

McMinnville, Tn



Preservation Proposal: Franklin P. Blue Municipal Building

Prepared for: The City of McMinnville
and McMinnville Heritage Alliance, Inc.

Prepared by: Jordan Cleek

Date: *Tuesday, August 25, 2015*

“The past is not dead, it is living in us, and will be alive in the future
which we are now helping to make.” *William Morris*

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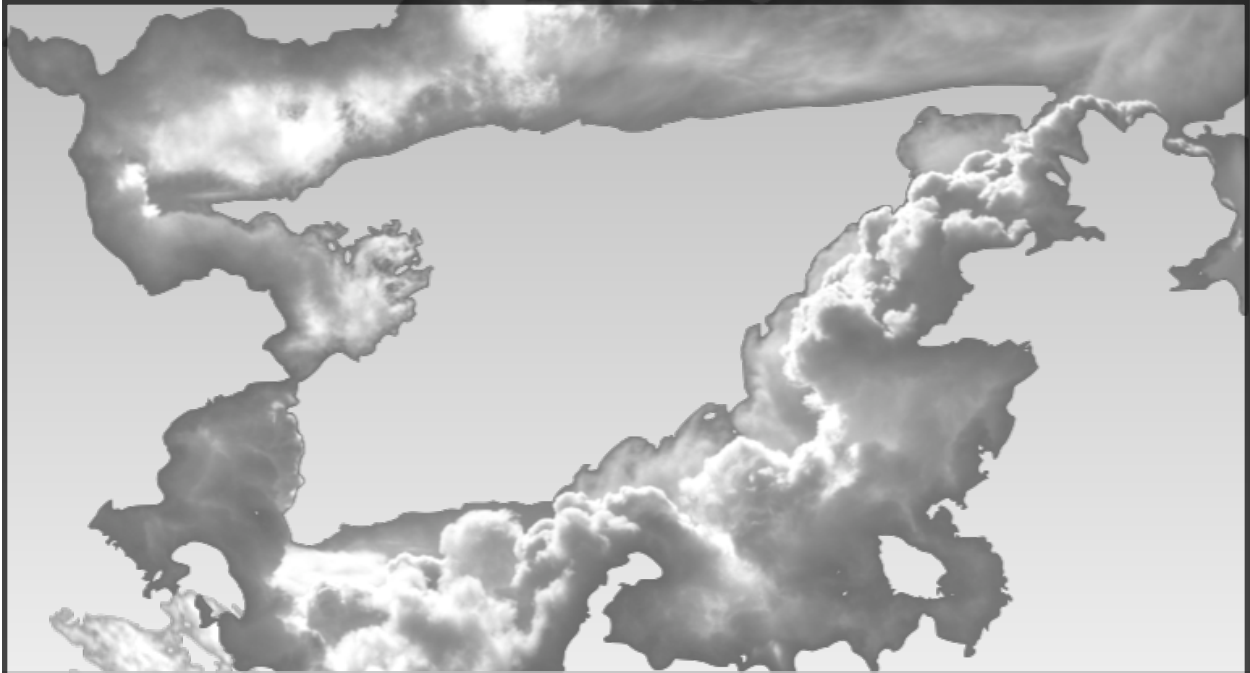
Preface

Since ground broke on the “Mary Campbell” lot in 1869, the Franklin P. Blue Municipal Building has been an integral part of its community. It has successfully acted as a private residence, an academic institution, City Hall, and the police station. Today, the structure sits empty and begs for the opportunity to once again be a prosperous entity within the City of McMinnville, Tennessee.

The former luxurious Munsford Mansion was an Italianate, two and a half story residence, complete with a mansard roof structure. Stories tell the upper floor was finished to house one of the most extensive libraries in Warren County at the time and a ballroom where grand parties were held. Now, the Franklin P. Blue Municipal Building sits vacant as a three story, 39,000 square foot structure in the heart of McMinnville. Although this building has been subjected to a vast number of alterations, the majority of the original architectural elements have been retained and can be dated back to the late ninetieth and early twentieth century— including floors, trim work, and upper story windows.

Although the first floor of the Franklin P. Municipal Building was whitewashed and carpeted (with the original flooring protected underneath) to accommodate City Hall, the upper floors have maintained their appearance as McMinnville’s earliest centralized academic endeavor. Slate blackboards and archaic water fountains can still be found in the halls above. Many of the McMinnville residence recall walking through these halls and could easily recognize them in their unchanged state. While the building receives as bulk of the publicity, the grounds themselves have a rich history within the community. Historic croquet courts used well into the twentieth century cap the grounds of the Franklin P. Blue Municipal Building.

The following pages are a comprehensive study of the Franklin P. Municipal Building and its grounds, including a conditions report of the structure and a proposed use for the building and grounds. This research was preformed the summer of 2015 by Jordan Cleek. Jordan Cleek is native to Warren County and attended Tennessee Technological University where she received her bachelor’s degree in Civil Engineering. This report was completed as a degree requirement for her M. A. in Historic Preservation Planning at Cornell University. The following work was funded by McMinnville Heritage Preservation, Inc, and a special thanks is given to Neil Schultz, Mayor Hayley, and their passion for preserving McMinnville’s historical narrative. Without their efforts, much of McMinnville’s history would be lost.



Conditions



Exterior Conditions:



Areas of with Concern:

Grounds

Masonry

Foundation

Roofing

Degradation

Overall, the exterior condition of the Franklin P. Blue Municipal Building is good to excellent; however, the Franklin P. Blue Municipal Building is beginning to show signs of degradation. Paint is beginning to chip on the 1930s addition, and some cracking can be seen around the building's facade. Few of the windows are missing, or cracked, and the storm windows are intact throughout the building. The roofing system has caused the most concern. Shingles have begun to litter the grounds of the building, and after every storm, more accumulate. This building is telling the City of McMinnville that is now time to act. If the City of McMinnville would, at the very least roof the structure, the building could be preserved for another decade or more.

Exterior Condition: Grounds

The grounds of the Franklin P. Blue Municipal Building are in exquisite condition. They have numerous mature trees and brushes (including Ash and Crape Myrtle), lush grass, and expansive areas of level ground. This would be an ideal space to open for public use due to its close proximity to the Green Way and the McMinnville Historic District.

The parking lot on the grounds is beginning to crack and would have to be repaved if restoration to the building and grounds were to be done. This is to be expected considering the age of the asphalt and not considered a negative to the building's ground. This is a matter of lack of use and maintenance.

Overall, little to no change would have to be done to the grounds if the building were to be put into use again. The only alterations that are foreseeable, other than parking, would be due to aesthetic changes. This would mostly include landscaping around the building.

The photos shown in descending order include details of the ground's historic Ash tree (which is up to four feet in diameter, a mature Crape Myrtle (which reaches the third story), and the view of the building when approaching downtown from the interstate.



Exterior Condition: Masonry



The bricks of the Franklin P. Blue Municipal Building are in excellent condition considering their age. One of the most major brick repairs, repointing, is not needed as there are few areas of disintegrating mortar, cracks in mortar joints, or loose bricks. The only real areas of concern occur on the northern facade of the building.



On the northern facade of the building under a set of first floor windows, the bricks have shifted 1/8" out of the normal brick course. While this problem should be monitored, it should not cause great distress. A movement such as this could be have been caused by a change in forces caused by the 1930s addition. This can be seen in the top photo.



Another concern on the northern facade is the paint adhesion failure on the 1930s addition. At the brick joint of the two additions, a visible line of paint failure can be seen. On one side, the paint is intact. On the other side, the paint is beginning to peel off the facade. This could be caused from improper priming to the later addition.

Overall, the exterior bricks lack any need for repair or only require proper priming and painting.

Exterior Condition: Foundation

The foundation of this building measures 24 inches in depth. While there were no signs of damage, little can be said about the integrity without professional testing.

The photos seen here show different areas of the foundation. The middle photo shows where the foundation was compromised to add the Police Station ventilation.



Exterior Condition: Roofing



The roof of the Franklin P. Blue Municipal Building has caused the most concern. According to the National Parks Service's fourth *Historic Preservation Brief: Roofing for Historic Buildings*, "A weather-tight roof is basic in the preservation of a structure, regardless of its age, size, or design."

It is imperative to reroof this structure. This is a bare minimum requirement to keep this building in its current condition. Today, the roof consists of a patchwork of shingles from multiple construction sites in the area, and the system is beginning to fail.

Shingles can be seen around the perimeter of the building. This is the first sign of failure, and it should cause a sense of urgency. This problem will degrade the building exponential if water should again begin infiltrating the interior.

At the bare minimum to keep this building standing for the next decade, a roof will have to be put on the structure. This will buy time for the City of McMinnville to make a final decision on how to develop this building for future use, and the cost of roofing now will offset the cost of damage repair done later.

Exterior Condition: Degradation

Right now, the building is in good state with little signs of deterioration. However, the roof is beginning to fail, and with this, signs of decay will begin to accelerate.

The time to act is now. With little effort, the building could look new again. However, the window of time for this to happen is closing with every passing day.



Interior Conditions:



Areas of with Concern:

Plaster

Floors

Ceiling

Architectural Details

Basement

The interior elements of this building are in poor condition; however, they have retained much of their original historic and structural integrity. With efforts to restore these details, much of the original character of the building can be save. Overall, the floors are in fair condition, and only a few patches would have to be completely replaced. Much of the original metal ceiling tiles remain. Nearly 90% of the original wood work remains from the historic school. Most of the efforts would have to be put into getting the building up to code. The basement's condition caused the greatest amount of concern within this study. Within this proposal, the basement would not be used for habitual space, and a french drain would be constructed.

Interior Condition: Plaster



Nearly all of the plaster damage can be attributed to water damage. It is assumed that much of this damage was caused by missing windows that have now been replaced, covered, or sealed with storm windows. When the water came in from the missing windows, it ran down the walls and ruins the plaster work.

This plaster damage is unaesthetic; however, it is not structurally debilitating to the building. As long as the interior wall system was not severely damaged by the water infiltration coming in through the windows, the building's structural integrity will not be compromised, and the plaster can be repaired and replaced with minimal effort.

It is the water infiltration that is the real worry; but because there were no observed leaks after multiple summer storms, it is assumed that the windows were the culprits of the problem. Therefore, the plaster work was not considered a major concern.

The following photos were taken from the first floor. The ceiling tile at the bottom was located directly above the middle photo.

Interior Condition: Floors

The wood flooring within the Franklin P. Blue Municipal Building are nearly 100% intact. Few have completely lost their integrity in places where the windows were allowed to be opened for some period of time. In these places, the floors will have to be completely replaced. This accounted for only 5% of the flooring throughout the building.

The flooring on the first floor has been covered with carpet, and thus, been kept better protected than the upper floors. This section of flooring would only require sanding and finishing to bring the flooring back to a usable condition. In some of the rooms on the first floor, the wood has been refinished, and it is still in a stately condition. The flooring in the upper two floors would require more effort to restore; however, it is feasible.

The top photo shows flooring that was originally covered by City Hall's carpeting. This floor is in excellent condition. The middle photo shows some of the most severe degradation in the building. The bottom photo shows flooring that had been sanded and finished in the 90s when the building was being used as City Hall.



Interior Condition: Ceiling



The ceiling in the Franklin P. Blue Municipal Building during its time as a school was made with stamped metal tiles. Most of these tiles remain in place above the drop ceiling that was installed when City Hall moved into the building.

Excluding one room on the second floor and the basement, this stamped metal ceiling is can found throughout the structure. Not only is the material intact, but it is in serviceable condition. Most of these tiles will only need a coat of paint.



In some areas that correspond to the water damage from the opened windows, tiles have fallen from the ceiling. In these places, replacement tiles will need to be purchased to replace those that are dilapidated for use. In the room in which all the tiles have been removed, the entire ceiling will have to be re-clad with metal tiles. This tiles can still be found readily available for projects such as this.



The photos shown display the ceiling in its different states. The top photo shows the ceiling in pristine condition. The middle portrays where a patch of ceiling has failed. The bottom shows the room in which all the tiles have been removed.

Interior Condition: Architectural Details

A vast majority of the original architectural details still remain in the building, such as the trim work and plumbing fixtures. These are things that give character and historic integrity to the building. These items tell stories, and they are in serviceable conditions with a bit of restorative efforts.

These details are important to preserve because, once they have been removed, they are gone forever. That is why it is imperative to retain as much of the original structure as possible. Because much of the details within the building still remain, items such as the lost original balusters should not condone the demolition of the structure. Because so much of the building has been retained, replacement is the best practice. Items such as the stairwell can be “brought back to life” by reattaching the handrails located in the next room and a hired wood turner to recreate the missing balusters.

The top photo shows the 1870s home with its 1912 added wing. This addition has unusual trim as it had to cap the five wythe thick walls from the historic home. The middle photo shows a sink that was once used in the old classrooms. The bottom photo shows the balustrade that was original to the residence.



Interior Condition: Basement



The basement is by far in the worst condition, and its overall state can be defined as poor to dismal. Because of lack of use, light, and ventilation, a substantial amount of mold has grown in the basement's walls and carpet. Although this could be viewed as irreparable, it is anything but. With a rigorous cleaning, mold removal, better ventilation, and the construction of a french drain, the building could diminish its mold accumulation.



Because of lack of use and air flow, the mold has been given the prime opportunity to grow and reproduce. Although this must be addressed before the building is put into use, this proposal does not address the use of the basement. The basement will not be intended for habitable space; however, it will be used to carry ducts and conduits. This will allow for more space in the upper stories.



The top photo shows the vast accumulation of white mold on a wooden object left on the floor. Abandoned items such as this can be seen in a numerous amount of rooms in the structure, including the upper stories. The middle photos shows remnants of the police station that can still be found within the structure. The bottom photo shows more mold accumulation.

Structural Conditions:



Overall, the structure is in good condition. Although, there are some areas of concerns. The roof and mold removal are the two greatest concerns with the building. With a new roof, the building could stand for another fifteen years. However, if the roof is not addressed, the building will degrade at an exponential rate. The water infiltrating the roof will travel to the basement creating more opportunities for mold growth and destroying all of the buildings structural features in its path. Mold removal must be done as it poses as a health hazard to the building occupants. A more mild concern was mortar spalling from some of the interior in the bricks exposed to rainfall from the opened windows. These need to be addressed and new mortar joints must be constructed. Because all of the storm windows are intact, there was little vermin seen in the building. Over the course of the summer, only two bats and one bird were encountered. Because of lack of vermin, it was assumed the building was fairly closed off to animals; however, vandals must always be of concern.

Historical Integrity:



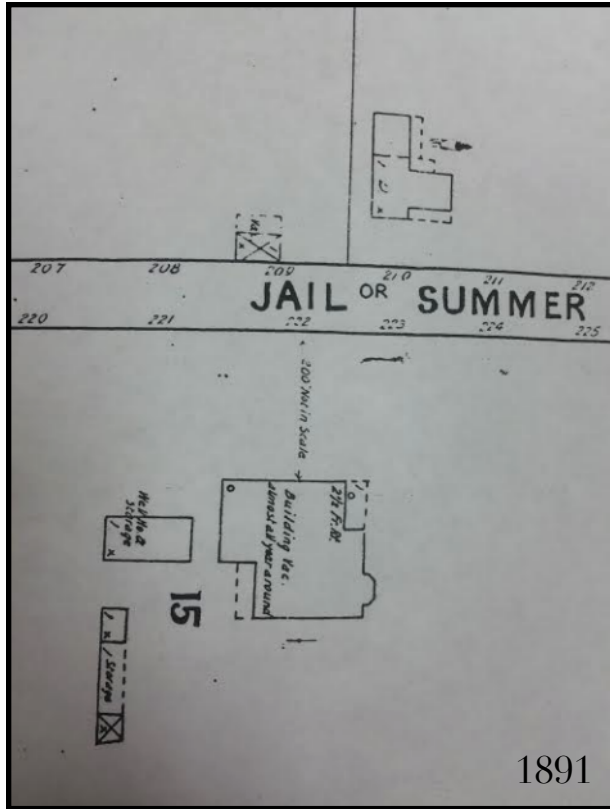
The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Location is the place where the historic property was constructed or the place where the historic event took place. Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. Setting is the physical environment of a historic property that illustrates the character of the place. Materials are the physical elements combined in a particular pattern or configuration to form the aid during a period in the past. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. Association is the direct link between a property and the event or person for which the property is significant. Because of these definitions, it is easily seen that the Franklin P. Blue Municipal Building has retained much of its historical integrity.

Historical Narrative: Constructed by James Dillion

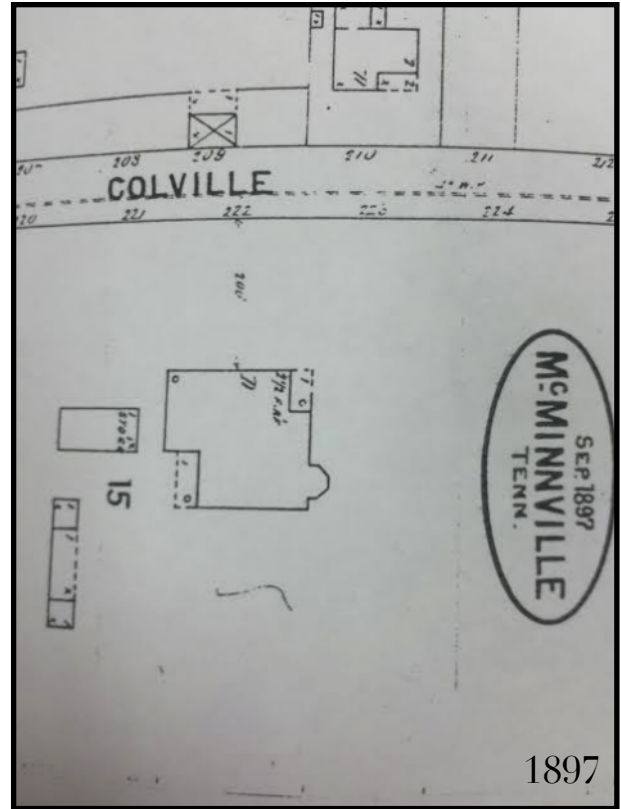
OUTLINE OF HISTORY OF BLUE BUILDING

1839	GEN John B. Rodgers owned all 3 lots (app. 5 acres)
1839	Sold lots to Thomas Hopkins heirs
1839 - 1869	Lots have other owners: Stokely Rowan, Harvey Watterson, Thomas Watterson, (known as " Mary Campbell lot")
1869	John Pickett bought the 5 acres (lots 54,55,56) for his brother James Pickett as his power of Attorney
1869 - 1871	Mansion was built (showcase of McMinnville) James Pickett lost his money in Civil War and went bankrupt
1873- 1881	Bankruptcy sell in 1873 - became known as the Pickett Place
1881	Col. Munford bought the home and property and did extensive remodeling with ash shade trees
1881 - 1887	First dwelling with bathroom with running water - tennis courts & flower gardens & gracious Southern living
1887	Col Munford died buried in Riverside Cemetery - His widow lived there until 1898 - deeded house to Blanche Lewis
1902	Blanche Lewis died - nephew Edward Campbell & nieces Totsie and Eugenia Campbell inherited home & lived there
1915	Board of Education purchased school - Butler Smith Chairman of Board contractor and made extensive renovations for school Open House for new school - classes began Jan 1916 (public education only 29 years old) -Principal Claude Lowry
1928	County Central High school was erected - high school classes had been held on third floor moved to new building
1938	West Wing was added
1945 - 1960	J. L. Nunley Superintendent of City Schools & Principal of Grammar school until 1960 followed by Harry Copenhaver & Roy Wiseman
1977	Converted school to City Hall
2007	City moved from the Blue Building

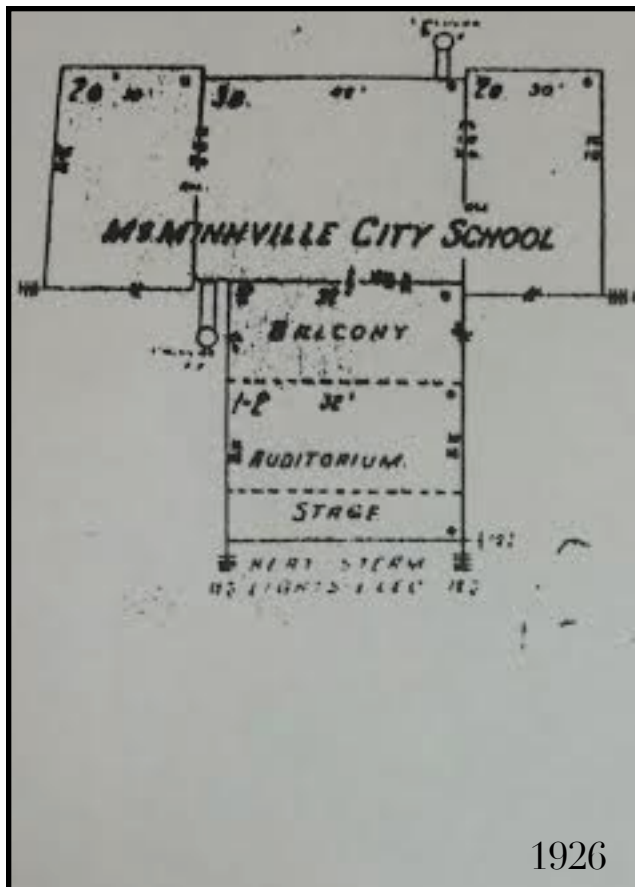
Historical Development: Sanborn Maps



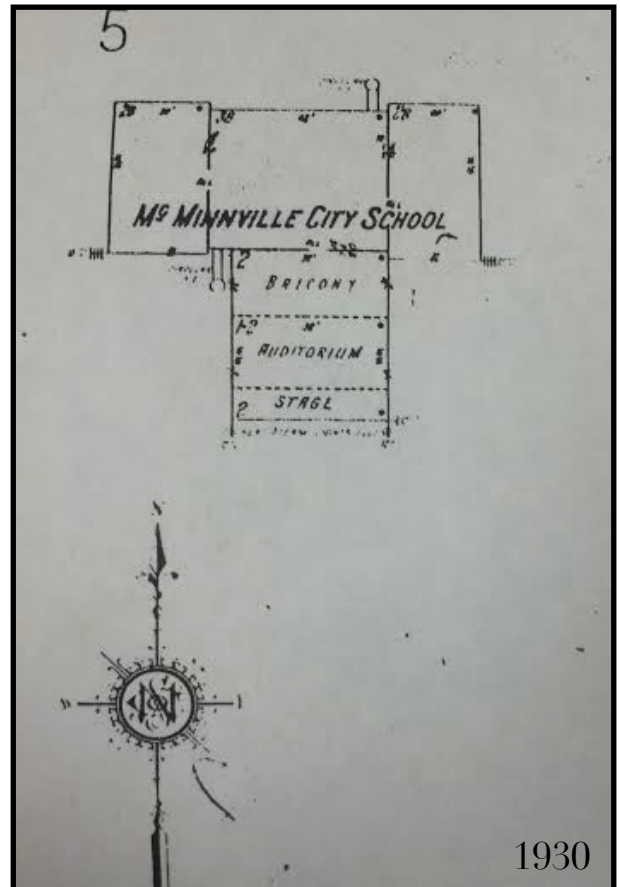
1891



1897



1926



1930

Exterior Grounds



Exterior Grounds Proposal

The Franklin P. Blue Municipal Building sits on 4.5 acres of prime real estate in downtown McMinnville. At the time of the property's last appraisal in 2008, the land was assessed at \$300,000 per acre with a grand total worth of \$1.35 million. Although the City could see this as an opportunity for financial gain, the property has the potential to be transformed into an invaluable asset within McMinnville, Tennessee.

McMinnville is known as the "Nursery Capital of the World;" however, there is little showcasing this title. The City of McMinnville has the rare occasion to commemorate this prestigious reputation with this monumental space. By developing the property of the Franklin P. Blue Municipal Building into a botanical garden, arboretum, and conservatory, the space could exemplify the meaning of being the "Nursery Capital of the World." With partitions designated to local nursery companies for the use of advertising their outstanding catalogs and publicizing their involvement in the community, the grounds would become an outdoor exhibition of McMinnville's prosperity. If there were no local nursery support, the city could designate the grounds to only house native Tennessee trees and wildflowers making the space a provocative example of what it means to be a part of the Tennessee collective.

In a narrow sense, an arboretum and botanical garden is a collection of trees and plants within a designated boundary. However, these grounds would become so much more. The McMinnville Arboretum would become the heart and soul of the Nursery Capital. This outdoor space would be a destination for tourists and residents alike to gather and immerse themselves in the verdure of the grounds.

With proper curation, these grounds would not only be a spectacular venue for weddings, family reunions, nursery conferences, etc, but also the McMinnville Arboretum and Botanical Garden would be an outdoor educational classroom. Within the grounds, children oriented tours could be given to school groups, YSI, or privately to educate McMinnville's youth on plant names and species, plants native to their home, and the vastness of McMinnville's nursery industry. This would instill the curiosity of nature at an early age.

Existing McMinnville Parks

Riverfront Park

With views of the Westwood Bridge’s understructure, Riverfront Park is nestled on West Lawn Street. This park is McMinnville’s best example of a community park. The park includes access to the Barren Fork River with boat ramps, fishing piers, and boat docks. The park also houses an elevated gazebo with 360 degree views of the park’s playground, pavilion, volley courts, and river access. Riverfront is also a trail head for the Barren Fork Greenway. This park meets the needs of a majority of McMinnville’s residents because it gives people a fantastic walking path, access to the river, and a safe place for children to run and play.

Patronage: All McMinnville residents

Reservation Space: Pavilion with 80 person capacity (restroom access)

Cost: \$40

Reservation Times: 8:00 AM - 12:00 NOON

12:00 NOON - 4:00 PM

4:00 PM - 8:00 PM

Jungle Jym

The McMinnville Jungle Jym is an community playground for the McMinnville youth conveniently located between the Gilley Pool and the local baseball fields. Equipped with monkey bars, slides, funhouse mirrors, auditory play things, and so much more, the Jungle Jym is any kid’s dream. Many residents’ birthday parties have been thrown at this park, and a vast majority of youth within the community have visited the Jungle Jym by school field trips.

Patronage: Children under 12 and accompanying adult

Reservation Space: Pavilion with 60 person capacity (restroom access)

Cost: \$40

Reservation Times: 8:00 AM - 12:00 NOON

12:00 NOON - 4:00 PM

4:00 PM - 8:00 PM

Rocket Park

Located off Beersheba Hwy and Cope Street, Rocket Park is another multifaceted park within McMinnville. The park is equipped with tennis courts and ball fields. The park’s playground has covered picnic tables in close proximity for family use. The park also has Barren Fork access for kayaking and canoeing.

Patronage: All McMinnville Residents

Reservation Space: Clubhouse with 48 person capacity
(restroom access/limited kitchen)

Cost: \$40.00 + a Refundable \$25.00 cleaning fee

Reservation Times: 8:00 AM - 12:00 NOON

12:00 NOON - 4:00 PM

4:00 PM - 8:00 PM

Existing McMinnville Parks

Ramsey Park

This neighborhood park is located on Bernard Drive and includes picnic tables, a picnic pavilion, playground, outdoor basketball courts and large open spaces. Although there is a playground, it is not nearly as expansion as the Jungle Jym.

Patronage: All McMinnville residents

Reservation Space: Pavilion with 60 person capacity (no restroom access)

Cost: \$35

Reservation Times: 8:00 AM - 12:00 NOON

12:00 NOON - 4:00 PM

4:00 PM - 8:00 PM

Pepper Branch Park

Acting as Riverfront Park's sister trailhead to the Barren Fork Greenway, Pepper Branch Park is located just below the Frank G. Clement Bridge and Barren Fork Dam. Due to its access to the Barren Fork, the park is used for kayak and canoe put-in. The park also has picnic tables located around the park for use. Pepper Branch Park also houses the only disk golf course managed by the City of McMinnville. This course consists of nine designated holes. The park is considered a wedding venue within the community with a gazebo rental.

Patronage: All McMinnville residents

Reservation Space: Gazebo rental available (no restroom access)

Cost: \$30

Reservation Times: 8:00 AM - 12:00 NOON

12:00 NOON - 4:00 PM

4:00 PM - 8:00 PM

Pistole Park

This 15 acre complex is located off of Laws Road. This park is primarily used to house the McMinnville soccer fields. It includes four lighted soccer fields and three unlit soccer fields. This complex also features the Banerjee Play Station for children ages 2-5 years old. Although this park is only used on a seasonal basis, it is a very active entity within Warren County. This complex (concessions and fields) is available for rental.

Patronage: All McMinnville Residents

Reservation Space: Clubhouse with 40 person capacity
(restroom access/limited kitchen/concessions)

Cost: \$40.00

Reservation Times: Only available during certain seasons

8:00 AM - 12:00 NOON

12:00 NOON - 4:00 PM

4:00 PM - 8:00 PM

Existing McMinnville Parks

While some may say six is an reasonable number of parks for McMinnville, none of the existing parks act as an outdoor exhibit space, and education is not their principal focus. These parks are primarily for recreation, as they should be. If the grounds of the Franklin P. Blue Municipal Building were to be converted into the McMinnville Arboretum and Botanical Garden, McMinnville would finally have a space that is beautiful, practical, and educational.

The botanical gardens and arboretum would also be a highly marketable rental space. Unlike the available spaces within Warren County, these grounds would be able to be rented at a much higher rate and bring in a higher revenue. Because outdoor weddings are popular in the area, this site would become a popular venue for residence and non-citizens alike. Although it is easily conceived that this venue will be a popular site for weddings, it could also be used for family gatherings, corporate picnics, or any outdoor community event. Because of the nature of these meetings, many people would congregate to this space for the events. This would not only bring individuals to McMinnville, but it would ultimately bring capital into the McMinnville economy.

To lessen development costs and increase revenue, grants will be pursued. Although there are plenty of grant opportunities for the development of green space, the McMinnville Arboretum and Botanical Garden would be able to also accrue educational grants. Due to its close proximity to the sister trailheads of the Greenway, it could be a connection point between the two and transform the Greenway into a loop. This could connect the Greenway to McMinnville's Historic District and with bathrooms could act as a respite at its midpoint. Therefore, the McMinnville Arboretum and Botanical Garden would also promote wellness within the community, and health and wellness grants would also be relevant.

The proposed McMinnville Arboretum and Botanical Gardens would be like no other park within the area and would embody a part of McMinnville that everyone knows but few are educated. With the development of these grounds, the City of McMinnville would be allowing its visitors, residents and future generations to experience life within the "Nursery Capital of the World".

Case Studies & Inspiration

Nong Nooch Tropical Garden

This garden is a much more regimented example of a botanical garden within the area of Chonburi Province, Thailand. In 1954, Nong Nooch consisted of 600 acres of land that was once planned to be a fruit plantation. Today, 500 acres of the original property has been opened to the public as a botanical garden.

Nong Nooch is composed of nine separate divisions, including an ant tower, orchid display, and stonehenge arrangement. The cycad garden has a collection of nearly every species in existence.

In addition to examining the plants, tourists experience martial arts demonstrations, massages, religious ceremonies, and elephant shows. There are also two restaurants, a small zoo and a hotel with a swimming pool and Thai style rental houses on the grounds.



The Cornell Plantation

Located in Ithaca, New York, the Cornell Plantation is a much more organic take on curated gardens than that of the Nong Nooch. The Plantations are comprised of both a 25 acre botanical garden and an 150 acre arboretum.

Both the arboretum and the botanical gardens are curated and consist of categories much like the sections of the library. Within the arboretum, the categories vary far and wide: conifer, oak, chestnut, maple, flowering crabapples, walnut, urban trees, just to name a few. The botanical garden includes decorative arts flowers, ground covers, herbs and spices, heritage vegetables, container gardens, perennials, wild flowers, and a rock garden.

Within these gardens, walking and bicycle paths are common place, and many patrons

Case Studies & Inspiration

The Cornell Plantation (*cont.*)

use these paths for recreation. However as these paths wind through the Plantations, they pass by easily read plaques of plant species. This creates a great way to educate people in an assortment of the included species, even if it is a peripheral benefit to patron's fitness.

The Plantations are open daily from dawn until dusk and are free to all of its patrons. This gives the opportunity to all Cornell associates and Ithaca residents to use the grounds.

The Plantation has become an integral part of its community, and it provides a venue for a number of annual activities, including a "Fall In" festival, a celebration of Arbor Day and the Cornell Reunion Five Mile Run. Because of this connection to the community, 85% of its budget comes from gifts.



Cheekwood Botanical Garden and Museum of Art

Much like the Franklin P. Blue Municipal Building, the Cheekwood Botanical Garden and Museum of Art originated as a private residence. By the 1950s, the remaining Cheek family moved from the premises, and the Cheekwood Institution began. Today, Cheekwood is one of the most well-known botanical gardens in Tennessee, and it consists of 55 acres of curated gardens with expansive walking paths.

However, Cheekwood has also done an incredible job in incorporating its museum within the grounds. Artists have been invited to use the gardens as exhibition space. A number of famous artists have participated in these events including Chihuly, Jaime Plensa, and Bruce Munro. These artists have used the grounds to accentuate their art through emphasizing the relationship to the gardens.

Case Studies and Inspiration

Cheekwood Botanical Garden and Museum of Art (*cont.*)

Because of Cheekwood's ability to bring in high profile artists and maintain exquisite grounds, they have the opportunity to charge top dollar for their venue space. The following page is a preview of the rental costs for each garden within Cheekwood provided by the Cheekwood institute. Due to lack of curated grounds within this area, the proposed McMinnville Botanical Gardens and Arboretum would be able to bring in roughly the same amount of the small gardens within the Cheekwood Botanical Garden during peak event season. This would give McMinnville the opportunity to have a quality event space. This has been lacking within the area for quite some time.

Pictorial Representation of Balancing Art and Gardens



Sample Cost of Botanical Garden Rental

CHEEKWOOD

CEREMONY AND RECEPTION VENUES
 Contact Special Events at 615.354.6377 or specialaevents@cheekwood.org.

CEREMONY SITES:
 Burr Terrace Garden
 Herb Garden
 Howe Garden
 Japanese Garden
 The Reflection Pool
 Willis Perennial Garden

RECEPTION SITES:
 Frist Learning Center
 Massey Hall
 Museum of Art
 Pineapple Room

JAPANESE GARDEN
 Rental Fee: \$1,300
 Capacity: 50 Seated

PINEAPPLE ROOM
 Rental Fee: \$2,500
 Capacity: 125

WILLIS PERENNIAL GARDEN
 Rental Fee: \$2,000
 Capacity: 300 Seated

THE REFLECTION POOL
 Rental Fee: \$1,500
 Capacity: 120 Seated

MUSEUM OF ART
 Rental Fee: \$6,500
 Capacity: 200 Seated

FRIST LEARNING CENTER & FRIST LAWN
 Rental Fee: \$4,600
 Capacity: 250 Seated

HOWE GARDEN
 Rental Fee: \$1,500
 Capacity: 150 Seated

BURR TERRACE GARDEN
 Rental Fee: \$700
 Capacity: 35 Seated

HERB GARDEN
 Rental Fee: \$1,200
 Capacity: 150 Seated

MASSEY HALL
 Rental Fee: \$3,500
 Capacity: 300 Seated

SPECIAL EVENTS & CATERING
 Parking Lot A
 Main Entrance

LEGEND:
 Information
 Restrooms
 Restaurant
 Gift Shop
 Accessible Restroom
 Handicap Parking
 Wheelchair Access
 No Wheelchair Access

Using Case Studies

Understanding what is needed to begin a curated garden begins with researching case studies. This allows for complete appreciation of a successful garden, and it creates opportunities for seeking advice from the owners and directors of these gardens during the early stages of development. Because there is a community created by the curated gardens, ample support and a wealth of knowledge is available for beginning of the McMinnville Botanical Gardens and Arboretum.

As stated above, case studies are to be used as an educational tool for beginning the McMinnville Gardens, but they are also to be used for inspiration. Each case study within this proposal has something that can be used when developing the McMinnville Botanical Garden and Arboretum. The highly manicured Thai gardens show how beautiful and regimented partitioned gardens can be. The Cheekwood Gardens display that a garden can also be a world class venue for both intimate gatherings and art installations alike. The Cornell Plantations in some of its sections does not even look like a planned garden at all. In fact, the Plantations look more like a pristine forest or field of wildflowers. Therefore, the Cornell Plantations illustrate that curated gardens do not have to be completely curated at all.

From the case studies described, a wide range of planned garden styles exist. From extremely symmetrical (the Nong Nooch Tropical Garden) to a more naturalistic approach (the Cornell Plantations), the direction in which the McMinnville Botanical Garden and Arboretum takes must be determined during its early stages. When looking at case studies to determine the category in which the garden will be defined, considering the needs of the community is of the utmost importance. The gardens must reflect the community and showcase McMinnville.

Because these grounds are to be a curated space for educational and recreational purposes, there needs to be a governing body overseeing the grounds. This needed structure arises for the haphazardness that could arise when caring for partitioned gardens such as the ones described above. A defined governing body will be employed with a common vision for the grounds of the Franklin P. Blue Municipal Building. This board will include those invested not only within botany but also within the community of McMinnville, Tennessee.

Development: Botanic Gardens Conservation International

A. In undertaking a new botanic garden feasibility study the following questions may be considered (which can act as the terms of reference for the feasibility study itself):

- Where should it be located?
- What will be its objectives and roles?
- What contribution can it make to scientific and cultural life?
- What economic and other benefits might there be?
- What facilities will it require?
- What could be an appropriate legal and administrative structure for the Garden?
- What would be an appropriate design for the Garden?
- How will it be managed?
- How could it be funded?
- How much will it cost?
- Once established, how will it be maintained and funded?
- Who and how many people will visit it?
- When and how could it happen?

B. The existing roles of botanic gardens outlined in the International Agenda may provide a useful list of potential areas for the new botanic garden which could be assessed through a feasibility study.

- wild plant species research conservation and management *ex situ* and *in situ*;
- plant reintroductions and habitat restoration research;
- arboriculture;
- library services and information centre;
- environmental education programmes for children and adults;
- teacher training;
- tourism and ecotourism;
- public recreation;
- horticultural research;
- ornamental horticulture and floriculture;
- horticultural training;
- remedial training and therapy;
- new crop genetic resource introduction and assessment;
- cultivar conservation and maintenance;
- seed banking;
- field genebanks;
- herbarium studies;
- laboratory research, including *in vitro* plant propagation (tissue culture);
- cultivation;
- ethnobiological research;

- city and town planning, resource allocation and land use.

C. A series of critical success factors could be identified, for example:

- the need for a clear vision and series of objectives for the garden;
- a commitment to quality;
- availability of the most suitable site;
- an appropriate organizational structure;
- an effective information management system;
- highly and appropriately qualified and motivated staff;
- guaranteed capital funding;
- effective marketing;
- good access for visitors and appropriate visitor attractions;
- good support for the project from relevant stakeholders (e.g. governmental, municipal or other official and local authorities or perhaps from private sources).

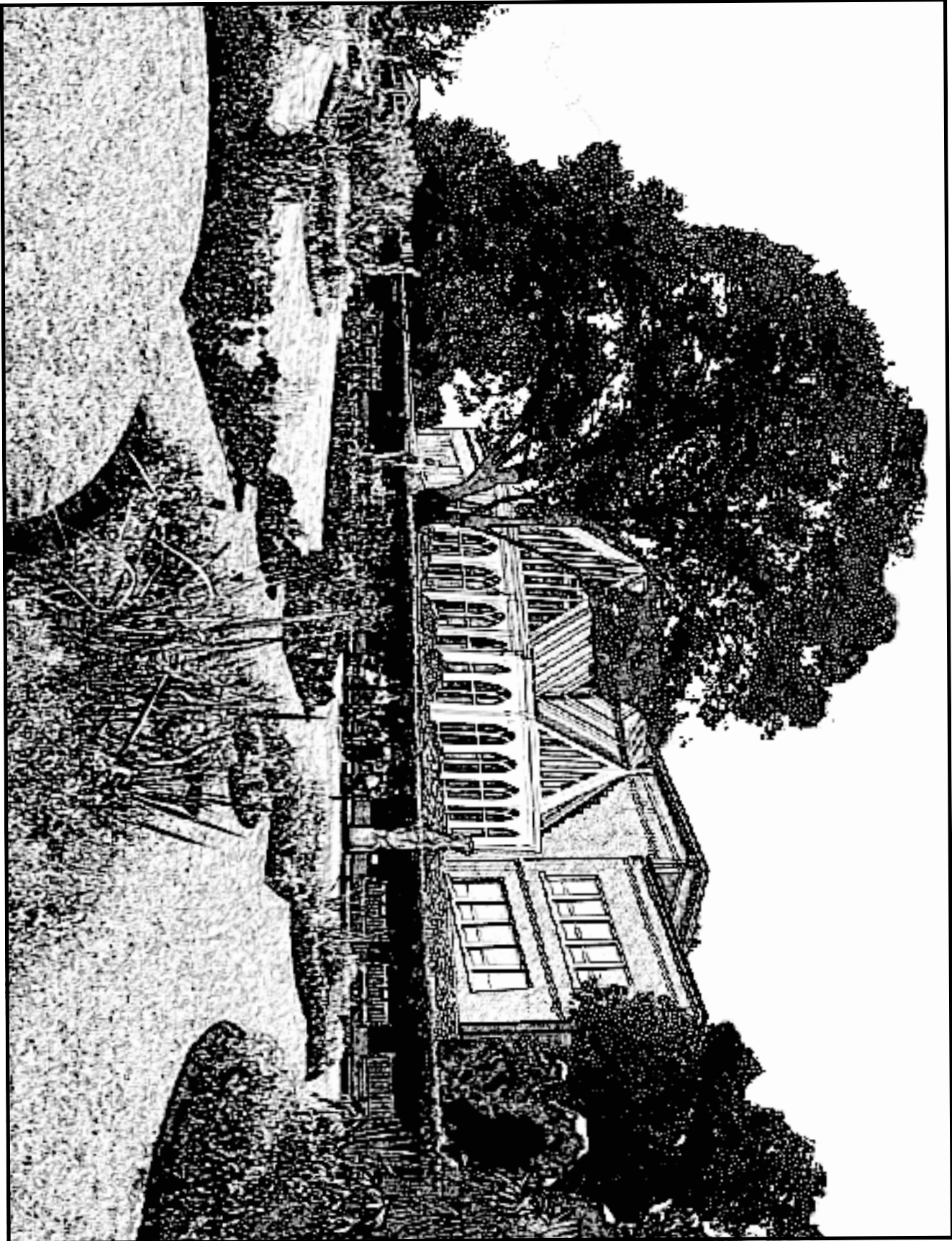
D. The potential infrastructure and organization of the Garden would be considered including themes (such as collections policies):

- for the living collections;
- scientific facilities (e.g. herbarium, library, seed bank, laboratories);
- administration buildings (e.g. offices, classrooms, lecture rooms).

E. A review of required buildings would address the need for the construction of the facilities, such as the following:

- entrance, car parking, reception facility;
- infrastructure of roads and paths within the garden;
- approaches to the garden (e.g. are existing roads adequate for the number of visitors expected to come to the gardens? How can the site be serviced by adequate public transport?);
- administrative offices, staff areas and scientific facilities;
- commercial outlets including a shop;
- exhibition and museum areas;
- glasshouses and nursery facilities as appropriate, including the horticultural infrastructure, such as irrigation systems;
- education area including classrooms and lecture theatre;
- hospitality areas - restaurant/cafe/refreshment stands, toilets, picnic area;
- other buildings and facilities.

Development



Funding Opportunities

Tennessee Dept. of Agriculture: Urban and Community Forestry Grants

Introduction

The Urban and Community Forestry Grants are provided to Tennessee by the USDA Forest Service, as appropriated by the United States Congress, and administered by the Tennessee Department of Agriculture, Forestry Division's Urban & Community program.

Goals and Objectives

The goal of the Urban and Community Forestry Grant Assistance Program is to establish and build local urban and community forestry programs to a managing level. Communities that have the following 4 elements are considered to be strong, sustainable programs.

- A tree advisory or advocacy group in the community.
- A forester or certified arborist on staff or on retainer by the community.
- A tree ordinance in place.
- A plan to manage trees that is based on a tree inventory and assessment.

Therefore, the primary emphasis of the urban forestry grants is to assist communities in achieving those elements that they have not yet achieved.

Eligible Grantees

Grants may be awarded to:

- cities and towns
- other local units of government
- approved non-profit organizations such as neighborhood associations, civic groups, and community volunteer tree groups
- educational institutions

Available Funds

The recommended maximum amount an individual grantee may apply for is \$20,000, but exceptional projects may be considered for additional funding.

These grant funds are for programs, projects, or activities NOT CURRENTLY BEING FUNDED, and are not intended to substitute for existing funds.

Scarlett Family Foundation - Grants for Organizations

Introduction

The Scarlett Family Foundation provides grants to non-profit organizations that are based in middle Tennessee that provide educational services to students of all ages. Requests for support for counties not listed are not considered.

Timeline

I. Timeline

The Foundation's Board of Directors meets throughout the year to fulfill its responsibilities in approving grants. The Foundation fiscal year ends June 30th. Invitations are extended in the spring and awards announced in May.

II. Application Process

The funding priority of the Foundation is the college scholarship program; thus limiting the available dollars for grants. Because grant funding is limited, application is by invitation only. To find out if your organization meets the Foundation's education preferences, please email us through our Contact Us page and we will respond promptly. We want to hear from you!

Each application must be accompanied with the following documents:

- A tax determination letter indicating your tax exempt status under the IRS Code Section 501(c)(3).
- Directory of officers and directors.
- Most recent audited financial statement or form 990.
- Project budget.

III. Contact

Scarlett Family Foundation
4117 Hillsboro Pike, Ste 103255
Nashville, TN 37215-2728

Funding Opportunities

National Grid Foundation - Environment

Description

Through research, surveys and interviews with members of our community, we discovered that education and the environment are major areas of concern for today and the future. The National Grid Foundation supports these important issues wholeheartedly.

We strive to improve the quality of life within our grant-making area by supporting educational opportunities that assist people of all ages and give them opportunities for self sufficiency.

The National Grid Foundation also is committed to the environment. We provide grants to organizations that share our passion for environmental stewardship.

Our environmental priorities include:

- Projects that support the sustainability of our natural resources
- Programs and projects that inspire and educate young people about their connection to and responsibility for the preservation of the environment
- Projects that seek to preserve open spaces for future generations

Eligibility

Grants are limited to charitable organizations, which at a minimum meet the following criteria:

- Designated as a 501 (c)(3) organization by the Internal Revenue Service
- Provides programs and services in the National Grid Foundation grant-making territory

Our environmental priorities include:

- Projects that support the sustainability of our natural resources
- Programs and projects that inspire and educate young people about their connection to and responsibility for the preservation of the environment
- Projects that seek to preserve open spaces for future generations

Submission Info

I. Timeline

The National Grid Foundation has recently moved to an invitation-only application process. We will require a one-page Executive Summary of your request, including: program/project title and description; number of people organization/program serves; justification for support; visibility opportunities; and level of proposed grant request.

We operate our grant cycle on an annual basis from January through December. Proposals for a given year will be accepted and reviewed through October 31. Only one application per organization (or affiliate institution) will be evaluated in any given year. Proposals will generally be reviewed on a quarterly basis after which all applicants will be notified in writing if a grant has been awarded or declined.

II. Application Process

Welcome to the National Grid Foundation. We have streamlined our grant review process to make it easier and quicker to submit a request for proposal, reducing costs and time to complete an application. Please read the content below to determine whether or not your organization qualifies for support.

We NOW REQUIRE that all grant seekers submit a one-page Executive Summary of the grant request.

Please provide:

- Short organization profile
- Brief outline describing program or project request
- Potential impact of initiative: program goals; proposed metrics; and projected achievements
- Level of funding requested

III. Contact

You may submit a one-page Word document to: info@nationalgridfoundation.com

Funding Opportunities

Tiffany & Co. Foundation - Urban Parks

Description

The Foundation recognizes the important role that parks play in cities around the world. The Foundation supports organizations that work to meet the needs of local communities through strategic design improvements of urban parks and gardens. To make an impact on surrounding communities and the environment, the Foundation focuses on the rehabilitation, protection and creation of public urban green spaces and the enhancement of the visitor experience.

GOAL: To enhance the urban environment in major cities around the world.

STRATEGIES:

Improve the urban parks experience by supporting infrastructure and strategic design improvements, rehabilitation and beautification efforts in existing parks.

Support the creation of new urban green spaces.

Eligibility

To qualify for a grant, a prospective grantee must be a U.S.-based, tax-exempt organization with 501(c)(3) status. A prospective grantee must also be engaged in work that fits within the Foundation's program guidelines.

The Tiffany & Co. Foundation does not grant to:

- Organizations that do not have tax-exempt status under Section 501(c)(3) of the Internal Revenue Code, or the equivalent
- Religious, political, lobbying, social or fraternal organizations
- Fundraising benefits
- Individuals, including those with a 501(c)(3) organization willing to accept funding on their behalf

Submission Info

I. Timeline

Program staff review every submission and will notify applicants if their plans fit within current program guidelines. Please only inquire as to the status of your request if more than three months have passed.

II. Application Process

Welcome to The Tiffany & Co. Foundations online application system. This online grant application system allows nonprofit organizations to submit a letter of inquiry for review.

Please note that the Foundation does not accept grant applications that are submitted on paper or meeting requests.

To assist with the online grant application process, we recommend that applicants type answers into a word-processing document, then copy and paste entries into the appropriate sections online. This will speed the online application process.

III. Contact

Email: Send all questions and comments to:

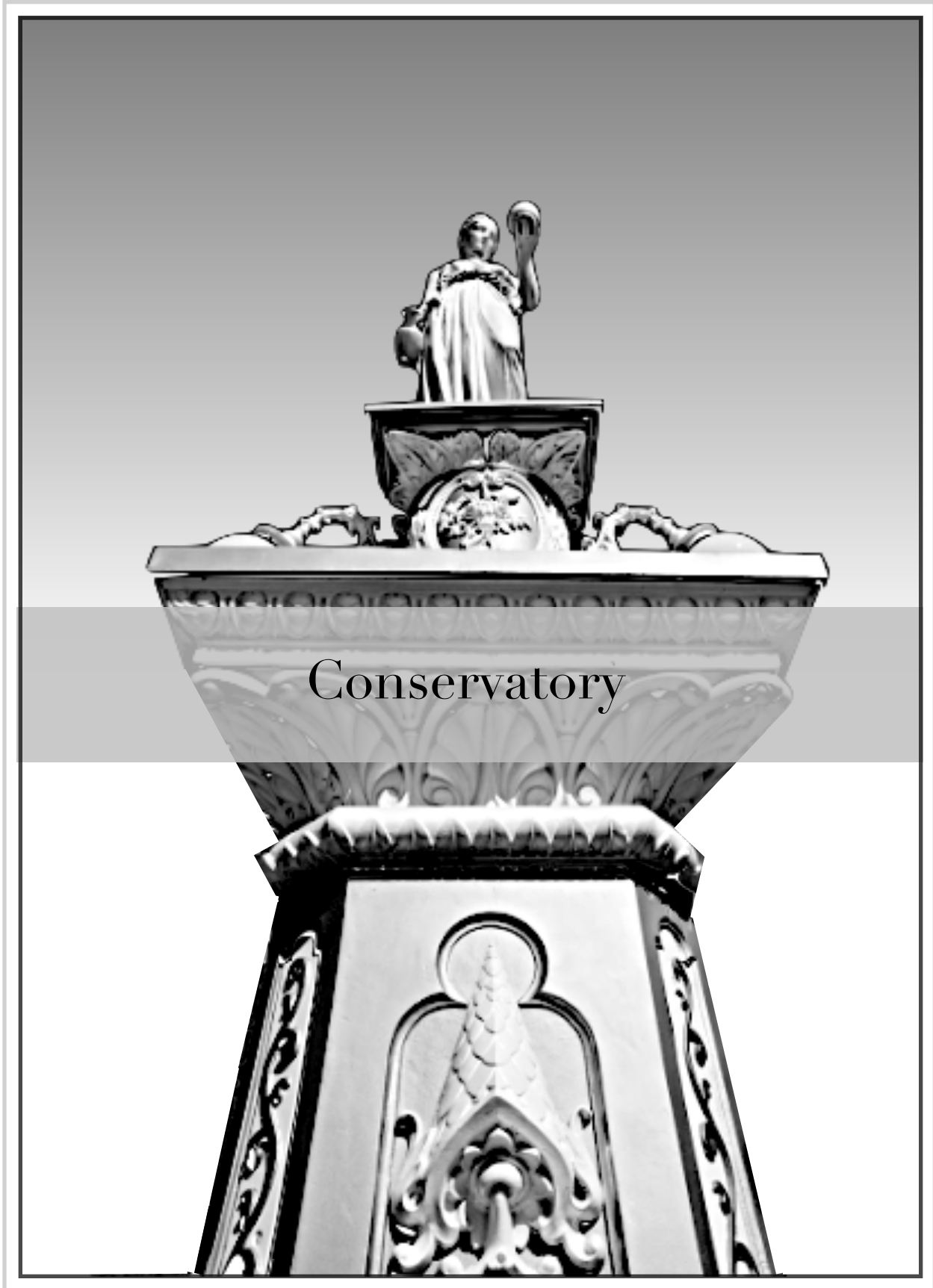
foundation@tiffany.com

Office

The Tiffany & Co. Foundation

200 Fifth Avenue

New York, New York 10010



Conservatory

Conservatory Proposal

Where the auditorium of the Franklin P. Blue Municipal Building once stood, a red, corrugated metal patch has been fastened to the building's facade. This large metal repair acts as a scab, protecting the building against weather, vermin, and vandals. However functional this patch is, it is an eyesore, and it is the first thing seen when approaching downtown McMinnville from the interstate.

This building, which has stood the test of time and has met every need McMinnville has asked of it, deserves so much more. Within this proposal, where the unaesthetic patch now exists, a conservatory would be put in its place. The proposed conservatory would be much like an English conservatory, a room with glass walls and a glass roof that is used for growing plants. This Conservatory could tie the building into the ground's theme of showcasing McMinnville as the "Nursery Capital of the World." By placing a pictorial narrative of Warren County's nursery industry within the conservatory, a one of a kind museum of McMinnville's nursery industry would be created. This Conservatory would not only bring the botanical garden indoors, but it would create a functional and educational banquet hall.

This banquet hall would meet so many needs within the community. This Conservatory would carry the capacity for so many functions depending on the orientation of its furniture. With multiple round tables, the Conservatory could act as a dining hall for any wedding or family reunion. With a long buffet table and a magnificent Christmas tree in the center, the building could function as any executive Christmas party or school holiday dance. With a projector, screen, and rows of seats, the Conservatory could accommodate any presentation within the area. Due to the large footprint of this proposed space, the usage of the Conservatory is only bounded by the imagination of its user.

Aside from being a functional entity within McMinnville, the Conservatory would be an awe inspiring space sitting on its terraced grounds. This glass addition would be the only conservatory within the area. The Blue Building would not only put McMinnville on the map, but it would once again become a distinctive part of McMinnville's skyline. During the day, the Conservatory would have 360 views of Ben Lomand Mountain and the botanical gardens. At night, the Conservatory would light up the hill on which it sits. Instead of the eyesore the Blue Building has become, this Conservatory could transform the space into the crowning jewel of McMinnville, Tennessee.

Existing Venue Space in McMinnville

McMinnville Park Theater

The Park Theater has recently been placed on the list of triumphs for historic preservation within the area. Built in 1939, and rebuilt after a fire in 1948, the Park Theater was in operation until the 1980s. Today, the theater has reopened to house not only theatrical events but a plethora of other functions. Family reunions, weddings, etc. have been held within this facility, and they continue to be booked within this space. The space includes an open lobby space and an auditorium available for rent.

Private Users

	Weekly Fee	Daily (Fri-Sun)	Half Day (Fri-Sun)	Daily (Mon-Thurs)	Half Day (Mon-Thurs)	Addition Hrs	Hourly Meeting (2hr min)
Local	n/a	\$650	\$450	\$450	\$300	\$100	\$60
Non Local	n/a	\$800	\$550	\$550	\$400	\$150	\$100

Public Users

	Weekly Fee	Daily (Fri-Sun)	Half Day (Fri-Sun)	Daily (Mon-Thurs)	Half Day (Mon-Thurs)	Addition Hrs	Hourly Rehearsal (Fri-Sun)	Hourly Rehearsal (Mon-Thurs)
Local Non-Profit	\$2500	\$550	\$350	\$350	\$200	\$100	Morning: \$20 Evening: \$30	Morning: \$10 Evening: \$20
Local For Profit	\$3000	\$650	\$450	\$550	\$300	\$125	Morning: \$25 Evening: \$35	Morning: \$15 Evening: \$25
Non Local Organization	\$4000	\$800	\$550	\$550	\$400	\$150	Morning: \$35 Evening: \$45	Morning: \$25 Evening: \$35

McMinnville Civic Center

Opened in 1975, the Civic Center have been the cornerstone of the Parks and Recreation services in McMinnville. Its main facilities act as a gymnasium to the local community and office space for the Parks and Recreation Department of the City. The facility has multiple rooms to rent for organizational meetings, conferences, birthday parties, and other group functions. The main gymnasium holds up to 3500 people for theater and concert style events. This space is also used for community sports such as indoor soccer and basketball leagues. Other amenities include an indoor tennis court and a wellness center.. The Civic Center also offers various fitness classes as well as houses the administrative staff overseeing the Gilley Pool.

This space annually hosts the Warren County Senior Prom, Project Graduation, the Christmas Craft Show, and a number of other galas. During these events, the gymnasium floor is covered to avoid damage, and the bleachers can retract into the walls for additional space. The mezzanine acts as viewing space to the floor below, and it can also accommodate moderate activities due to its size. This is ideal for very large events when additional seating or display space is needed. All rentals can be made by visiting the Civic Center. All rentals are to be paid in cash at the time of booking. Some dates have been blocked off for seasonal community sports and other events.

Existing Venue Space in McMinnville

While the City of McMinnville has the Park Theater and the Civic Center as designated venue space, McMinnville does not have any accommodations that would be classified as a conventional banquet hall. With the development of a conservatory as an addition to the Franklin P. Blue Municipal Building, the City of McMinnville and its residents would have an elegant meeting space that would fulfill this need within the area. This banquet hall would not only be incredibly useful within the city, but much like the exterior grounds, the building would become an invaluable entity in McMinnville, Tennessee.

Due to its grandeur in nature, it would be a space that would need little decoration to make an elegant event. This space would bring the beauty of the botanical gardens indoors, and the gardens would be a usable backdrop even in the most inclement of weather. This would be unlike the Civic Center which needs hours of preparation before it can be a feasible event space. This space with the addition of chairs and tables could host nearly any event and would also be effortlessly elegant.

Because this conservatory would be designed as a large, opened hall, it would not have the size constraints of the Park Theater. Because the Park's main function is to act as a theater, the main lobby is the only acting function space for banquets and events. This creates constraints on events when a large number of people are in attendance. The conservatory would be void of this problem, and therefore, the limitation of events held at the former City Hall would be substantially less. This would make for a much more usable event space for the City of McMinnville and its surrounding county.

Unlike the Park Theater and Civic Center, this space would act solely as venue space and would not have to compete with the community's local arts or recreational events. Because the arts and recreational activities are critical to McMinnville (and all communities), this added venue space would have a positive impact on the area. This conservatory could be used for weddings, family reunions, executive meetings, local school dances, and a plethora of community events. It would be a place that would not only bring the community together, but it would become a place that would bring revenue to McMinnville.

Case Studies & Inspiration

Volunteer Park Conservatory

The Volunteer Park Conservatory is styled after Victorian-style greenhouses and is constructed of 3,246 glass panes that fit into a framework of wood and iron. This Seattle landmark, modeled after London's Crystal Palace, was built in 1912.

This conservatory acts primarily as an indoor garden and is divided into five display houses: bromeliads, ferns, palms, seasonal cacti and succulents. This Garden acts not only as a public garden, but it also houses sculptural art.

The Volunteer Park Conservatory is owned by the City of Seattle, and it is ran by the Seattle Department of Parks and Recreation. This conservatory only employs five staff members to maintain the collections and facilities. This staff includes one senior gardener and four maintenance gardeners.



The Nash Conservatory

Although it was originally built on the grounds of Buckingham Palace, Nash Conservatory is the oldest of the 19th Century glasshouses at the Kew. The Nash Conservatory was moved brick-by-brick to its final resting place at the Kew in 1836. This move was ordered by King William IV.

This conservatory is operated by the Royal Botanical Gardens at Kew Park. This establishment houses over 30,000 plant species and is known as the world's largest collection of living plants. This park also consists of ornamental buildings, including the Great Pagoda erected in 1762.

This conservatory is not used for gardening, but it can be rented as a wedding venue. This hall can house up to 200 guests for a civil ceremony and 120 for a dinner and dance. The lawns surrounding the facility can also be rented for more outdoor space.

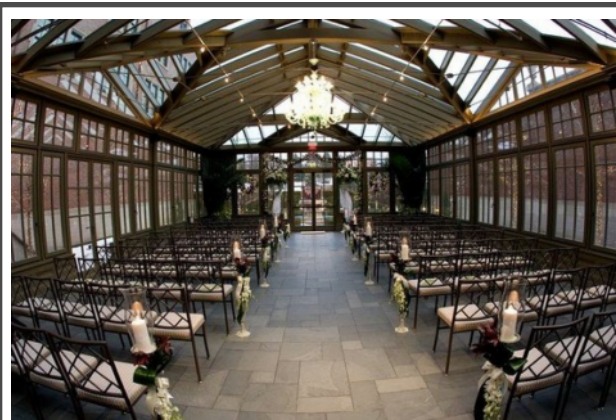
Case Studies & Inspiration

The Royal Park Hotel

Located in Rochester, Michigan, the Royal Park Hotel has an added conservatory to house banquets, weddings, and executive meetings. This conservatory is a two-story, Belgian glass construction and can house up to 300 people during receptions. Within the heart of this hall, a Murano crystal chandelier captures the attention within the room.

Outside of the conservatory, a private garden and fountain are located. This allows for both picturesque outdoor space for events with the luxury of the shelter from being indoors. This is ideal for events during spring and summer when the weather is unpredictable and tumultuous at times.

The photos here show the versatility of the room. The layout within the space can be tailored to accommodate the needs of the event by the arrangement of the furniture. The conservatory's versatility is why the event space is so marketable. Although these are photos of weddings, it is easily imaginable that it would also work for family gatherings, executive meetings, community events, or presentations.



Using Case Studies

Because the idea of adding a conservatory takes a bit of imagination to envision, using case studies is a way to find visuals of successful endeavors that have work on similar ideas. The case studies listed above all have positive aspects that should be considered, as well as impractical or unrelated parts. That is why it is crucial to research many ideas before settling on one.

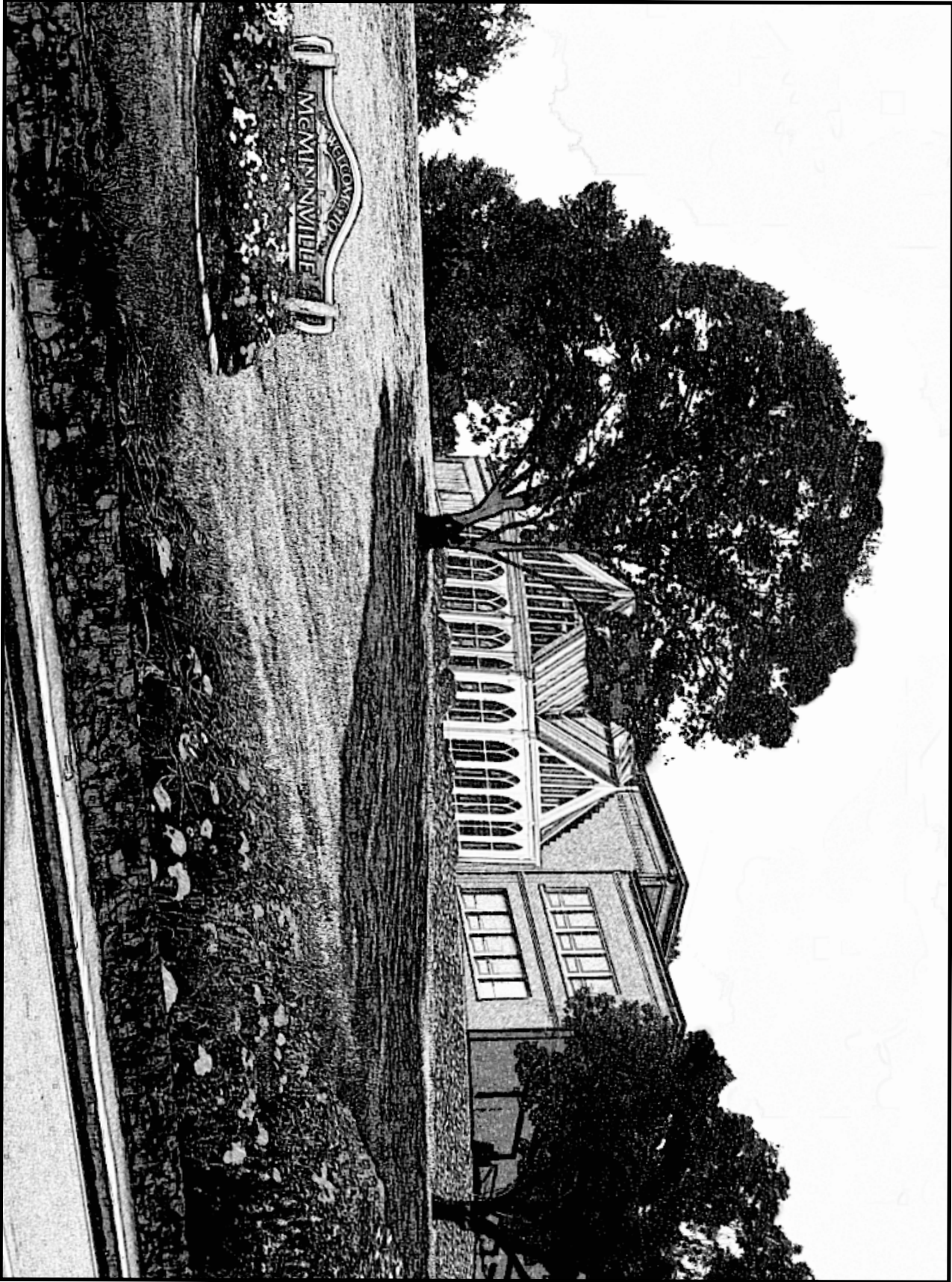
The Royal Park Hotel has a conservatory very similar to the one envisioned within this proposal. It has the versatility of housing many different events with only changing the furniture orientation. This type of space would be quite useful in McMinnville because McMinnville is such a diverse community. This space would be able to house any event a community organization planned.,

The Nash Conservatory shows not only how provocative a conservatory can be, but it shows the importance of restoring instead of demolishing. This building could have been demolished when it was no longer needed on Buckingham Palace grounds; however, the effort was made to move the structure. This respect and compassion should be given to the Franklin P. Blue Municipal Building.

The Volunteer Park Conservatory was included as it is owned and operated by a city government. By developing a non-profit organization umbrellaed by the local government, the city was able to create a botanical garden for their residents and revitalize their economy by creating jobs and strengthening tourism. The Franklin P. Blue Municipal Building could act much like this entity.

Overall, each case study houses multiple strong characteristics that will be included in the proposed development of this conservatory. The conservatory would be a multifaceted venue space for McMinnville, Tennessee. By developing this space, the city could once again house the Nursery Conference that has recently moved to the surrounding area. This would help boost McMinnville's economy by bringing in more visitors to the area. It would also create a stunning view when traveling to downtown McMinnville.

Development



Development



Adaptive Reuse



Adaptive Reuse Proposal - Option I

As said before, the Franklin P. Blue Municipal Building, which has stood the test of time, deserves so much more than to stand vacant. The core within this building has been around much longer than a vast majority of buildings in McMinnville. This building deserves the chance to become a invaluable entity once more. In the Southern Standard in 2007, the question was posed “What do you think McMinnville officials should do with city hall, also known as the Blue Building?” 55.2% called for renovating the building, 10.4% wanted to demolish the building, and 34.4% called for no improvements.

Even after eight years, little, excluding demolishing sections of the building, has been done to the Franklin P. Blue Municipal Building. According to the study preformed by MTSU’s historic preservation department, “Given its prime location in the heart of McMinnville, the history of the Blue Building and its role in the life and times of many Warren County residents, and the generally overall well-maintained and good condition of the building, the staff of the Center for Historic Preservation recommends that this building be given every opportunity to continue to contribute to the sense of place and the everyday life of McMinnville. Further, as evidenced by the information provided, demolition, both in outlay of cash and to the environment, can be extremely costly.” They did not mention the cost of losing the history tied in this building; however, that is also a main concern.

Historic preservation should be strived for with thoughts of McMinnville’s future generations, and it should not be a choice. By taking care of the structures within McMinnville, these buildings would survive well beyond the lives of those presently maintaining them. This makes historic preservation crucial to a city. It allows generations to come a means of experiencing the past.

Within this proposal, the Franklin B. Blue Municipal Building will be restored, and the spaces can be used as a variety of functions. Because each room could accommodate classes, it is conceivable that these rooms could be restored and rented as offices, boutiques, dance or yoga studios, hair salons, or a plethora of other uses. The main idea is this renovation would open up the city to more capital by renting each room to a local business. Because these rooms could be multifaceted, it is not tying down the building’s future into a single idea.

Existing Office Space in McMinnville

Downtown McMinnville

Many downtown buildings in McMinnville, Tennessee, are vacant and are available as commercial rental space. These buildings are located within the historic district of McMinnville, the downtown is prime real estate with high visibility and ample parking near by. This group of buildings function as independent structures from their neighboring businesses, and many well-known lawyers and professionals use them for their primary offices.

Organized into three groups, west, central, and east, the downtown is anchored by the courthouse mall which includes a charming fountain and the historic Hebe statue. This area regularly brings in pedestrians, and therefore, lends a higher visibility to downtown. Annual events also bring in masses of people to the downtown. These events include the Autumn Street Festival, the McMinnville Christmas parade, and numerous musical performances, and they, too, bring business to downtown McMinnville.

Because there are multiple restaurants downtown, this also makes lunch easy for those working in the area. From vegetarian options to slow smoked brisket, there are ample opportunities to grab a meal. When the weather is permitting, business professionals can bring a bagged lunch to the downtown mall to sit by the fountain.

Needless to say, this area has everything a conventional business owner would need. It has the prestige of being located in McMinnville's historic district. It has the parking provided for ease of commute. It has the amenities of being downtown and close to all the local restaurants.

Modern Facilities

Newly constructed facilities have the luxury of modern finishes. At times, these can be made to fit the taste of the commercial renter moving into the facility. In McMinnville, most newer facilities are stand alone buildings with private parking lots. This gives the upmost space and privacy to the business owner and their patrons.

These buildings allow peace of mind because there are little to no surprises in the construction of the building, the wiring of the electrical components, or the quality of the HVAC unit. All of these elements within the building should be in working order unless neglect occurred during the building process. Therefore, little cost will be spent on the maintenance of these structures.

Overall, these structures will preform to meet the needs of a conventional business. Although, these buildings do not have the support of the downtown to bring in patrons. Most of the building's patrons are going to the business because they have already planned to do so. In the downtown, a pedestrian could see an interesting window display in the next door window and wander into the store by happenstance. This is a lacking opportunity when businesses are in stand alone structures.

Existing Office Space in McMinnville

If the Franklin P. Blue Municipal Building were to be converted into an office complex, the professionals working within the building would have the benefits of downtown and working in a stand alone structure. This building would become an enclave for professionals seeking a work environment with a rich history and architectural character. The Franklin P. Blue Municipal Building has the opportunity to become one of the most prestigious office buildings in the area.

This idea is quite similar to the business incubators that are becoming a popular trend throughout the country. Each classroom would be converted to house an entire business. These business could range from just starting out or an established company looking for a new work space. Because this building would be able to accommodate a large number of businesses, it would form somewhat of a working community.

Somewhat like the downtown, this would create a sort of awareness of other buildings, and patrons using the services of one business would automatically become aware of the businesses on the floor. This would create the same opportunity for free advertisement that the downtown gets from pedestrians walking past store fronts. However unlike downtown, weather would have less of an effect due to the inside environment created by the indoor complex.

Because this building stands on its own, surrounded by its own grounds, the building acts as a single structure. However unlike the solitary structure set up, this building has the opportunity to house over 15 businesses, and the businesses within would act as a complex. This would help support the businesses within the structure because things such as bathrooms and common spaces could be a shared space and not fall on the responsibility of one owner.

A set up like this give business owners the best of both worlds. This building complex would allow for the ample parking of being a solitary business with the foot traffic of being located downtown. Also because of the Blue Building's location, it has the centralization of being downtown. Therefore, this complex would have high visibility, and advertising could be done with minimal work.

Case Studies & Inspiration



Perkins Elementary School

Located in Knoxville, Tennessee, this building was used to house a local elementary school until 1982. The building remained vacant until accounting and consulting firm of Pershing, Yoakley, and Associates bought the ground ten years after the school's closure. Today, the building acts at the headquarters of Pershing, Yoakley, and Associates.

During renovations, particular care was made to the buildings historical integrity and all additions were empathetic to the original design. Although the building was rehabilitated to fit the needs for the accounting firm, the gym, flagpole and other original details to the building remained intact. In the spirit of historic preservation, copies of the Perkins Elementary School blueprints are used as wall art within the building.

Housatonic Elementary School

This building located in the heart of Berkshire, Massachusetts, has been vacant since 2004. It is nestled between two public parks and neighbors a prominent play house and community center. All of these factors would seem to be positive for this building; however, the building has been left unused for over a decade.

Much like the Blue Building, this building is owned by the local city, and they have had many conversations on what to do with the structure. In 2012, a group known as the the Housatonic School Campus Task Force formed to involve the public with the decisions made about the building.

Because of public awareness about the buildings near fate of being lost, proposals and business opportunities began to arise. As on 2012, plans of turning this building into a incubator for high-tech businesses.



Case Studies & Inspiration

Franklin Arts Center

Located in Brainerd, Minnesota, the Franklin Junior High School was built in 1932. This structure was over 70,000 sf and was in operation until the mid-1990s. Once the building became vacant, the small town of Brainerd (population of 13,000) was at a loss for what to do with this large facility.

It was not until 2008, the building was renovated to house art galleries, personal studios, and commercial offices. The building was filled immediately and transformed the space into a lively arts community and catered to arts-friendly businesses. The architect of this business venture was Miller Dunwiddie Architecture, and the venue cost well over \$8 million.

Although this seems nearly impossible for such a small community, it was achieved through the use of grants. During this project, twenty-one foundations were reached out to, including Land O'Lakes, Inc and Bremer Bank of Brainerd, Minnesota.



Darlington Municipal Building

In 1998 Darlington, Wisconsin, bought a vacant 1930 historic two-story Middle School complete with classrooms, a gym, and a locker facility and converted it into a multifunctional community building.

Today, the 50,000 sf building acts as city hall, police department offices, county offices, a senior center, a fitness center, and a daycare center. The building was a project of Srand Associates and received the Wisconsin Association of Consulting Engineers Achievement Award for Engineering Excellence.

This building was also always owned by the city; however, this governing body had the advantage to see this opportunity early and it had little degradation to the interior structure. It has been considered one of the great historic preservation successes in the city.

Using Case Studies

When working within a historic structure, it is important to study all the options; however, it is also imperative to realize the building is unique. When using case studies for finding an intended use for a building, one case study will not have all of the answers. A solution that works in one building, may not work for another.

All of the case studies listed above have different intended uses. The Darlington Municipal Building is owned by the local city and functions as a government service building. The Perkins Elementary School is used as office space for a private business. The Franklin Arts Building houses private studios for artists. The Housatonic Elementary is being converted into a business incubatory. However, they have one thing in common; they are all adaptive reuses of historic, abandoned schools.

The most important aspect of these case studies is that someone saw the opportunity of preserving these historic schools, and the schools became productive entities again in their respective communities. Instead of seeing an opportunity to bulldoze the buildings and build new structures, each city decided to hold on to their historical structure and allow it to exist for the use of future generations. These projects have given value to their communities without the expense of losing their historical narrative. These schools were beloved by the residents that used to walk through the schools' halls, and now, the buildings have the chance for another generation to experience them. By preserving these buildings, these schools have the chance to not only create new memories but retell memories of the past.

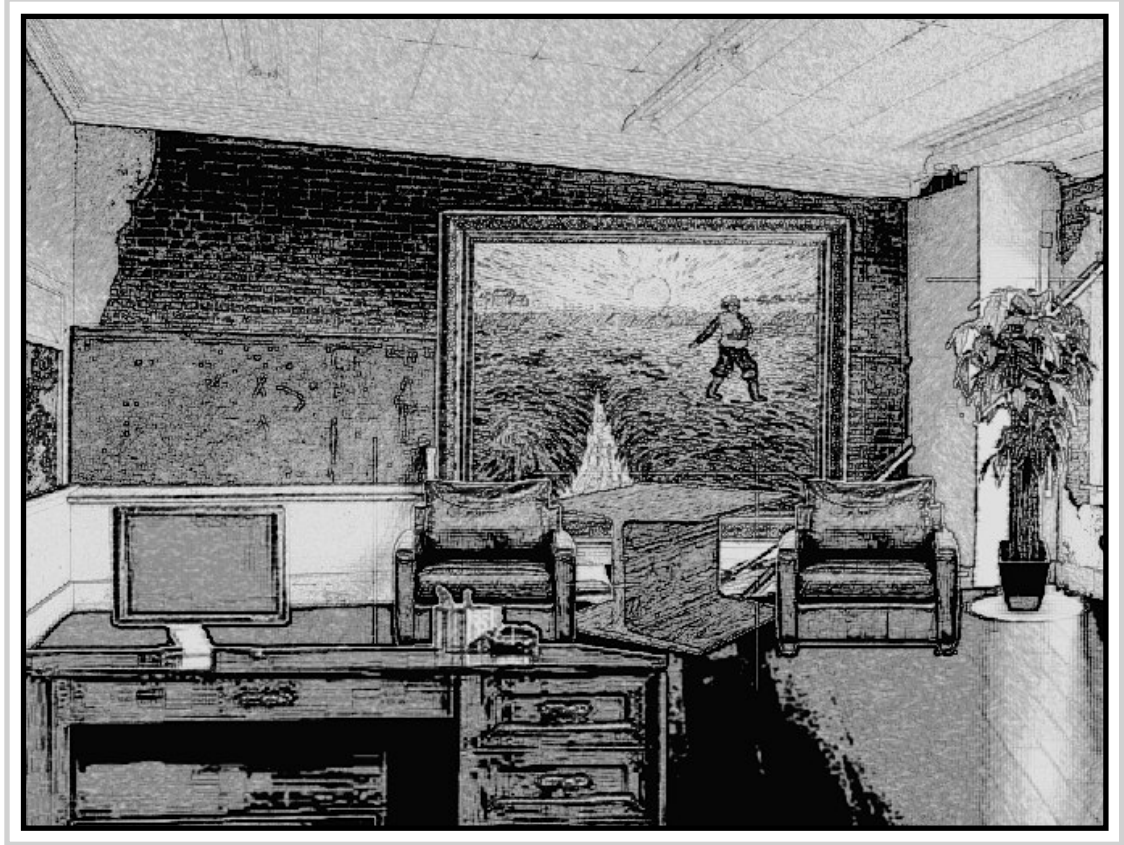
If the City of McMinnville were to convert the Franklin P. Blue Municipal Building into an office building per this proposal, its use could be versatile. Although; it could start out as a rental space for businesses; eventually, it could be transformed into the Chamber of Commerce, should they decide they need more room. It could even accommodate City Hall once again. If all three floors were to be transformed into office space, the Chamber of Commerce and City Hall could be housed within the same building. This would make it convenient for the residents of McMinnville. Regardless of the building's use, renovating the Franklin P. Blue Municipal Building would not only save the structure, but it would save a part of McMinnville's past.

Development

The Secretary of Interior's Standards of Rehabilitation are to be used in this adaptive reuse:

- 1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3 Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4 Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8 Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Development



Adaptive Reuse Proposal - Option II

McMinnville has viewed itself as “Small Town America” for much too long. When a city holds an prominent title such as the “Nursery Capital of the World,” its accommodations must reflect this. McMinnville has already won over its residents with its beauty; it is now time to win over those traveling to the area.

Because the Franklin P. Blue Municipal Building has such a large footprint with its close proximity to downtown, this structure has the opportunity to be transformed into a boutique hotel. While this will be ran by a private intetity, it will provide the City with a revenue from the rental produce by this arrangement.

The accommodations in McMinnville are sufficient for travelers only using the city as a respite on their journey; however, they do not supply an environment for McMinnville to be the final destination. These hotels are not the boutique hotels of Chattanooga or the luxurious hotels of Nashville, and they are places that few local residents have ever stayed. McMinnville is already an “destination” with the development of Bluegrass Underground, its prosperous nursery community, and factories such as Bridgestone and Yorozu; therefore, McMinnville needs a “destination hotel.”

If the City of McMinnville chose to rehabilitate the Franklin P. Blue Municipal Building into a hotel situated within the heart of the McMinnville Botanical Garden and Arboretum, McMinnville would have the prestige of having a boutique hotel. This would not only bring in patrons to the area, but it would invigorate the economy within the county. Visitors would begin to stay for longer periods of time, and the memories made here would bring them back for years to come

Existing McMinnville Hotels

Falcon Manor

Falcon Manor is the only historic bed and breakfast in the area. Although the rooms are not attached to the Clay Faulkner mansion, four bed and breakfast guest suites are located on the mansion's grounds. The mansion was built in the 1890s and can be described as an ornate Queen Ann mansion. Because the house was left abandoned for 15 years, it took nearly four and a half years to restore the structure. This restoration work was done by the McGlothin family, and in 1997, the National Trust for Historic Preservation rewarded their efforts with a first place prize in their Great American Home Award competition.

When reservations are made at Falcon Manor, a gourmet breakfast is included. Lunch and dinner are also available with an additional fee. These meals are located in three adjoining dining rooms, totaling 2,000 square feet and include white marble tiled floors, crystal chandeliers, plaster molding, a sparking fountain and antique grand player piano. Falcon Rest Bed and Breakfast is a favorite getaway for honeymooners or others seeking a simple retreat alone together.

Best Western Tree City Inn

The Best Western Tree City Inn is arguably one of the nicest and most modern franchised hotels in the City of McMinnville. This 22 room hotel is equipped with a fitness center, an indoor heated pool, and a complimentary breakfast of biscuits and gravy, waffles, hard boiled eggs, and a choice of cereal, toast or muffins. For executive travelers or groups, a meeting room is available for conferences or meetings. Also, business activities such as printing, scanning, faxing, and computer access are available at the Best Western Tree City Inn. This makes this hotel ideal for professionals traveling to McMinnville.

America's Best Value Inn

This hotel is equipped with many of the modern amenities travelers look for when staying in hotels. This three story hotel is of brick construction and includes an outdoor pool for use of patrons. A continental breakfast includes options of waffles, cereal, hot cereal, fruit, muffins, bagels, bread, coffee, and hot tea. With an additional fee, up to three pets can stay in any room to help those traveling with animals. For those on business, a computer, fax machine, and printer are available for use. Within in guest room, wireless internet access, mini-fridge, microwave, coffeemaker, recliner, cable TV with HBO, radio, hairdryer, iron, and ironing board are furnished.

Scottish Inns

The Scottish Inn is the most economical way to stay in McMinnville when traveling, and therefore, offers a more modest amount of amenities. This motel is arranged as a single story with 33 rooms opening to an outdoor corridor. Within the interior of the building complex, an outdoor pool is located. The Scottish Inn offers an option in beds including kings, queens, or waterbeds, and each room is equipped with internet, coffee makers, hairdryers, and cable TV. There is ample parking for large trucks, and a guest laundry matt is available onsite.

Existing McMinnville Hotels

The existing resources in McMinnville are sufficient for travelers only using the city as a respite on their journey; however, they do not supply an environment for McMinnville to be the final destination. These hotels are not the boutique hotels of Chattanooga or the luxurious hotels of Nashville, and they are places that few local residents have ever stayed. McMinnville is already an “destination” with the development of Bluegrass Underground, its prosperous nursery community, and factories such as Bridgestone and Yorozu; therefore, McMinnville needs a “destination hotel.”

The hotels available to the McMinnville community are comfortable and effective. They have all the needs of the modern traveler. They have complimentary breakfasts and ample parking. They are affordable. They are safe and clean, and some would say that they are all McMinnville needs. However, the existing accommodations in the City of McMinnville lack the identity of a community.

These freestanding structures are not within the heart of downtown, and the only means of transportation to these facilities are by car. If the City of McMinnville chose to rehabilitate the Franklin P. Blue Municipal Building into a hotel, the building would open up the city into the realm of pedestrian tourism. Those staying at the McMinnville Inn could walk to downtown for all their needs. Entertainment could be sought at the newly restored Park Theater, and with downtown restaurants, dining options are numerous. This opportunity could revitalize the economy within McMinnville.

By establishing this hotel, those traveling through McMinnville would still stay at the already existing hotels along the major roads of the city, and competition would not be a problem for these hotels. The proposed Inn would be a place for those looking to vacation within the area, attending Bluegrass Underground, visiting relatives, or going to business meetings. The McMinnville Inn would become a place for family reunions and wedding parties, and it could even house the Nursery Convention that has moved to the surrounding areas. This proposed hotel would be for those travelers looking to experience the true Middle Tennessee; this Inn would allow tourist to experience the spirit of McMinnville.

Case Studies & Inspiration

The Sewanee Inn

The Sewanee Inn is a boutique hotel located at the edge of the University of the South's campus. This hotel has over 8,000 sf of event space including a 3,472 sf ballroom that can accommodate up to 550 guests. The Inn also has 42 rooms available for stay.

On Sundays, the Sewanee Inn brunch brings in a number of patrons. In fact, reservations must be made well in advance in order to get a table. On beautiful days, a round of golf can be enjoyed as the Sewanee Inn backs up to a nine hole golf course, or guests can rent bicycles and ride around the Sewanee campus. During the night, the warm and inviting Shakerag offers artisanal cocktails and a casual dining menu.

The Sewanee Inn is ran by the University of the South, and therefore, many of their patrons are associated with the college. However, some are there to enjoy the local scene of shopping or the outdoors, with activities including bird watching, canoeing, fishing, hiking, and kayaking.

Before the Sewanee Inn existed, there was no where this lavish to stay in the area, and now, it has become an integral institution in Sewanee.



Case Studies & Inspiration



The Crash Pad

The Crash Pad of Chattanooga, Tennessee, is an affordable take on boutique hotels, and their mission is to further establish Chattanooga as an ultimate outdoor destination by providing a base camp and community hub for adventurous travelers.

The Crash Pad offers both private rooms and bunk rooms. With the use of bunks, the Crash Pad has the ability to keep their prices low in an urban setting. This is ideal for their travelers as they tend to be rock climbers and outdoor enthusiasts. Over the communal breakfast, these travelers often decide to combine their plans and go rock climbing or mountain biking together.

The Crash Pad, as a new construction, has attained LEED Platinum Certification. This is a distinction that no other hostel currently holds, and they are one of four buildings in Chattanooga to attain it.

Case Studies & Inspiration

The Kennedy School Hotel

The Kennedy School was built in 1915, and since then, the historic elementary school has been a beloved fixture of its neighborhood. Although it has been left abandoned for many years, a Portland company bought and renovated the building into one of Portland's most unique hotels. This company is known as McMenamins, and it is a chain of 65 brewpubs, breweries, music venues, historic hotels, and theater pubs in the northwestern United States.

Today, the once school is a 57 room hotel and restaurant, and each are well known for their distinctive atmosphere. The restaurant is located within the old school's cafeteria, and although there has been extensive construction, the spirit of the cafeteria has remained the same. In some of the guest rooms, the original chalkboards still remain, and the cloakrooms have been converted into private baths.



The Anderson School Hotel

Another McMenamins' projects include the Anderson Hotel. This school, built in 1937, is located thirteen miles from Seattle and sits on five acres of prime real estate (quite similar to the Blue Building). McMenamins plans to use the entire complex and convert the building into a hotel with 72 guest rooms.

Like the Kennedy School, the Anderson School will use the cafeteria as a restaurant and brewery, the auditorium as a movie theater, and the school's swimming pool as a soaking spa. The grounds will be designed to include courtyards with fire pits and provide a community green space that can be used for live music, weddings, and other special events.

The Anderson Hotel is hosting its grand opening on October 15, 2015.

Using Case Studies

Some say that saving buildings are not worth the effort, or the business will lose too much money to make it possible. However, there have been many successful efforts to turn historic, abandoned schools into boutique hotels. Some companies even specialize in this business endeavor.

McMenamins is such a company. They have been converting old school into hotels for many years, and in fact, this idea has become quite popular in the Northwest. McMenamins work with historic preservation architects and craftsmen to ensure the historical integrity of their buildings are not lost. They have realized that the effort put into preserving the buildings will give them the architectural character that brings in their sought after patrons.

The city of McMinnville has the possibility to do this exact venture. They have an abandoned historic school which they have allowed to sit much too long and begs to be a useful once again. Because of the McMinnville's participation in the National Muskie Conference, its close proximity to international factories (Bridgestone and Yorozu), and its own award-winning Bluegrass Underground, the cliental looking for lodging would be quite diverse. It would be ideal for the hotel to cater to all of these travelers.

By combining the styles of both the Crash Pad and the Sewanee Inn, McMinnville could meet the needs of all travelers in the area. The Sewanee is embodies all the classic components of a boutique hotel including a Sunday brunch that reservations must be made to attend. The Crash Pad has the economical accommodations and sense of community that is sought after in the millennial generation. By combining these genres, the McMinnville Inn could house a mixed community from affluent travelers to economical adventurers.

This would simply be accomplished by dividing the styles of rooms into suites, private rooms, and bunk rooms. The suites would be for those seeking the most luxury and privacy at the highest cost. The private rooms could house the standard executive traveler. The bunk rooms would act as lodging for those seeking stylish travel within a budget. In the end, anyone traveling through McMinnville in search of fashionable lodging would find a place to rest their head at the McMinnville Inn.

Development: Boutique Hospitality Management, Inc.

- 1 **Franchise fees:** An independent property won't be paying franchise fees. How much does this cost? According to the HVS 2014 Franchise Fee Guide, up to 17.2% of room revenue. Not profits, room revenues. This is big money. How much business will the brand actually bring? In fact, Marriott's own "boutique" hotel is outperforming all of its other brands on RevPAR except the Ritz Carlton (Source: HVS – Marriott Brands Performance Update).
- 2 **Use of technology:** Now there is a better line of communication between you and your guest thanks to vanishing travel agents, online search engines and websites dedicated to helping consumers find their next place to stay. The mass marketing of brands may not be necessary for your property. Tripadvisor.com is the largest travel website with over *40 million unique visitors per month. Your property **will** be found. Creating a comprehensive booking strategy to avoid costly OTAs will have to be part of the plan. *Source: comScore Media Metrix, Worldwide, August 2010
- 3 **Incentives are equalizing:** With Stash Rewards, consumers are no longer tied to one brand to accrue points.
- 4 **Old or historic properties:** They lend themselves better to boutique hotels where uniqueness is celebrated, odd floor layouts embraced. Adhering to a brand's standard here could be costly and difficult in itself.
- 5 **Targeted niche markets:** Boutique Hotels are reflective of today's celebration of individuality.
- 6 **E-commerce:** Online travel agencies such as Orbitz and Expedia have replaced travel agents, your website can replace them. Our group has been able to reduce our reliance on online travel agencies to as little as 15%, having the property take in as much as 85% of the total business in house. This greatly reduces expenses and adds directly to the bottom line.
- 7 **Higher rates:** In many markets boutique concepts are able to command better rates than branded properties with similar amenities and room sizes simply because the consumers they cater to want to "experience something different." Real Estate Weekly's article, *Boutique Hotels Reaching New Height* writes, "at the national level, boutique space reflects an occupancy premium of approximately 13%. The boutique sector also exhibits strong growth in RevPAR. In 2012, 2013, and 2014 RevPAR is trending at 6.3%, 7.4%, and 8.8%, respectively, exceeding national averages, for the sector at large, in the last two years. The demand in growth for boutique rooms is predicted to exceed the growth for traditional hotel rooms and the growth in demand for boutique hotel rooms will continue to exceed the growth in supply through 2015 with RevPAR premiums continuing through 2017." This is why the big brands are all developing boutique brands. Source: [The Rush to Boutique](#) by Jane Levere of The New York Times
- 8 **Boutiques are growing** by as much as 10% in the next 10-15 years. They will go from making up 3% to up to 6% of all hotels in the United States. Source: [The Rush to Boutique](#) by Jane Levere of The New York Times
- 9 **Happier neighbors:** In our experience, boutique hotels have been better embraced by their neighborhoods than their branded counterparts. They tend to blend in with the community, offer high quality dining and bring up local real estate values.
- 10 **Proud ownership:** Boutique hotels are a reflection of their owners. Nothing can replace making your own mark.

Funding Opportunities

Cracker Barrel Foundation Grant

Our Mission

The Cracker Barrel Foundation seeks to strengthen and preserve our community by supporting programs in the areas of education, human services, cultural affairs and the environment. Special consideration is given to programs that address children, youth and family issues, and emphasize traditional values such as hard work, education and self-reliance.

Areas of Support

Education

The Cracker Barrel Foundation feels that with the appropriate educational opportunities, students will be empowered with necessary skills to become contributing citizens in our communities. We focus on programs that strengthen higher education and adult literacy while increasing its availability and quality.

Human Services

We focus on programs that address child and family issues enabling individuals to become involved, self-sufficient citizens in our communities.

Cultural and Environmental Issues

The Foundation believes in the importance of preserving and communicating our natural and cultural heritage through support of environmental education, preserving historic monuments, natural sites, parks and providing arts education.

Submission

I. Timeline

Proposals are accepted and reviewed throughout the year. Decisions are made quarterly. It is recommended that you wait twelve months between submitting proposals for funding, regardless of their approval status.

II. Application Process

New applicants are asked to complete a preliminary one or two page letter of inquiry to the Cracker Barrel Foundation by email to the following pcarroll@crackerbarrel.com to ensure that the proposed organization and goals align with our priorities. Please describe the proposed project, its goals and objectives, and the approximate level of funding required. To be considered for a grant, please allow sufficient time (approximately 2 weeks) for our staff to review and follow up with the applicant organization.

The Cracker Barrel Foundation uses no standard application form.

It is requested that the proposal be program specific, concise and include the following on the organization's official letterhead:

- Name, address and description of organization
- Contact name, title, phone number
- Mission Statement
- Specific geographic area served by non-profit
- Exact dollar amount of request
- What percentage of program/total budget is the request?
- History of previous support from Cracker Barrel Foundation
- Objectives of organization and specific project for which funding is required
- Plan for evaluating results of project
- Past accomplishments of the organization

Attachment should include:

- IRS letter of determination of section 501(c)(3)tax exemption status
- Latest income and expense statement and/or audited financial statements
- Annual Program Budget for specific need
- Other sources of income and amount contributed by each
- Other organizations you are approaching for funding
- Names and affiliations of those serving on your board of directors
- Names and qualifications of employees, as well as numbers of volunteers
- A few current, relevant articles or reviews about the organization, if available

Funding Opportunities

Cracker Barrel Foundation Grant (cont.)

III. Contact

Cracker Barrel Foundation
Penny Carroll, Director
P.O. Box 787
Lebanon, Tennessee 37088-0787
Phone: (615) 444-5533
Fax: (615) 443-9874
E-Mail: pcarroll@crackerbarrel.com

State Historic Preservation Office Grants

Agency Name:

National Park Service

Description:

To provide matching grants to States for the identification, evaluation, and protection of historic properties by such means as survey, planning technical assistance, acquisition, development, and certain Federal tax incentives available for historic properties; to provide matching grants to States to expand the National Register of Historic Places, (the Nation's listing of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture at the National, State and local levels) to assist Federal, State, and Local Government agencies, nonprofit organizations and private individuals in carrying out historic preservation activities.

Document Type:

Grants Notice

Funding Opportunity Number:

P15AS00020

Funding Opportunity Title:

FY2015 Historic Preservation Fund-State Historic Preservation Offices

Opportunity Category:

Other

Funding Instrument Type:

Grant

Category of Funding Activity:

Other (see text field entitled "Explanation of Other Category of Funding Activity" for clarification)

Category Explanation:

Historic Preservation

Expected Number of Awards:

56

CFDA Number(s):

15.904 -- Historic Preservation Fund Grants-In-Aid

Cost Sharing or Matching Requirement:

Yes

Posted Date:

Dec 16, 2014

Creation Date:

Dec 16, 2014

Original Closing Date for Applications:

Aug 31, 2015 Close of business 8/31/15

Current Closing Date for Applications:

Aug 31, 2015 Close of business 8/31/15

Estimated Total Program Funding:

\$46,925,000

Award Ceiling:

\$1,500,000

Award Floor:

\$40,000

Link to Additional Information:

<http://www.nps.gov/shpo/grants.html>

Funding Opportunities

Preservation Assistance Grants for Smaller Institutions Agency

Agency

the National Endowment for the Humanities

Introduction

The review process stands at the center of NEH's work. Annually, the Endowment conducts more than 200 review panels, involving nearly 1,000 outside experts, in its evaluation of approximately 5,700 applications across 40 grant programs. The Endowment recruits panelists from every state, drawing on a wide and diverse pool of scholars and other humanities experts. In a fiscal year, NEH will make about 900 grants in amounts ranging from \$1,000 to approximately \$750,000. In most programs, the applicant success rate varies from about 6 percent to 40 percent; the funding ratio across all grant programs is approximately 16 percent. About 35 program officers, most of whom hold an advanced degree in a humanities or related field, manage the process.

NEH's review process has four distinct but fully integrated levels. First, knowledgeable persons independent of the agency read each application and advise the agency about its merits; second, NEH's staff synthesizes the results of the outside review and prepares a slate of recommendations for the National Council on the Humanities; third, the National Council meets in Washington, DC, to advise the Endowment's chairman on applications and matters of policy; and fourth, the chairman considers the advice he or she has received and makes the final funding decisions. All levels of the review process prior to the chairman's decision are advisory.

Description

Preservation Assistance Grants help small and mid-sized institutions-such as libraries, museums, historical societies, archival repositories, cultural organizations, town and county records offices, and colleges and universities-improve their ability to preserve and care for their significant humanities collections. These may include special collections of books and journals, archives and manuscripts, prints and photographs, moving images, sound recordings, architectural and cartographic records, decorative and fine art objects, textiles, archaeological and ethnographic artifacts, furniture, historical objects, and digital materials.

Applicants must draw on the knowledge of consultants whose preservation skills and experience are related to the types of collections and the nature of the activities on which their projects focus. Within the conservation field, for example, conservators usually specialize in the care of specific types of collections, such as objects, paper, or paintings. Applicants should therefore choose a conservator whose specialty is appropriate for the nature of their collections. Similarly, when assessing the preservation needs of library, museum, or archival holdings, applicants must seek a consultant specifically knowledgeable about the preservation of these types of collections.

The program encourages applications from small and mid-sized institutions that have never received an NEH grant. The program also encourages applications from presidentially designated institutions (Hispanic-serving institutions, Historically Black Colleges and Universities, and Tribal Colleges and Universities), and from Native American tribes with significant humanities collections.

Program Statistics

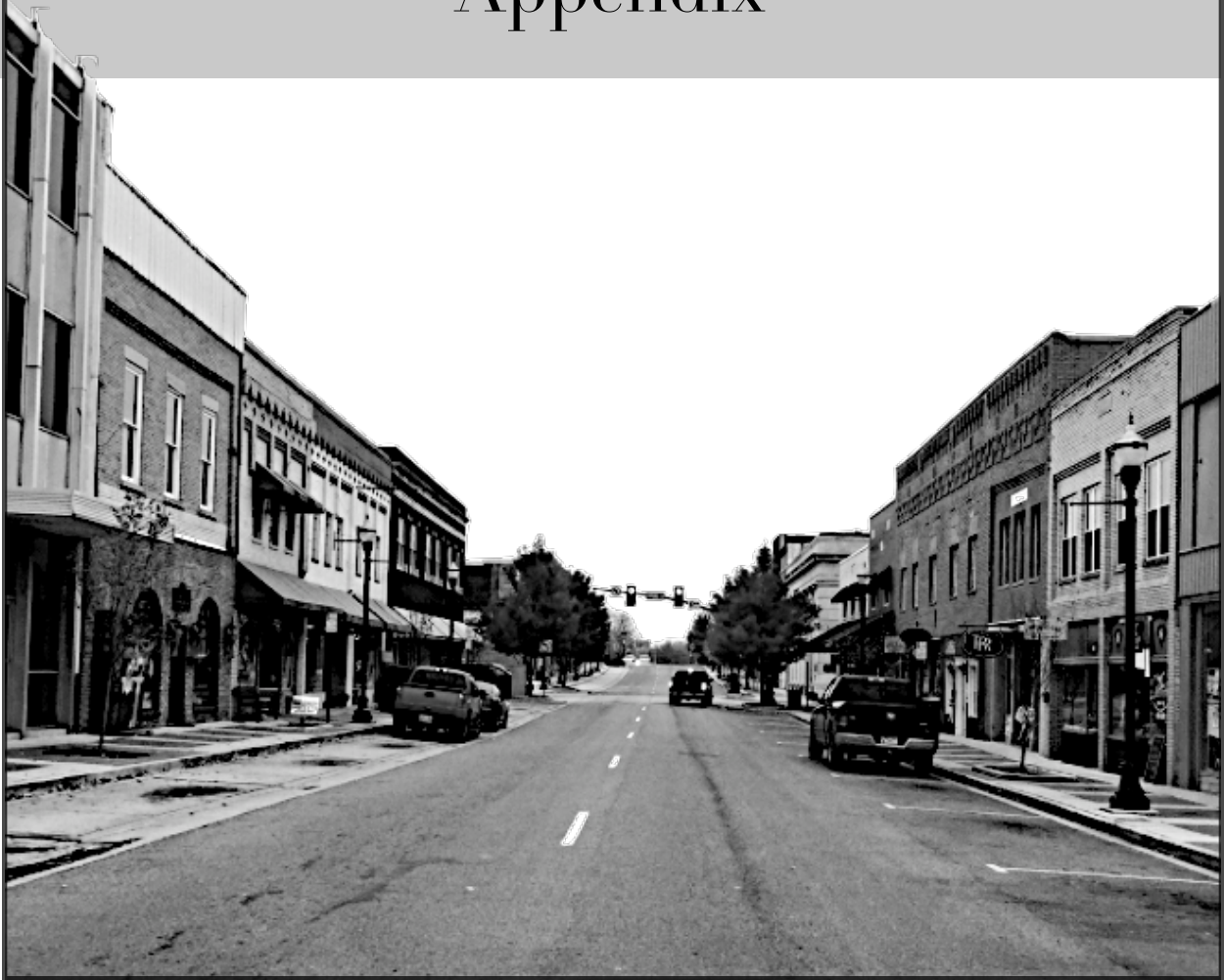
In the last five competitions the Preservation Assistance Grants program received an average of 284 applications per year. The program made an average of 90 awards per year, for a funding ratio of 32 percent.

The number of applications to an NEH grant program can vary widely from year to year, as can the funding ratio. Information about the average number of applications and awards in recent competitions is meant only to provide historical context for the current competition. Information on the number of applications and awards in individual competitions is available from preservation@neh.gov.

Submission

May 03, 2016

Appendix



Historic Preservation Successes in McMinnville



The Park Theater

Built by Cowan Oldham in 1939, this one screen theater could accommodate 1,000 patrons and also housed two restaurants. The original structure had to be rebuilt in 1947 when a fire broke out in the building. Reopening in 1948, the Park Theater was in use until 1986, and due to a contract with the Cumberland Amusement Company, closed its doors. The Park Theater sat vacant for nearly 30 years, and many thought its demolition was in its near future. However after a large community effort, the Park Theater was restored and opened its doors to the public in 2015.

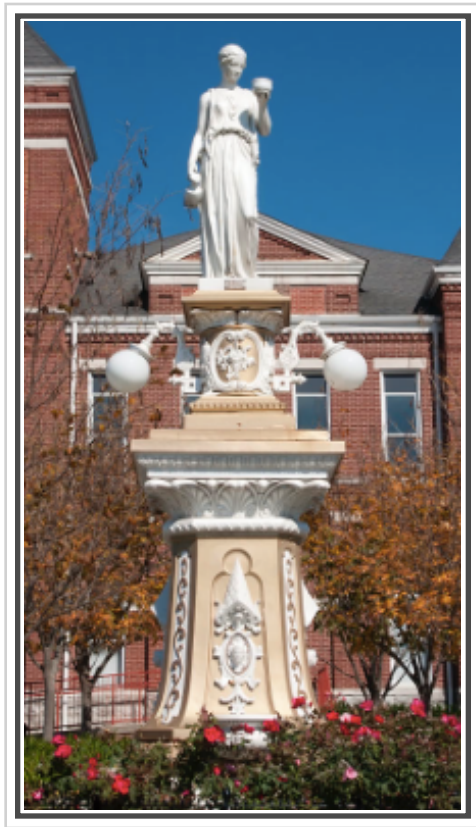
The Magness Library & Community House

The origins of the Magness Library and Community house exists over one hundred years prior to the building's construction. In 1913, the "The Women's Civic League" opened a Women's Rest Room. This was designed to give women and children living out in the country a reprieve from their travels as they waited on their husbands and fathers to finish their business in town.

This room became a repository of reading material, and in 1931, William H. Magness, as a gift to the community, donated the money to build a permanent library and community house. It is from numerous acts of historic preservation and advocacy work from members in the community that this building still stands.



Historic Preservation Successes in McMinnville



Hebe
Court Square Park

In Greek Mythology, Hebe is the goddess of youth and her cup symbolizes her power to give eternal youth. In 1917, this Hebe statue was donated to the City of McMinnville by the Women’s League. At that time, this statue stood in the center of Court Square Park, a once thriving social scene in McMinnville, and the fountain was used to offer water to the local horses. By the late twentieth century, the statue had degraded and even Hebe’s cup was missing. It is because of the efforts of some members of the community that this historic statute was saved.

The Black House
301 W. Main St.

Built in 1825 by Jesse Coffee, this Federal style house is the oldest remaining residence in the City of McMinnville. This house is unique as it was one of the first in the area to have a brick exterior. The Black House obtained its namesake from former resident Thomas Black. Thomas Black was a confederate surgeon and maintained his clinic within the structure. The resident was bought and restored by Jean Leonard with help from the Eagle Club, and as of 1983, the house was added to the National Register of Historic Places.

The Black House stands today as a symbol to the wealth and grandeur Main Street once was. This was one of a group of prominent houses that adorned streets of McMinnville. Today, appointments can be made to tour the Black House.



Lost Historic Structures in McMinnville



The Sedberry Hotel



The Greyhound Bus Terminal and Grill

Lost Historic Structures in McMinnville

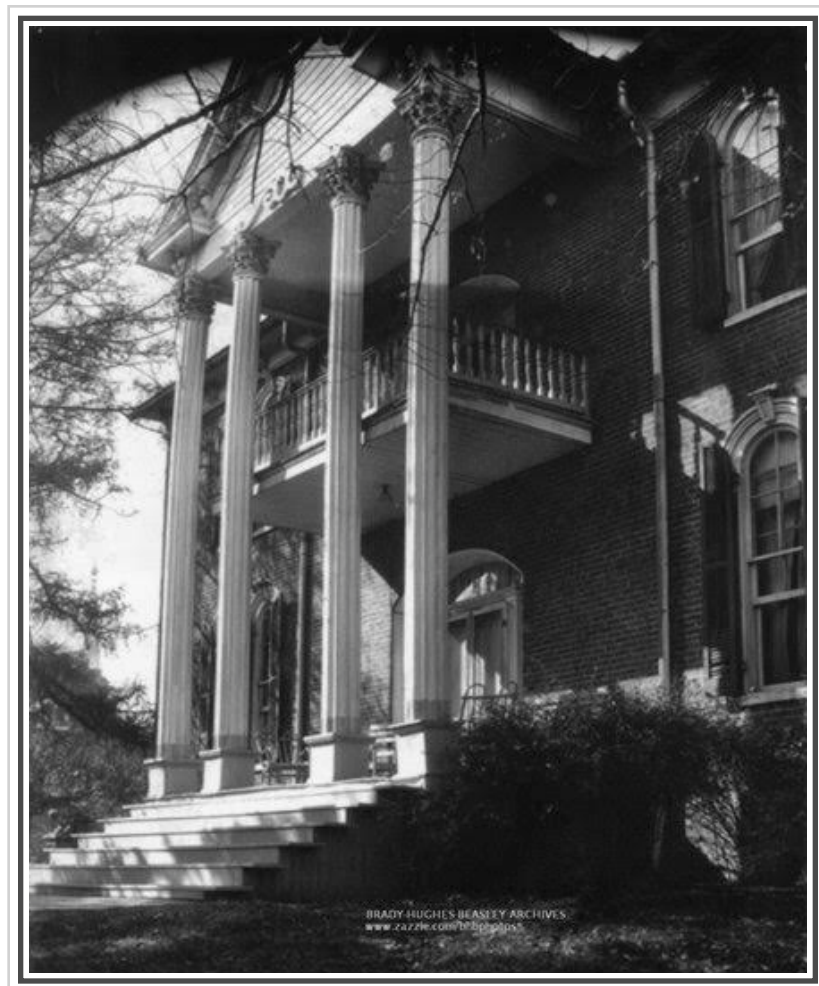


Cumberland Female College



Washington Britton Home/ Malony Hospital

Lost Historic Structures in McMinnville

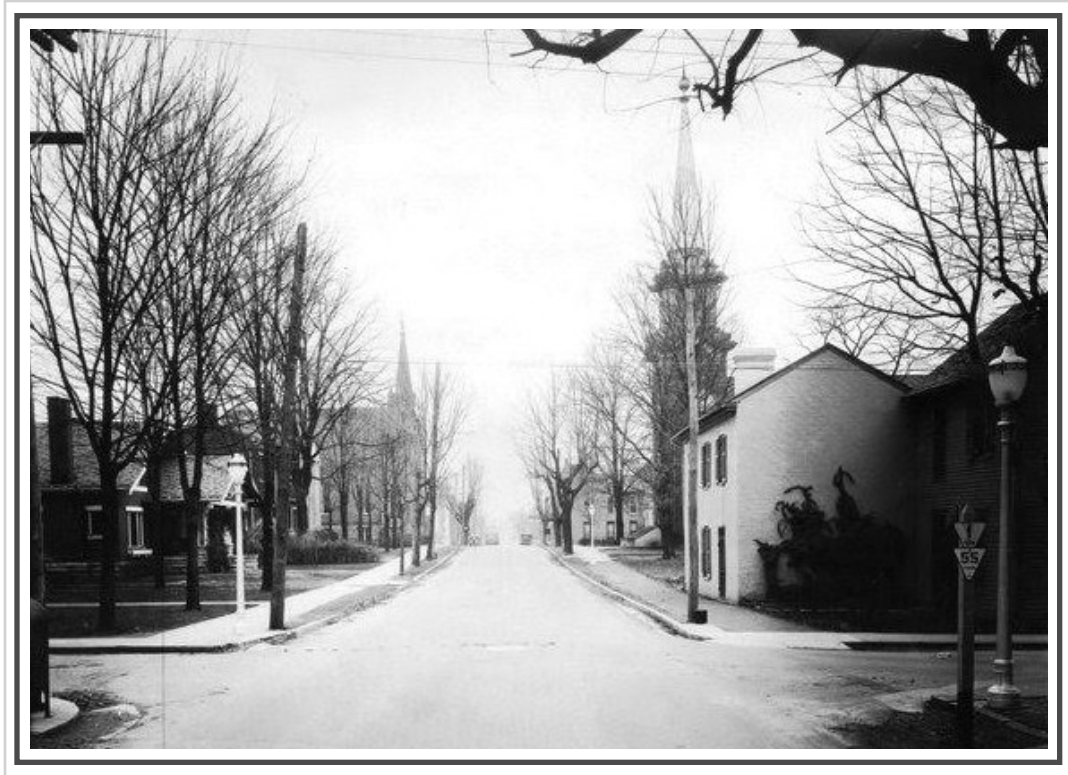


The Josiah Morford Home on Morford Street



The Morford Home on Main Street

Lost Historic Structures in McMinnville



Anny Payne House on Main Street



Magness Memorial on Spring Street

Lost Historic Structures in McMinnville



The Colville Home on Main Street

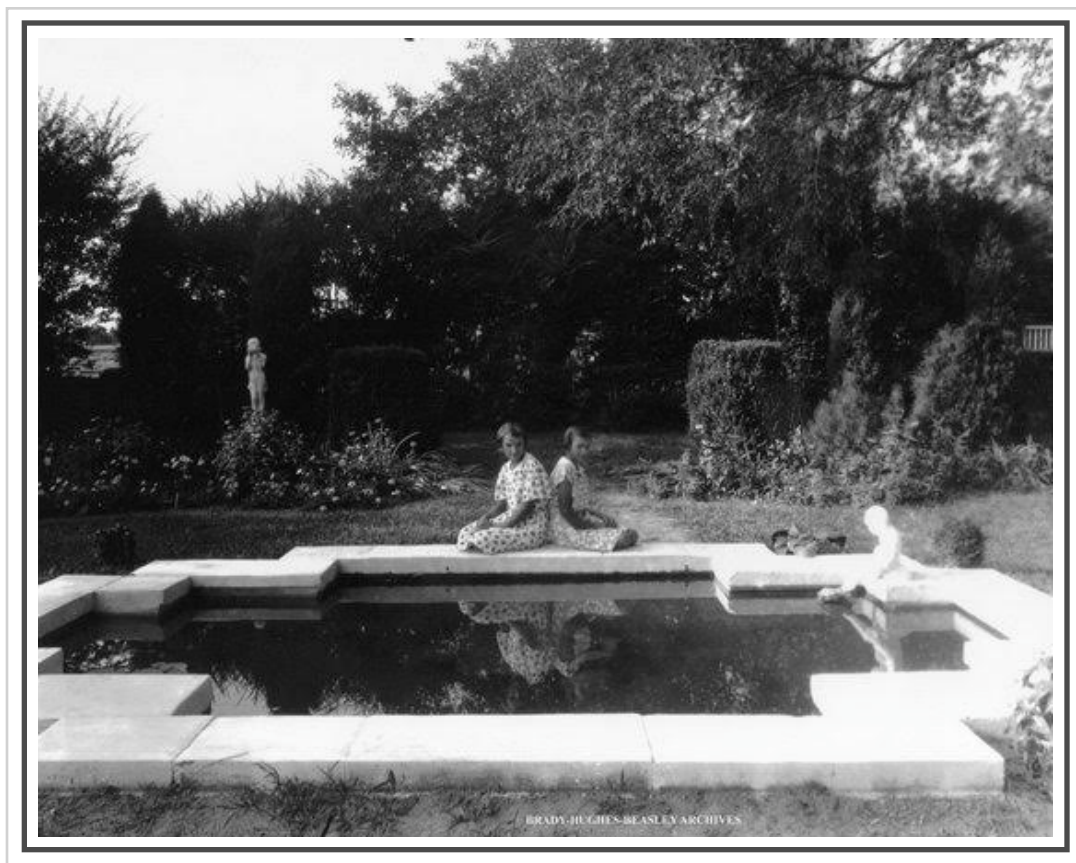


Church of Christ on Main Street

Lost Historic Gardens in McMinnville



South Street Private Garden



Main Street Private Garden

Lost Historic Gardens in McMinnville



The Elkins Garden on Corner of Spring and Lyon



The Elkins Garden

Ten in Tennessee



TENNESSEE PRESERVATION TRUST

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Ten in Tennessee: 2008 Ten in Tenn

Franklin P. Blue Municipal Building (Warren County)



Franklin P. Blue Municipal Building, Warren County

Importance:

Built as a mansion in 1839, it was a showcase for the South with tennis courts, flower gardens, and gracious Southern living. The ballroom on the third floor was the place for grand balls and parties. In 1915, the Board of Education purchased the mansion and it was the first school for McMinnville (grades 1 through 12). After a High school was built in 1928 due to crowding, City grammar School remained until 1977. The City occupied two floors for offices since that date until 2008.

Status:

Original Threat: Neglect, abandonment and demolition

In 2008, the City acquired new property for municipal offices and, shortly thereafter, moved out of the building. At the time of listing on the Ten in Tennessee, we reported demolition as a high possibility.

Fortunately, thanks to the awareness raised by its listing on the 10 in TN, the Blue Building remains standing. Stabilization work is needed on the building, including the desperate need of a new roof. Concerned citizens of McMinnville are working on creating a brochure with the details of the building and are actively looking for a new use for the structure. All possibilities are being considered, from a convention center to a law school, to keep this building functioning and continuing to serve the community as it has for 172 years.

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Research Timeline

WORKING LOG

The following shows the timesheet of Jordan Cleek during her internship, Summer of 2015, for work done on the Franklin P. Blue Municipal Building located in McMinnville, Tennessee.

Date	Description	Contacts	Time
6/1/15	City Hall Tour, Introductions, Blue Building Tour	Tim Pirtle, Dr. Schultz, Bill Brock, Shirley, Josh Salzer	5h
6/2/15	Preliminary Reading	Everette Brock	3h
6/3/15	Preliminary Reading	Everette Brock	2h
6/4/15	Personal Thesis Research		
6/5/15	Personal Thesis Research		
6/8/15	Research	At Home	5h
6/9/15	Research	At Home	5h
6/10/15	Research	At Home	5h
6/11/15	Personal Vacation		
6/12/15	Personal Vacation		
6/15/15	Research	At Home	5h
6/16/15	Research	At Home	5h
6/17/15	Research	At Home	5h
6/18/15	Preservation Work/ Cleveland	Jeff Chusid	
6/19/15	Preservation Work/ Cleveland	Jeff Chusid	
6/22/15	Grant Research/Contact Scheduling	City Hall, Chris Holt PE, Rachel Killebrew	6h
6/23/15	Grant, and Misc. Research, Building Tour	City Hall, Everette Brock, Tim Pirtle	6h
6/24/15	Thesis Research/Cheekwood		
6/25/15	Research, Contact Scheduling	City Hall, Chris Holt, Rachel Killebrew	3h
6/26/15	Meeting with Killebrew, Building Tour		3h
6/29/15	Thesis Research		
6/30/15	Rotary Meeting, Research	Reached out to CrashPad and Serric Bennet	3h
7/1/15	Drafting/Research	Blue Building	3h
7/2/15	Drafting/Research	Blue Building	2h
7/3/15	Contractor Meeting	Chris Holt of Holt Construction	3h
7/6/15	Drafting/Research	City Hall	5h
7/7/15	Meetings	Steve Harvey, CrashPad Administration	8h
7/8/15	Drafting/Research	City Hall	6h
7/9/15	Drafting/Research	City Hall	4h
7/10/15	Drafting/Research	City Hall	3h
7/13/15	Drafting/Research	City Hall	4h
7/14/15	Drafting/ Photos	Blue Building	5h
7/15/15	Drafting/ Photos	Blue Building	3h
7/16/15	Meeting with CrashPad	Chadonoga	8h
7/17/15	Drafting	City Hall	3h
7/20/15	Week Long Personal Vacation		
7/27/15	Drafting	At Home	5h
7/28/15	Drafting	At Home	5h
7/29/15	Drafting	City Hall	5h
7/30/15	Drafting/ Photos	Blue Building	5h
7/31/15	Drafting	City Hall	5h
8/3/15	Week Long Personal Vacation		
8/10/15	Drafting/Photo Editing	North Carolina	8h
8/11/15	Drafting/Photo Editing	North Carolina	8h
8/12/15	Drafting/Photo Editing	North Carolina	8h
8/13/15	Drafting/Photo Editing	North Carolina	8h
8/14/15	Drafting/Photo Editing	North Carolina	8h
8/17/15	Drafting	At Home	8h
8/18/15	Drafting	City Hall	8h
8/19/15	Drafting /Presentation	At Home	8h
8/20/15	Drafting /Presentation	City Hall	8h
8/21/15	Drafting /Presentation	City Hall	8h
8/24/15			
8/25/15	Radio Interview/Present to City Hall	City Hall	
		TOTAL HRS	223h

Photographic Bibliography

Conditions

All photos within the building conditions were taken by Jordan Cleek, summer of 2015.

Exterior Grounds

Nong Nooch Tropical Garden photo taken from organization's website.

The two Cornell Plantation photo taken from organization's website.

The three Cheekwood photo taken from organization's website.

The sample cost of garden rentals was taken from Cheekwood's event website.

The development photo was taken by Cleek and Kew Gardens were used as the photographic manipulation.

Conservatory

Nong Nooch Tropical Garden photo taken from organization's website.

Volunteer Park photo taken from organization's website.

The Nash Conservatory photo was taken from Kew Gardens' events website.

The four photos of the Royal Park Hotel were used from Arising Photos, West Park Photography, and the Royal Parks event website.

The development photo was taken by Cleek and the City of McMinnville's photos from website.

Adaptive Reuse

Perkins Elementary School photo was taken by design firm's website.

Housatonic School photo was taken from the City of Berkshires local newspaper's website and printed for Lennons Drug Store in Housatonic.

The development photo was taken by Cleek and manipulated with stock photos.

The Sewanee Inn's four photos were taken from the hotel's website.

The Crash Pad's for photos were taken from the hotel's website.

The McMennimans photos were taken from their reservation page.

Appendix

Park Theater photo was retrieved from the McMinnville City website.

The Magness Library photo was retrieved from See Middle Tennessee Blog Spot.

The photo of Hebe was retrieved from Luton Photography.

The photo of the Black House was retrieved from the Museum's website.

The lost structures were provided by McMinnville Heritage Alliance and taken by local historic photographers.