United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places registration Form (National Register Bulletin 16A). Complete each item by marking “x” in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter “N/A” for “not applicable.” For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name  Leming, John H., House
other names/site number  Leming House Bed & Breakfast

2. Location

street & number  414 East Main Street
N/A not for publication

city or town  Manchester
N/A

county  Coffee
code  031
zip code  37128

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title  Date
State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official/Title  Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
☐ entered in the National Register.
☐ See continuation sheet
determined eligible for the National Register.
☐ See continuation sheet
determined not eligible for the National Register.
removed from the National Register.
other (explain:)

Signature of the Keeper  Date of Action
**5. Classification**

<table>
<thead>
<tr>
<th>Ownership of Property</th>
<th>Category of Property</th>
<th>Number of Resources within Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Checked as many boxes as apply</td>
<td>Checked only one box</td>
<td>Do not include previously listed resources in count</td>
</tr>
<tr>
<td>private</td>
<td>building(s)</td>
<td>Contributing</td>
</tr>
<tr>
<td>public-local</td>
<td>district</td>
<td>1</td>
</tr>
<tr>
<td>public-State</td>
<td>site</td>
<td>buildings</td>
</tr>
<tr>
<td>public-Federal</td>
<td>structure</td>
<td>sites</td>
</tr>
<tr>
<td></td>
<td>object</td>
<td>structures</td>
</tr>
<tr>
<td></td>
<td></td>
<td>objects</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>

Name of related multiple property listing
(Enter “N/A” if property is not part of a multiple property listing.)

N/A

Number of Contributing resources previously listed in the National Register

0

**6. Function or Use**

<table>
<thead>
<tr>
<th>Historic Functions</th>
<th>Current Functions</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOMESTIC/single dwelling</td>
<td>DOMESTIC/hotel</td>
</tr>
<tr>
<td></td>
<td>DOMESTIC/secondary structure</td>
</tr>
</tbody>
</table>

| |
| | |
| | |

**7. Description**

<table>
<thead>
<tr>
<th>Architectural Classification</th>
<th>Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Late Victorian</td>
<td>foundation Stone, concrete</td>
</tr>
<tr>
<td>Other: Folk Victorian, gable front and wing</td>
<td>walls Weatherboard</td>
</tr>
<tr>
<td></td>
<td>roof Asphalt shingles</td>
</tr>
<tr>
<td></td>
<td>other Brick, terra cotta</td>
</tr>
</tbody>
</table>

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)
## 8. Statement of Significance

**Applicable National Register Criteria**

(Mark “x” in one or more boxes for the criteria qualifying the property for National Register listing.)

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ A</td>
<td>Property is associated with events that have made a significant contribution to the broad patterns of our history.</td>
</tr>
<tr>
<td>□ B</td>
<td>Property is associated with the lives of persons significant in our past.</td>
</tr>
<tr>
<td>□ C</td>
<td>Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.</td>
</tr>
<tr>
<td>□ D</td>
<td>Property has yielded, or is likely to yield, information important in prehistory or history.</td>
</tr>
</tbody>
</table>

**Areas of Significance**

(Enter categories from instructions)

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architecture</td>
<td></td>
</tr>
<tr>
<td>Education</td>
<td></td>
</tr>
</tbody>
</table>

**Period of Significance**

1899-1946

**Significant Dates**

1899, 1917-1920, 1925-1927

**Significant Person**

(complete if Criterion B is marked)

Leming, John H.

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

---

## 9. Major Bibliographical References

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

N/A

<table>
<thead>
<tr>
<th>Document Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary determination of individual listing</td>
<td>36 CFR 67 has been requested</td>
</tr>
<tr>
<td>Previously listed in the National Register</td>
<td></td>
</tr>
<tr>
<td>Previously determined eligible by the National Register</td>
<td></td>
</tr>
<tr>
<td>Designated a National Historic Landmark</td>
<td></td>
</tr>
<tr>
<td>Recorded by Historic American Buildings Survey</td>
<td></td>
</tr>
</tbody>
</table>

**Primary location of additional data:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Historic Preservation Office</td>
<td></td>
</tr>
<tr>
<td>Other State Agency</td>
<td></td>
</tr>
<tr>
<td>Federal Agency</td>
<td></td>
</tr>
<tr>
<td>Local Government</td>
<td></td>
</tr>
<tr>
<td>University</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

Name of repository:

---
10. Geographical Data

Acreage of Property  Less than one acre  Manchester 86 NE

UTM References
(place additional UTM references on a continuation sheet.)

1
2
3
4
Zone  Easting  Northing
583173  3926905

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title  Kristen Baldwin Deathridge, PhD Research Assistant
date  May 28, 2010
organization  MTSU Center for Historic Preservation
telephone  615-898-2947
city or town  Murfreesboro
state  TN
zip code  37130

Additional Documentation

Continuation Sheets
submit the following items with the completed form:

Maps
A USGS map (7.5 or 15 minute series) indicating the property’s location
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs
Representative black and white photographs of the property.

Additional items
(Check with the SHPO) or FPO for any additional items

Property Owner

name  Sherry and Charles Cook
city or town  Murfreesboro
state  TN
zip code  37128

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20303.
7. NARRATIVE DESCRIPTION

The John H. Leming House is a two-story, frame, Folk Victorian gable-front-and-wing with a front porch and was constructed by 1899. The walls are covered with weatherboard, the foundation is limestone (some is covered with concrete), and the pitched roof is covered with asphalt shingles. There are two brick chimneys. All of the original windows are intact. Around the porch and windows, and on the corners of the building, original wood spindlework and Victorian-era wood embellishment remains. Vinyl siding has recently been removed from the house to expose the original cedar weatherboard and woodwork that remained underneath. Some of the wood decoration had deteriorated and has been replicated, but the majority of it is original. The house is near the downtown business district in Manchester, Tennessee (pop 9,442). The area is currently a business district, but historically it was residential. The house is situated on the corner of East Main Street and South Waite Street, with the façade facing East Main Street. At the southwestern corner of the lot sits a non-contributing garage and it is reached by a straight driveway from East Main Street. The property demonstrates historic integrity in its location, workmanship, design, and materials.

Exterior

The north facade of the John H. Leming House is a gable-front-and-wing. The gable end, on the eastern end of the façade, has one bay, with a window on each story. The wing has two bays and the main entrance is nearer the gable. The original door has a rectangular transom window above it. All five of the windows on the facade are arched one-over-one double-hung sash windows. The façade is covered with the original cedar weatherboard and has decorative beaded spindlework around each window and the door. The window surrounds consist of turned and engaged spindlework supporting a decorative cap. Each has a single drop pendant hanging over the center beneath the cap. A wooden porch runs the length of the wing and is as deep as the gable. Beneath the porch, the façade is beadboard rather than weatherboard. The porch has four turned posts and scroll-sawn spandrels between them and there are dentils along the porch just beneath the roofline. One of the building’s two chimneys is visible from the front and it rises between the two bays on the wing side of the house. Modern gutters and downspouts have been added on the façade and each elevation, but, with the exception of the rear, they are placed as unobtrusively as is possible. Turned and engaged spindlework which matches the window surrounds is on each corner of the building.

The west elevation of the building consists of the gable-end of the wing covered with the original weatherboard siding. It has one bay, with a window on each story. These are also arched one-over-one, double-hung sash windows. Window surrounds match the front of the building. A flood light has been added about halfway up the elevation towards the rear of the building.

The south/rear elevation of the building shows additions to the house. The original weatherboard covers this elevation. Here the gable and wing form also dominates. The gable and the wing each
Leming, John H., House
Coffee County, TN

have a single arched one-over-one double-hung sash window on the second story. The window on the wing is in its easternmost bay and has the same surround found on most other windows on the building. Both chimneys are visible from the rear elevation of the building but only the chimney in the wing has a chimney pot. The gable end has a single story gabled roof addition that is currently in use as a kitchen. There is not an exact date on this addition, but the 1899 tax rolls show that, at that time, the house was completed and awaiting an addition, so it is not unreasonable to surmise that the kitchen addition was early and was possibly intended during the original construction of the building. It has paired windows, although one is a three-over-one double-hung sash and the other is a two-over-two double hung sash. These windows have plain wooden surrounds. A second addition to the rear elevation consists of a porch that was enclosed at some point and wraps along the south side of the wing and west side of the gable end, though it does not reach the extent of the building on either side. It is uncertain when the porch was first enclosed although oral history of neighbors suggests that it had been enclosed by the 1950s. This enclosed porch is covered in new weatherboard, replacing the vinyl siding that was recently removed. Under the siding were portions of the wood, glass, and some metal screen material from the porch’s first enclosure. On the wing portion of the enclosed porch, there are small paired two-over-two double-hung windows with a plain surround. There is a modern screen door and porch light on the gable side of the enclosed porch.

The east elevation is two stories with two bays and is covered with the original weatherboard. One of the chimneys is visible to the southern end. There are four windows, one in each story for both bays. These windows are also arched one-over-one double-hung sash windows with surrounds to match those on the facade of the building. The side of the rear addition is also visible and it has a single bay with a one-over-one double-hung sash window which does not have the spindlework of the other window surrounds, although it does have the drop pendant and cap.

**Interior**

Throughout many spaces in the house, drywall ceilings have been added at an angle to conceal modern duct and electrical work, though this has not been done in the entryway, and most of the interior walls are drywall. Original baseboards and decorative elements framing doors and windows remain in the majority of the house. A major remodel of the interior occurred in 1994, when all restrooms except the downstairs bath were added and the duct and electrical work was completed.

The main entry leads to an open hall with the original stairs and banister. The wooden floor is a replacement. The staircase faces the door and adjoins the west wall. It retains original turned balusters and a large turned newel post that has a turned finial on its top. The stairs have an undercarriage partially enclosed by beadboard to create a small closet. Family history says that
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7    Page 3    Leming, John H., House
Coffee County, TN

John’s brother George built the stairs. Indeed it is possible that he built the entire house since he was a local building contractor.¹

On the west side of the hall a door with a rectangular transom leads to the west parlor, now a bedroom, with the original wood flooring exposed. The walls are drywall and the ceiling has the angled addition of drywall around the perimeter of the room. Original baseboards, window and door surrounds, and molding remain intact. There is a fireplace on the east wall, though it is now enclosed and covered by a closet, added in 1994.

On the east side of the hall another door with a rectangular transom leads to the east parlor. This room has its original beaded panel wainscoting, baseboards, window and door surrounds, and molding. There is a filled in fireplace on the south wall, now obscured by an electric fireplace. The original simple wooden mantel and surround remains in place. It has a plain detail panel and simple mantel shelf supported by curved wooden brackets. The room is currently carpeted, but the original flooring remains beneath. The walls are drywall and the ceiling has the angled addition of drywall around the perimeter of the room.

A door in the southeast end of the hallway leads into the dining room. This room is currently carpeted, but the original wood floors are intact. The dining room has original beaded panel wainscoting, baseboards, window and door surrounds, and molding. The walls are drywall and the ceiling has the angled addition of drywall around the perimeter of the room. There is a raised platform in the south of the room running between the now-covered fireplace and the eastern wall. There is currently a mirror in the south wall but this space was originally a window. It was converted to a pass-through and then a mirror at some point after the addition currently serving as a kitchen was added to the building.

To the west of the enclosed fireplace, there is an arched doorway leading south from the dining room to the kitchen, which was added historically and has been modernized. While the space was likely a historic doorway, the arch is modern and was created in 1994 during the major interior remodel of the house.

At the rear of the entry hall, a door leads to what was once the back porch. This space has been enclosed to create a small square hallway, a modernized bathroom with linoleum flooring, and a laundry and storage room, also with linoleum flooring. The small square hallway is carpeted and has four doors: one to the bathroom, one to the laundry room, one to the dining room, and one into the entryway.

Upstairs there are three bedrooms, one in the western wing portion of the building and two in the eastern gable portion. The bedroom in the western wing portion of the building has original wood floors beneath carpet, drywall walls, and a dropped drywall ceiling. Original baseboards, window

and door surrounds, and molding remain intact. A modern bathroom has been placed in the southeast corner of the room and is separated by a partition wall.

The eastern bedrooms in the gable portion of the house are similar and there has been a modern pass-through bathroom built between them. Both have carpeting over the original wood floors, drywall walls, and a dropped drywall ceiling. Original baseboards, window and door surrounds, and molding remain intact.

On the southwest of the property sits a non-contributing garage building of indeterminate date. It is a gable-front concrete block building with asphalt shingles on the roof and a single garage entry on the north gable end, facing the driveway. The eastern side of the garage has a poured concrete porch with a tin roof that extends approximately five feet out to the north and just over halfway along the building. To the south of the porch, also on the eastern side of the garage, are two wooden doors.

The John Leming House maintains its integrity of location, setting, materials, and workmanship. Some original materials have been covered, such as carpeting over the original floors. However, the original materials remain underneath and the current property owner is working to uncover these original elements. All of these modifications are removable, and the original woodwork and detailing remains visible over these modifications.
8. STATEMENT OF SIGNIFICANCE

The John H. Leming home is locally significant under criteria B and C for its association with John H. Leming and his work in education and as a local politician and for its architecture. The Leming House is a good local example of a Late Victorian era house in Manchester. The Folk Victorian home has some unusual features, such as cedar siding, and there are very few other nearby two-story Late Victorian era homes. John H. Leming served as the Superintendent of Schools in Coffee County, Tennessee, from 1917-1920 and again from 1925-1927. For at least part of his first term, Leming also served on the Coffee County Board of Education. During this time Leming helped to move through a variety of educational reforms which affected all of the students of the county during those years and the years which followed. These reforms fit into the broader social history of the Progressive Era, and Leming provides a strong local example of a national trend in education.

During the Progressive Era, reformers tackled many of society’s problems, and some of them focused their efforts on rural reform. Throughout rural areas in the nation, reformers worked on many things, not the least of which were schools. Education, seen as a particular force for improvement during the first three decades of the twentieth century, was a focus for communities. In Rebuilding the Rural Southern Community: Reformers, Schools, and Homes in Tennessee 1900-1930, Mary Hoffschwelle argues that those in rural towns, like Manchester, Tennessee, did not adopt the Progressive agenda wholesale. Rather, they chose the initiatives that most appealed to their sensibilities. This holds true for educational reforms and makes the choices of individual reformers, like John H. Leming, that much more significant. Typical state-wide Progressive reforms, which Leming helped to usher through the Coffee County system, include higher standards for teachers, longer school years and increased mandatory attendance, and providing a way for some students to reach the schools. The Progressives reorganized districts and built more schools. By keeping buildings in good repair and well-painted as well as providing running water when they were able to do so, school boards kept pace with other Progressive era reformers. As Superintendent of Schools, John H. Leming led the local implementation of these reforms in Coffee County.

John H. Leming:

John H. Leming was born c. 1866 to Isaiah Leming and Martha Townsend Leming. By 1899, Leming had built and was living in the house at 414 East Main Street in Manchester and had married his wife, Alice. He had acquired the deed to the land at 414 East Main Street in 1893 from N.L. and Amanda May. The Townsends were one of the prominent families in Coffee County.
having settled there in 1845. Along with the Lemings and a few other families, they were the founding members of the Asbury community in Coffee County.\textsuperscript{4} John Leming spent his whole life in Manchester, the majority of his adult years at 414 East Main Street. He lived there through his years of activity on the School Board and until his death on April 10, 1946.

John H. Leming taught school in Manchester from at least 1909, as there is a listing of him earning teaching certificates that year in the Board of Education records.\textsuperscript{5} Leming served as the Superintendent of Schools from 1917-1920 and again from 1925-1927. For at least part of his first term, Leming also served on the Coffee County High School Board of Education.

During his tenure on the Coffee County Board of Education, John H. Leming helped to move through several educational reforms. From the minutes of the Board of Education, it is clear that Leming served both as superintendent and as secretary. According to the minutes, the Board of Education routinely recommended buildings for repair, hired teachers for the schools under their purview, and provided for wagons to shuttle students to and from schools. Leming and the other Board of Education members embraced the Progressive ideals of neat and tidy school buildings and expanded access to education. Previously, rural schools, such as those in Coffee County had been cared for and largely neglected by the communities surrounding them.\textsuperscript{6} In the first decade of the twentieth century, the State of Tennessee began encouraging local school boards and improvement associations to clean up schools and bring to them the “better physical surroundings, good books for all, and art in the school room” that was required to meet new standards of “health, comfort, beauty, and attractiveness” which would help students to learn better.\textsuperscript{7} While the state provided guidance and made suggestions, it was up to local groups to actually implement these changes. During the 1910s and 1920s, the Board of Education, under Leming’s direction, took on this role in Coffee County.

According to the \textit{Manchester Times}, in February of 1917, as superintendent of schools, John H. Leming moved to new offices, next door to the newspaper, and those offices included a “first class public rest room” and a public library.\textsuperscript{8} Leming appealed to the public to contribute volumes to the library, although at the time of the newspaper article, he already had commitments for several volumes.\textsuperscript{9} Downtown public libraries and rest rooms, such as these, were aspects of rural progressive reform throughout the American south in the first decades of the twentieth century which encouraged public health and education. Leming’s actions reflect the rising number of

\begin{thebibliography}{9}
\bibitem{5} Coffee County Board of Education Minutes, 1907-1968, microfilm images on dvd, no roll specified, supplied by Tennessee State Library and Archives, Nashville, Tennessee. References to Board of Education minutes throughout this statement are from this source.
\bibitem{6} Hoffschwelle, \textit{Rebuilding the Rural Southern Community}, 23.
\bibitem{7} Virginia P. Moore, “School Improvement Associations of Tennessee;,” 1909, quoted in Hoffschwelle, \textit{Rebuilding the Rural Southern Community}, 23.
\bibitem{8} “New Office Soon to be Occupied,” \textit{Manchester Times}, February 2, 1917.
\bibitem{9} Ibid.
\end{thebibliography}
Tennessee towns which built public restrooms and libraries in the 1910s and 1920s. As Leming personally solicited and donated volumes to the public library, he proved an advocate for educating adults as well as the children of Coffee County.

In September of 1917, soon after Leming became Superintendent, the Board voted to extend the school term to 5 months, requiring students to receive more education. By 1912 city school terms were already close to nine months and many were advocating for longer terms in rural schools. Rural schools’ terms fluctuated based both on the growing season and available county funds. Many progressive reformers argued for the advantages of longer school terms, but the actual length of the term remained up to each county. Leming worked to bring Coffee County closer to the average term lengths in cities like Nashville. At that same meeting in 1917, the Board voted that no one should promise a school to a teacher unless that teacher has a certificate. State law had started requiring certificates in 1914, but, in order to allow teachers to meet this standard, the state continued issuing permits for several years to those who could not earn the certificate. The Manchester Times regularly reported the number of teachers that Leming certified, giving him the credit for pushing Coffee County teachers to reach the standard of all holding certificates. A busy meeting, they also decided in September to hire a truancy officer for one month, to stay on longer provided the Superintendent (Leming) believed he was needed. Not only was Coffee County extending their school year, they were taking steps to ensure that students attended and were taught by certified educators, all aspects of the national trends in education reform in the 1910s and 1920s.

Reformers in Nashville at the State Board of Education set out model school building plans in 1907 and again in 1920 which focused on simplicity and included increased natural light and ventilation for the buildings (aspects which catered to public health reforms and were intended to inspire students). In 1914, Tennessee formed a General Education Board (GEB) to lead in rural school projects. The primary role of the GEB was to address the “unattractive, uncomfortable, unsanitary” schools which made students into “physical and mental cripples, and moral perverts” by replacing the many smaller schools with larger “more attractive, more comfortable and more sanitary” consolidated school buildings. State initiatives in the 1910s and 1920s encouraged local school boards to clean up some schools and to replace several smaller schools with consolidated schools which provide greater resources for students. The Coffee County Board of Education minutes

---


11 In 1925, the state legislature passed a General Education Bill which included a clause that, for any county which would set aside fifty cents from each one hundred dollars of property taxes for education, the state would provide additional funds to enable elementary schools to run for eight months; Holt *The Struggle for a State System of Public Schools in Tennessee*, 353.


13 Hoffschwelle, *Rebuilding the Rural Southern Community*, 22 ff, 45.

show that the Board accomplished these goals by working in conjunction with communities, demonstrating that Progressives believed in shared responsibility for public initiatives. For example, in September 1917, the Board voted to provide paint for any school house that needed it if the community would do the painting themselves. In early 1918, two new school houses were authorized by the Board and funding was to be provided to those communities, provided they followed plans set out by the Superintendent (Leming). When Leming first became superintendent, in 1917, there were 60 schools in Coffee County, but by 1925 it is clear that Leming and the school board had embraced consolidation as only 23 schools are listed in the minutes. The state did not obligate anyone to follow these models for cleanliness and consolidation, but, at least from 1919, the state only provided funding if counties followed state-approved plans. Leming and the Coffee County Board of Education clearly thought these plans were important, as they required control over the plans for each school building, presumably following the state plans in order to help fund the local consolidated schools.

Leming worked to improve and expand school buildings for students. A history of Coffee County sites Leming as “instrumental” in enabling the first high school to be expanded. Central High School was originally constructed in 1909-1910, and the 1926 addition included a separate building with 5 classrooms, a gymnasium, and an auditorium. According to the minutes from 1926, Leming went to the State Board of Education requesting that the state supplement county funds to see that the teachers got paid. Leming’s advocacy for Coffee County enabled the schools to keep running.

Also in 1925, the Coffee County Board of Education under Leming voted that all new teachers must have degrees. The Tennessee state law passed in 1913 required all teachers to be certified by the State Superintendent. There is no evidence that the state required degrees at this time, but Hoffschwelle discusses that throughout the early twentieth century, demand for teacher training increased and new normal schools for that training were constructed throughout the state. The Coffee County Board of Education also concluded in 1925 that written contracts were required for the wagon drivers that would spell out their responsibilities, the routes they would serve, and their monthly pay rate. In August of 1926, the Board voted to put water into the kitchen of the new high school, so that students would not have to carry it in buckets. Improved teacher training and modern school building plans were the two main pillars of Progressive era educational reforms which Leming helped to implement in Coffee County.

It was decided in June of 1925 that the superintendent, Leming, would select African American teachers for the African American schools. The School Board records that list the schools,

---

15 Hoffschwelle, *Rebuilding the Rural Southern Community*, 45.
18 Hoffschwelle, *Rebuilding the Rural Southern Community*, 20.
teachers hired, and their pay do not indicate race. The relationship between the white and African American schools in Coffee County during the period of significance for the Leming House is somewhat unclear. Presumably in Coffee County, as throughout the South, school building improvement and consolidation sponsored by local tax funds did not extend to the African American schools. It was left for the Julius Rosenwald Fund to assist African American communities in their school building. Agents for the Rosenwald School Fund made a note of several Tennessee counties in which they faced particularly strong opposition in the mid-1920s, Coffee County being one of these.\(^{19}\)

During the years he served as Superintendent of Schools for Coffee County, Tennessee, John H. Leming guided several Progressive educational reforms in the county, implementing state initiatives at the local level. Many of the changes that Leming brought to the Coffee County education system were front page news, the *Manchester Times* giving Leming the credit for these reforms. In 1925, for example, nearly every edition has at least one mention of Leming and the schools. He lived at 414 East Main Street, in Manchester, during this time that he was guiding Coffee County schools into national educational trends. The building that was Leming’s home during the significant years of his superintendency, 1917-1920 and 1925-1927, retains integrity in its location, setting, workmanship, design, materials, and its association with John H. Leming.

In 1931, John and Alice deeded the house and land to their son Hugh S. Leming for $700 and the stipulation that he care for them for the rest of their lives and the additional stipulation that they could purchase the property back from Hugh after four years had passed for $2500.\(^{20}\) John Leming continued to live in the house until his death, on April 10, 1946. Hugh Leming retained control of the house and lot and willed it to the First Methodist Church. Following Hugh Leming’s death in 1980, ownership of the house went to the church. It then passed through several hands before it was purchased by its current owners in 2009. It has recently been adapted to function as a bed and breakfast in the city of Manchester.

There are no other two story Late Victorian homes in the neighborhood of the Leming House in Manchester. This Folk Victorian gable-front-and-wing home may share some details, such as window style, with other Manchester homes, but none have the number and quality of design features that the Leming House retains. There are few houses from this period in the immediate vicinity as the once residential area has been largely absorbed into the central business district of Manchester. The only other National Register property in Manchester, the Wilkinson-Keele House (NR 11/15/2006), is two blocks south of the Leming House. The decorative details of the

\(^{19}\) Hoffschwelle, *Rebuilding the Rural Southern Community*, 77.

\(^{20}\) Deed from John H. Leming to Hugh S. Leming, October 10, 1931, Coffee County Deed Book 41: 56, Manchester, Tennessee.
Wilkinson-Keele House, including prominent bay windows and distinctive spindlework mark it as a more traditional example of Queen Anne style, rather than the Folk Victorian expressed in the Leming House. The Leming House is a folk gable-front-and-wing adaptation of the Late Victorian era, as expressed in its unusual cedar plank weatherboard siding and majority original spindlework window surrounds and decorative details.
9. MAJOR BIBLIOGRAPHICAL REFERENCES


10. GEOGRAPHICAL DATA

Boundary Description and Justification
The nominated property consists of a less than one acre parcel, indicated on the attached Coffee County GIS Property Tax Map as parcel # 076G B 035.00. It is bounded on the north by East Main Street, on the east by South Waite Street, and on the west and south by residential parcels. The nominated property encompasses all of the extant property historically associated with the John H. Leming House.
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number PHOTOS Page 14
Leming, John H., House Coffee County, TN

PHOTOGRAPHS

Photographs by: Elizabeth Moore, Projects Coordinator
MTSU Center for Historic Preservation

Date: March, July 2010

Digital Files: Tennessee Historical Commission
Nashville, Tennessee

1 of 19 North Façade, photographer facing south
2 of 19 West Elevation, photographer facing east
3 of 19 South Elevation, photographer facing northeast
4 of 19 South and East Elevations, photographer facing northwest
5 of 19 East Elevation, photographer facing southwest
6 of 19 Entry Hall, photographer facing southwest
7 of 19 Entry Hall, photographer facing north
8 of 19 West Parlor, photographer facing northeast
9 of 19 East Parlor, photographer facing northeast
10 of 19 East Parlor fireplace, photographer facing south
11 of 19 Dining Room, photographer facing west
12 of 19 Kitchen, photographer facing southeast
13 of 19 Rear Hall and Laundry, photographer facing south
14 of 19 Downstairs Bath, photographer facing west
15 of 19 Upstairs Hall, photographer facing east
16 of 19 West Bedroom, photographer facing northeast
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Leming, John H., House
Coffee County, TN

Section number PHOTOS Page 15

17 of 19 Northeast Bedroom, photographer facing east
18 of 19 Southeast Bedroom, photographer facing northwest
19 of 19 Garage, photographer facing south