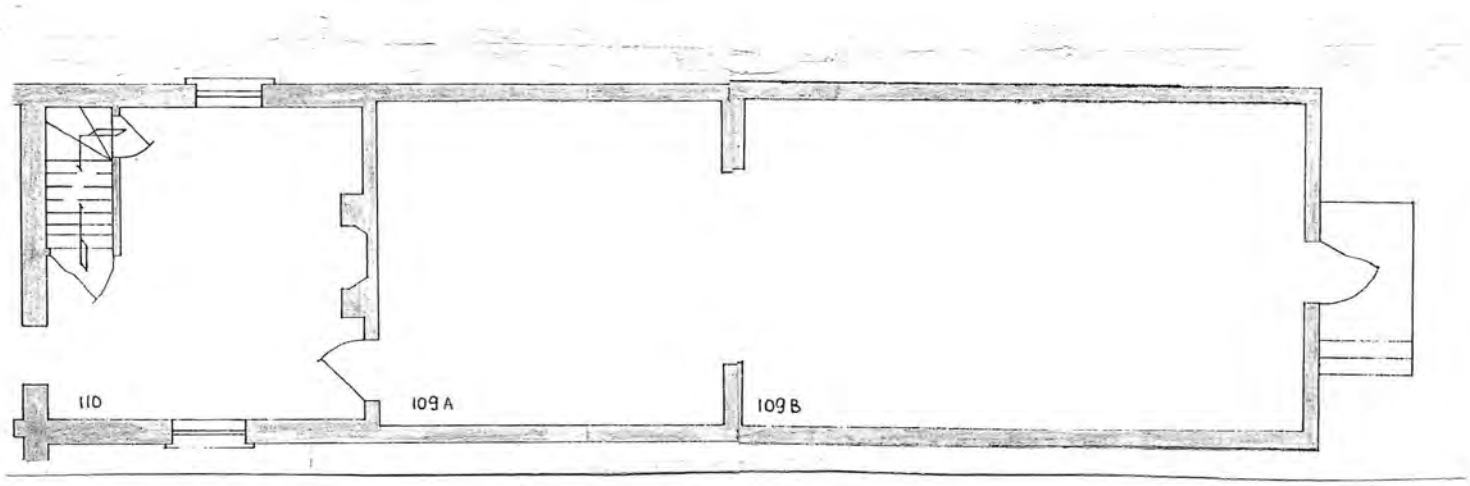


Fig. 63. Rooms 109 and 110.

Fig. 64. The present barroom in 109 could be a sitting lounge and entrance for the bed and breakfast.

snack bar. This may require installation of new cooking and refrigeration facilities if the present kitchen does not suffice. The most feasible alternative would be the removal of the bar.

The adjoining room 110 (fig. 65) is recommended as the registration desk for the bed-and-breakfast. It has pleasant ambience with its wainscoted walls and is directly below the caretaker's apartment for convenience.

Fig. 65. This space would serve as entrance to the caretaker's apartment and registration desk.

It is felt that a bed-and-breakfast would be the use most compatible with the historic uses and character of the house, the unused bedroom spaces, and the goals and mission of the Franklin County Adult Activity Center. Although some societal prejudices against mentally and physically handicapped may pose some difficulties, good public education,

promotion, and care in training can be used to good advantage to change these unfounded perceptions.

One innovative marketing idea would be to gear Hundred Oaks bed-and-breakfast promotions to honeymoon couples. Its large bedroom space in rooms 210, and the area composed of rooms 207, 208, and 209 could be utilized as honeymoon suites. The suite of rooms 207, 208, and 209 (figs. 66, 67, 69, and 69) are highly attractive because of their isolation, interesting room spaces, side porch access, and commanding view.

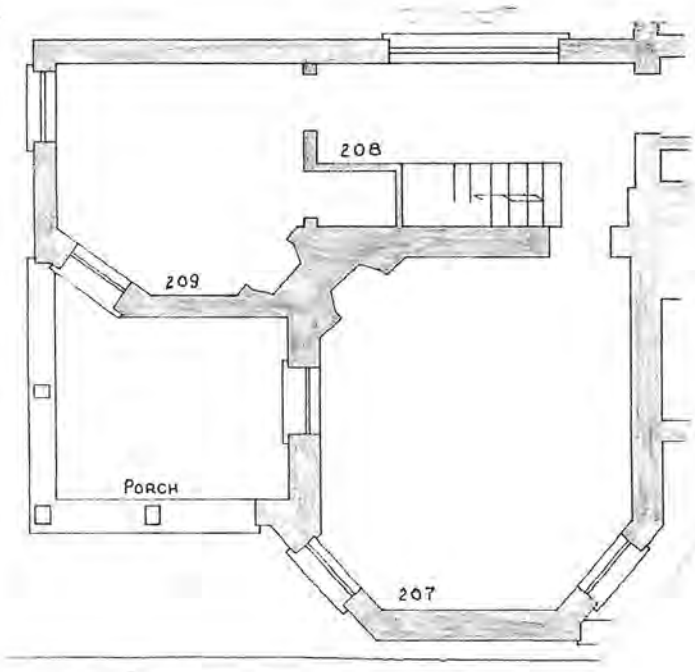


Fig. 66. Rooms 207, 208, and 209.

Fig. 67. The bedroom in room 207 would become a lounge space for the newlywed suite.

Fig. 68. A private breakfast, dining, and sitting room in room 208 would also give access to the romantic tower room.

Fig. 69. Room 209 would be the newlywed sleeping room.

Conversion to Professional Office Space

An alternative use for the second floor would be its conversion to professional office space by its division into two or more office suites. Many professionals are finding older buildings to be attractive office space. Graceful Victorian decors make warm, rich-looking offices and are more economical than new construction. The unique room configurations and fine windows and porch spaces would be an attractive and dignified office setting.

This would also provide a promising alternative to a bed-and-breakfast because of its potential for steady revenue. Implementation requires little alteration to the rooms, with the exception of modern heating, ventilating, and air conditioning (HVAC), electrical, plumbing, and phone systems. It is entirely possible leasees could be found who would finance the restoration of their suites. Because of Hundred Oaks' listing on National Register of Historic Places, the owner or leasee would qualify with an appropriate plan for a tax deduction of up to 25 percent of eligible rehabilitation costs in addition to standard depreciation allowances. This very attractive financial proposition could provide incentive for professionals to renovate space at Hundred Oaks.

Operation requires no extra money or manpower from the Adult Activity Center with the exception of any renovation

or training costs assumed by them. New construction would need to include the renovation of the bathroom in room 218 and creation of a bathroom in room 204 as discussed earlier.

Suggestions for office suite areas would be a suite in rooms 206, 210, and 215, with room 206 serving as the receptionist and clerical area. The corner rooms 207, 208, and 209 could also be a small suite with a central receptionist in room 208. A remaining suite could be made of rooms 203 and 205 with the installation of a door between dressing room walls 203A and 205A. On the other hand, removal of the common wall in that area would create a 144-square-foot work space.

If demand allows, room 105 may be used as another office or provide space for group reception and waiting area for the second-floor suites. An alterative and preferable location for the reception area is room 110, which would separate office traffic from restaurant and adult activity center functions. Room 109 could serve as a waiting lounge and entrance. The area above rooms 211 and 212 could also be renovated as additional office space.

To examine the feasibility of this proposal, it must be assessed whether or not there is need of such office space in Winchester and if the location is favorable. Following this, a public relations effort would be needed to persuade offices to locate in the castle and take advantage of the tax credits for sensitive rehabilitation.

If successful, it would provide the most profitable use of space with a low renovation cost for the property. Zoned HVAC systems for each office space would reduce operation costs and make installation of new systems more economical and efficient. Professional office workers and clients would supplement the regular luncheon business, providing an advantage to each.

Of course, functioning offices would close off certain areas of the castle to public viewing. This is a fair compromise, however, for a more efficient and profitable use of space.

Other Proposals

Conference Center

Operation of Hundred Oaks as a conference center alone is not felt to be feasible. However, there is a need for interesting and unusual space for small conferences of 25 or fewer in a self-contained setting with conference rooms, sleeping, and eating accommodations. These conferences could be promoted by sending a brochure to organization newsletters. Conferences could be scheduled to coincide with the slack periods of the bed-and-breakfast operation, thereby providing more steady revenue.

Elder or Youth Hostel

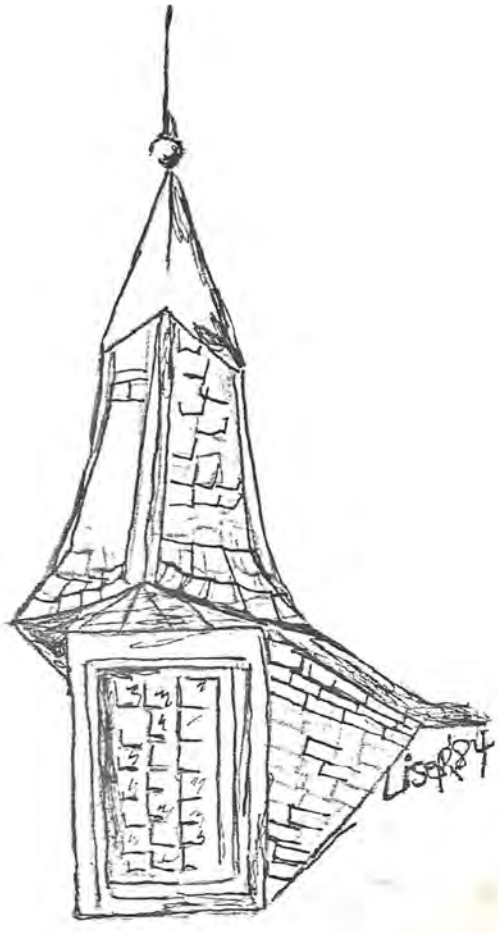
This option is attractive due to the compatibility with Hundred Oaks' current role in community outreach. It would be a low profit undertaking, though, and would probably not support its maintenance and operation costs.

Proposals for the Third-Floor Attic Space

At present, the third floor is the lowest priority for reuse. Because of all the other surplus spaces and the costs connected with rehabilitation of those spaces, no new construction on the third floor is recommended. Inadequate windows and large open spaces make subdivision of the area difficult. The tower and surrounding space could be closed off from the rest of the attic and used as a sitting room; otherwise, the remaining space is recommended for storage.

Whatever option Hundred Oaks chooses, whether from this or some other proposal, it will succeed only if good planning, intelligent use of resources, and effective public education and community relations are pursued. The staff of the Adult Activity center should invoke community pride, support, and resourcefulness to save this unique resource of the Mid-South.

APPENDICES



APPENDIX A

THE SECRETARY OF THE INTERIOR'S GENERAL STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The following general standards apply to all treatments undertaken on historic properties listed in the National Register:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be dicouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be

based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

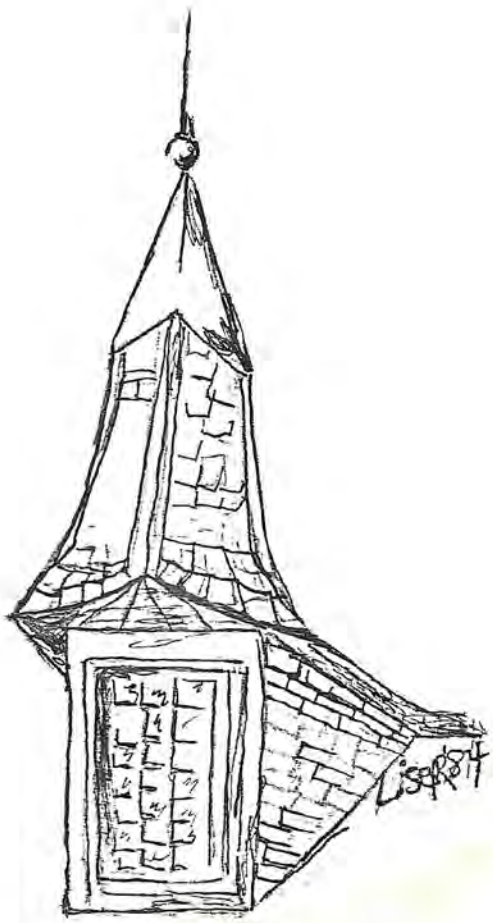
9. Contemporary design for additions and alterations do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

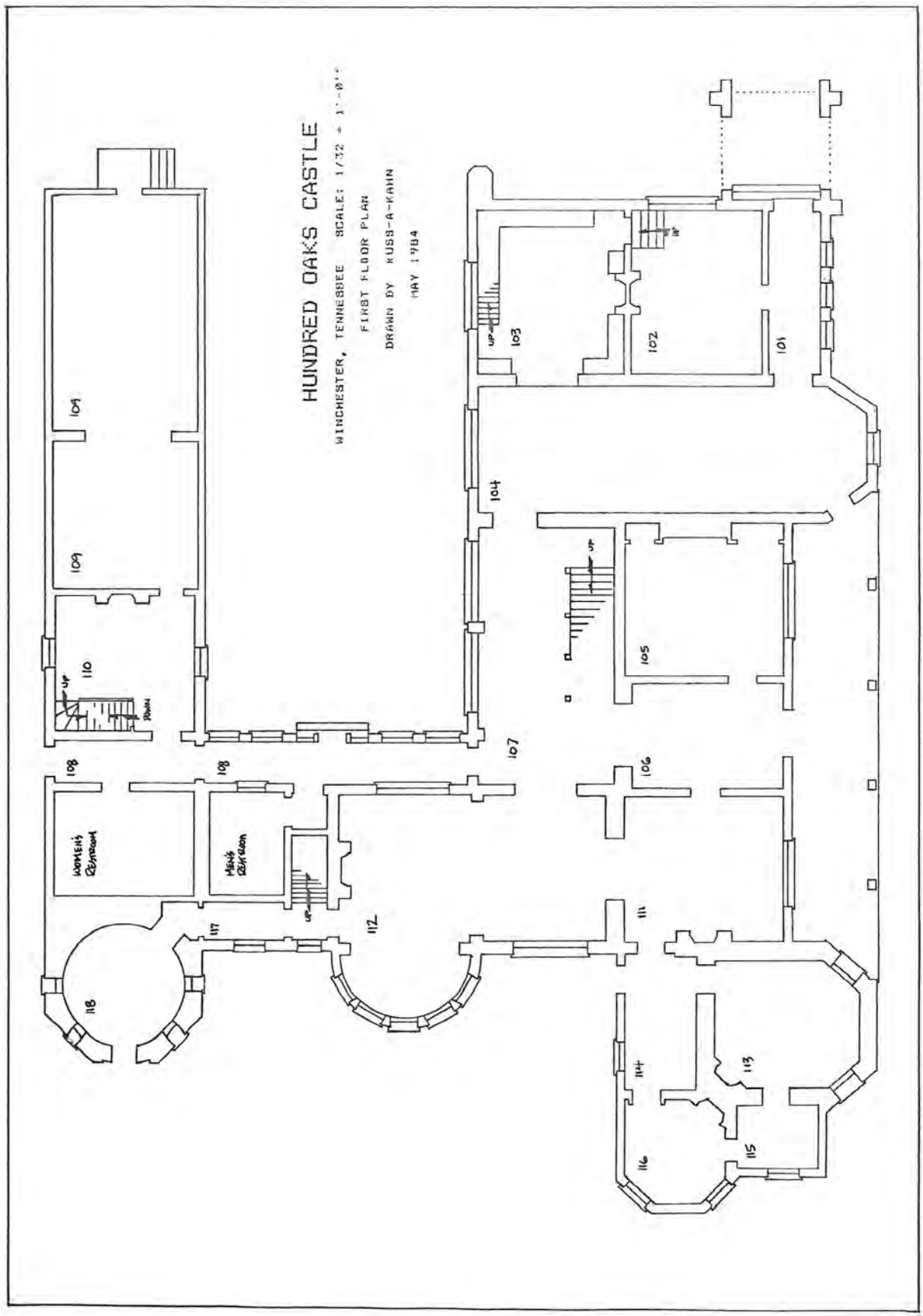
10. Wherever possible, new additions or alterations to structure shall be done in such a manner that if such additions of alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

APPENDIX B

FLOOR PLANS

The following floor plans are reduced copies of 1/4" = 1" scale drawings produced by Russ A. Kahn.




HUNDRED OAKS CASTLE
WINCHESTER, TENNESSEE SCALE: 1/32 = 1'-0"
FIRST FLOOR PLAN
DRAWN BY KUSS-A-KAHN
MAY 1984
101
102
103
104
105
106
107
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115
116
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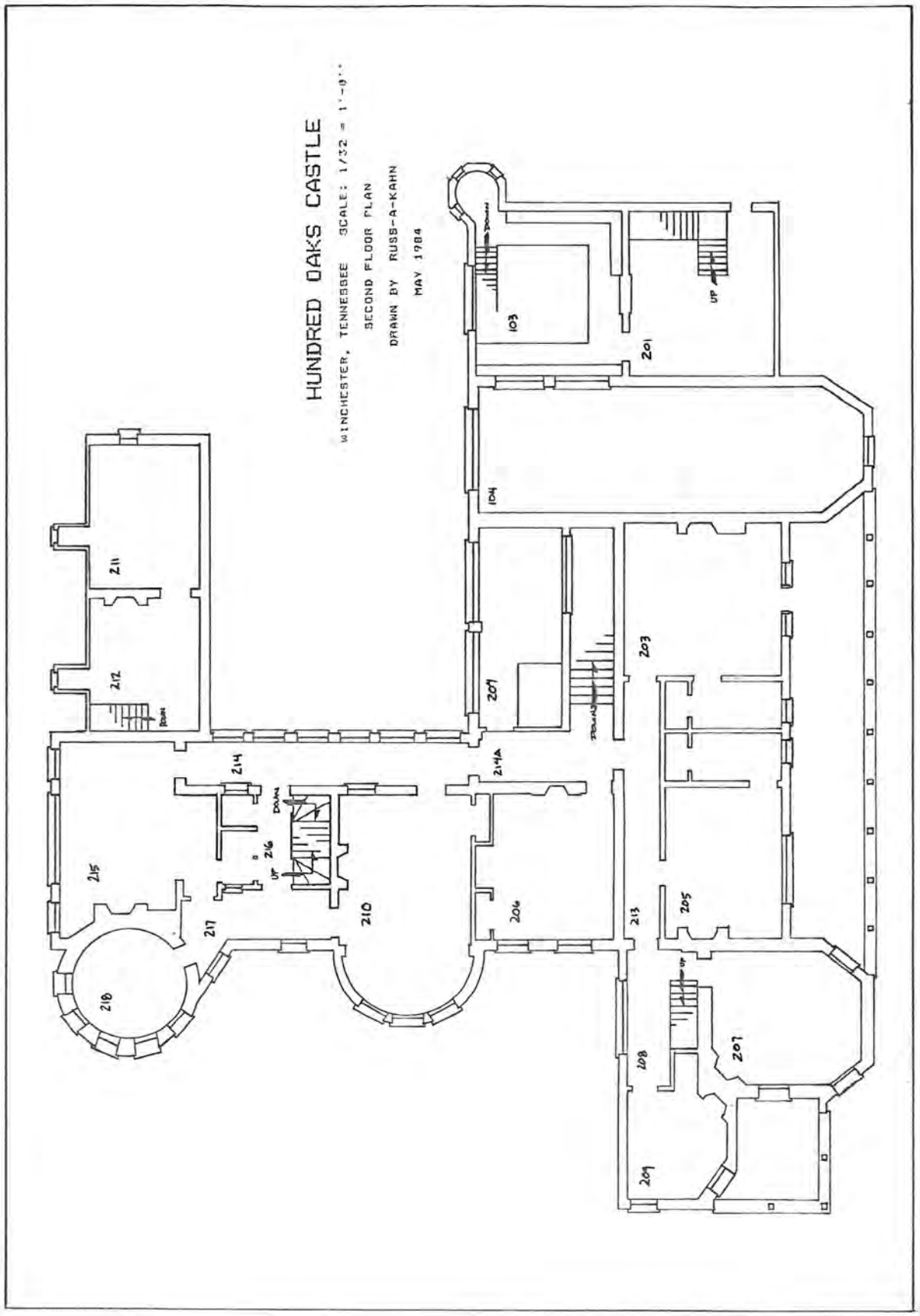
118
WOMEN'S RESTROOM
MEN'S RESTROOM
UP
DOWN


HUNDRED OAKS CASTLE
WINCHESTER, TENNESSEE SCALE: 1/32 = 1'-0"
SECOND FLOOR PLAN
DRAWN BY RUSS-A-KAHN
MAY 1984
103
201
UP
104
211
212
DOWN
214
DOWN
216
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214A
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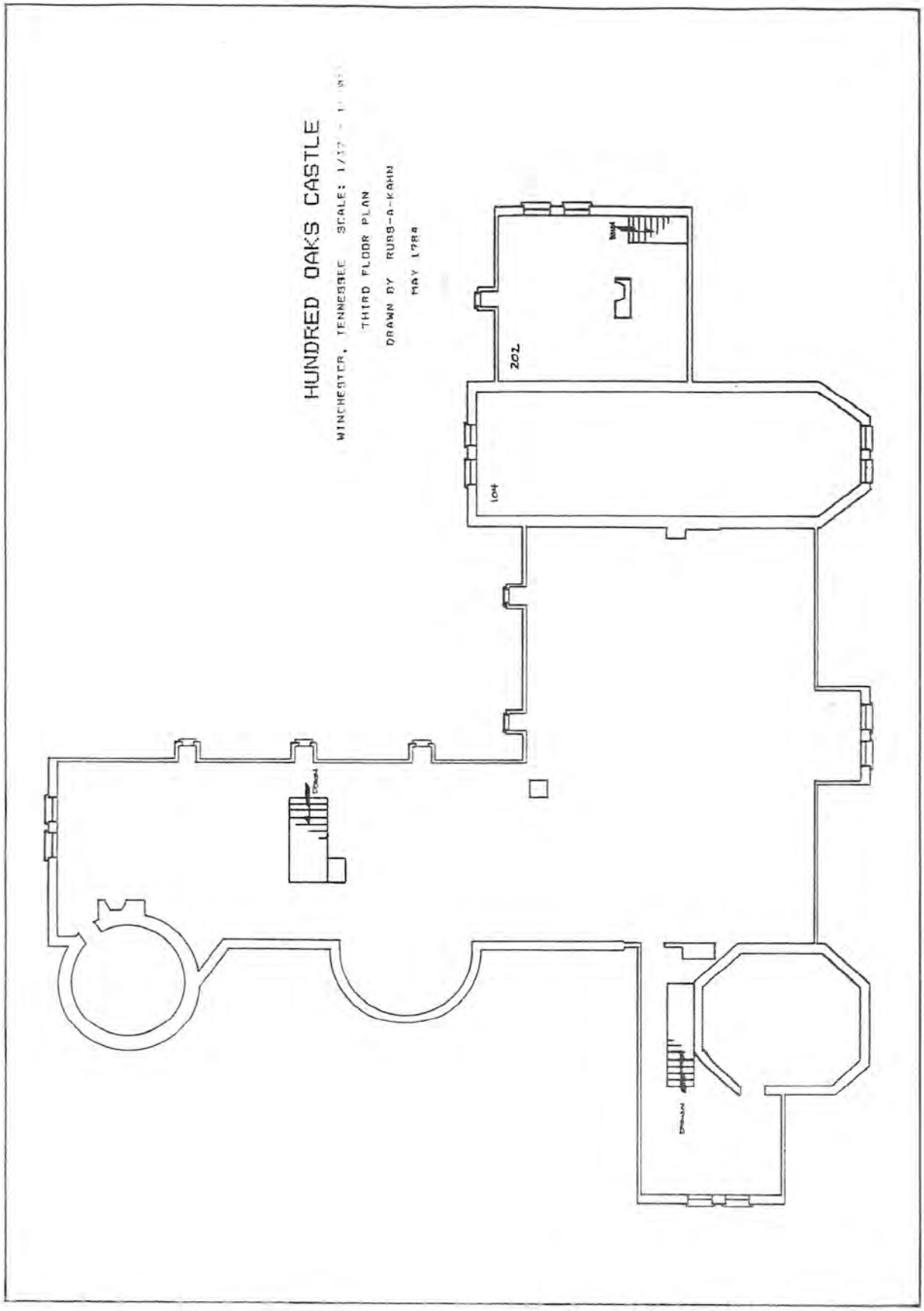

HUNDRED OAKS CASTLE
WINCHESTER, TENNESSEE SCALE: 1/32
THIRD FLOOR PLAN
DRAWN BY RUSS-A-KAHN
MAY 1988
202
104
DOWN
DOWN

APPENDIX C

LIST OF BED-AND-BREAKFAST ORGANIZATIONS AND BIBLIOGRAPHY

The following are lists of bed-and-breakfast directories and organizations in the United States:

Bibliography

Buzan, Norma Stephens. Bed and Breakfast North America. Bloomfield Hills, Mich.: Betsy Ross Publications, 3057 Betsy Ross Drive, 48013, 1983.

Hartzell, Keam. How to Start a Bed and Breakfast Business. Seattle, Wash.: Hart Publications, P.O.Box 46547, 98146, n.d.

Ruadback, Betty Revits, and Nancy S. Ackerman. Bed and Breakfast, USA: A Guide to Tourist Homes and Guest Houses. New York: E. P. Dutton, 1982.

Simpson, Norman T. Bed and Breakfast, American Style: New England, West Coast, Canada, Middle Atlantic, South, Midwest, Rocky Mountains. 2nd ed. Stockbridge, Mass.: Berkshire Traveller Press, 1982.

Organizations

The American Bed and Breakfast Association
Box 23486
Washington, DC 20024
Publishes newsletter on bed and breakfast, in addition to bed and breakfast guide with semi-annual updates.

The Bed and Breakfast League
2855 29th St., N.W.
Washington, DC 20008
(202) 232-8718
National membership organization.

E. P. Tobin,
RD 2, Box 64
Rhinebeck, NY 12572
List of bed and breakfast guides and directions. Send $2 and a self-addressed, stamped envelope.

Innkeeping
P.O.Box 267
Inverness, CA 94937
Monthly innkeeper newsletter, yearly subscription $36. Send $1 and business-sized, self-addressed, stamped envelope for sample copy.

Nashville Bed and Breakfast
P.O.Box 15651
1101 17th Ave. S.
Nashville, TN 37215
Bed and breakfast reservation service for Nashville area.

"Sweet Dream and Toast, Inc."
P.O. Box 4835-0035P
Washington, DC 20008
List of over 130 referral services nationwide. Send $2 and self-addressed, stamped envelope.

Tennessee Tourist Development
P.O.Box 23170
Nashville, TN 37202

Tourist House Association
R.D. 2 Box 355A
Greentown, PA 18426
List of bed and breakfasts and how to become a bed and breakfast host. Send $2 and business-sized, self-addressed, stamped envelope.

APPENDIX D

ORGANIZATIONS FOR ASSISTANCE

The following is a select list of organizations for historic preservation assistance:

American Association for State and Local History (AASLH)
708 Berry Road
Nashville, Tennessee 37204
Provides information concerning structural repairs, restoration, and how to research and record houses through its technical leaflets and other publications.

Association for Preservation Technology (APT)
Box 2487, Station D
Ottawa, Ontario KIP5W6
Canada
One of the best sources for specific technical information concerning structural problems.

Metropolitan Nashville Historical Commission
701 Broadway
Customs House
Nashville, Tennessee
A useful source to consult for information about local preservation legislation.

Mid-South Center for Historic Preservation
Historic Preservation Program
James K. Huhta, Director
Middle Tennessee State University
Murfreesboro, Tennessee 37132
This Center was recently established as a technical assistance center for Tennessee and the Southern region.

Museum of Early Southern Decorative Arts
Box 10310, Salem Station
Winston-Salem, North Carolina 27108
Provides information and assistance concerning period furnishings and interiors.

Old House Journal
69-A 7th Avenue
Brooklyn, New York 11217

Both current and back issues are one of the most useful single sources to assist a property owner in identifying reasonable solutions to building deterioration problems.

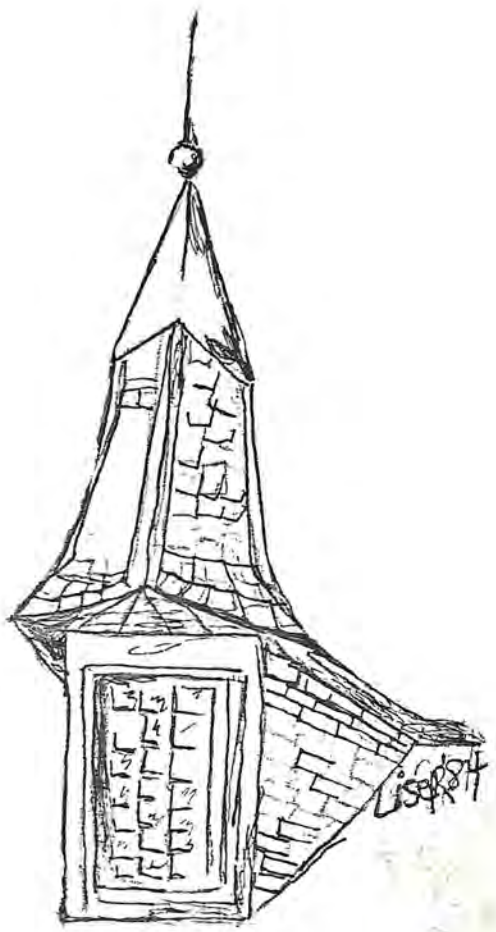
Tennessee Historical Commission
701 Broadway
Nashville, Tennessee 37203

The State Historic Preservation office can supply information on funding, the National Register process, tax act certification, and can recommend private consultants.

APPENDIX E

READING LIST FOR ENERGY CONSERVATION

The following pages list publications compiled by the U. S. Department of the Interior dealing with energy conservation in historic buildings.



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Brick Institute of America, 1750 Old Meadow Road, McLean, Virginia 22102

Homeworks Corporation, P. O. Box 712, Albuquerque, New Mexico 87103

Compiled by Baird M. Smith, Architect, March 1978

Updated by Frederec Ellsworth Kleyle, Architectural Historian, March 1980

These publications are not available through TPS, but should be available in most large libraries.

APPENDIX G

BIOGRAPHICAL NOTES ON PROJECT TEAM MEMBERS

Lise Ritsch

Native of South Carolina. Bachelor of Arts degree with a dual major (Art History, Sociology) from Converse College, Spartanburg, S.C. Graduate student in Middle Tennessee State University (MTSU) Historic Preservation Program.

Jane Stephens

Native of Tennessee. Ph.D. in history from Ball State University in Indiana. Bachelor's degree from MTSU. Visiting Professor from Southeast Missouri State University.

James Draeger

Native of Wisconsin. Bachelor's degree in English from the University of Wisconsin. Former English teacher. Graduate student in MTSU Historic Preservation Program. Project coordinator.

Linda Center

Native of Tennessee. Bachelor's degree in English from MTSU. Business and Museum experience. Graduate student in MTSU Historic Preservation Program.

Carol Roberts

Native of Tennessee. Bachelor's degree from David Lipscomb College (History, Education). Former teacher. Graduate student in MTSU Historic Preservation Program.

Becky Smith

Native of Kentucky. Bachelor's degree in history from Hanover College, Hanover, Indiana. Teaching assistant and graduate student in MTSU Historic Preservation Program.

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