

SPRING HILL HISTORIC COMMISSION AGENDA APPLICATION

Date: May 9 2024

Name of Applicant: JAMES "KEVIN" WHITEFIELD Phone: 615.522.2151

Address: 2854 GREENFIELD ESTATES DR.

Name of Property Owner: KEVIN WHITEFIELD Phone: SAME

Address: 2514 DUPLEX RD 37174

Maury Co. Williamson Co. Tax Map: 0250 Parcel # 004.00

SECTION 1 – Request for Designation of Historically Significant Site:

I, JAMES KEVIN WHITEFIELD, pursuant to Municipal Code Title 2, Chapter 4, Section 2-406, request that the property and/or site located at 2514 DUPLEX RD 37174, be designated by the City of Spring Hill as a Historically Significant Site.

The aforementioned property and/or site is (check all that apply, provide additional detail as necessary):

- Are associated with events that have made a significant contribution to the broad patterns of our history or is associated with the lives of persons significant in our past;
- A birthplace or grave of a historical figure of outstanding importance;
- Embody the distinctive characteristics of a type, period or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction;
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- A religious property with historic importance;
- A cemetery; or
- Other (Please specify); _____

This form, along with (7) copies of the description of the property or properties in question must be filed with any applicable fee, fourteen (14) days prior to the Historic Commission meeting in order to be placed on the agenda.

A
Applicant's Signature

Date Received by Historic Commission: 5/10/24
Placed on Historic Commission Agenda for meeting to be held on: June 9, 2024
at 6 p.m.

Recommended Not Recommended

Atter
Secretary of Historic Commission

Chair

2514 Duplex Rd

Lockridge Sharber Home

Built 1890

Deed History

- 2013 Historic Commission Recognition for Outstanding Restoration
- 2012 Sandra Buford, daughter of Sis Lockridge, to Kevin Whitfield
- 1978 Eula and Hayes Sharber to Sarah 'Sis' Lockridge
- 1948 Milton Brooks Sharber, deceased, son of Patsy Sharber, to his children Eula and Hayes Sharber
- 1897 Peter Sharber to Patsy Haddox Sharber (daughter in law). Peter's son Tom may have been deceased, no death date known. House noted in deed. Peter's wife Martha in 1897 was living in Columbia.
- 1875 George W White, son, to Peter and Martha Sharber and Houston and Lily Bond
- 1860 Margaret White to George W White, son
- 1859 Dr George W White, father, deceased to wife Margaret White (George's sons, George and William were eleven and fourteen when he died)

NOTES: 1. Dr George White's brother was Dr Aaron White of White Hall.

2. 1868 Peter Sharber, Jeff Peters and others as Trustees of the Freedman's School purchased land from Jeremiah Crafton for a school. I think it was just east of the current intersection of Depot and Beechcroft. At that time Depot was known as Ewell's and Beechcroft did not follow its current path from Depot to Main.

3. 1872 Peter Sharber, his brother Calvin Sharber, Jeff Peters and others purchased land from Martin Cheairs near the Spring Hill Cemetery. According to MTSU, these men were trustees of the Wesley Methodist Episcopal Church and this deed was for that property. The description though starting at the southeast corner of the old graveyard would suggest it was for the church structure that stood directly east of the cemetery. Wesley Chapel as it's now known stands to the northwest of the old graveyard now known as the Historic Spring Hill Cemetery.

4. 1880 Peter Sharber, his brother Calvin, Jeff Peters and others purchased additional land from Martin Cheairs on the east side of the Spring Hill Cemetery. #3 and #4 may have been for a church and an adjoining cemetery. What remains now is the African American cemetery on the east side of the Historic Spring Hill Cemetery.

Maury (060)

Jan 1 Owner

Tax Year 2024 | Reappraisal 2022

WHITFIELD KEVIN
2854 GREENFIELD ESTATES DR
CULLEOKA TN 38451-2613

Current Owner
2854 GREENFIELD ESTATES DR
CULLEOKA TN 38451-2613

DUPLEX RD 2514

Ctl Map: 0250 Group: C Parcel: 004.00 Pl: 000 Sl: 000

Value Information

Land Market Value: \$60,000
Improvement Value: \$114,600
Total Market Appraisal: \$174,600
Assessment Percentage: 40%
Assessment: \$69,840

Additional Information

SALON 2514

General Information

Class: 08 - Commercial City: SPRING HILL
City #: 701 Special Service District 2: 000
Special Service District 1: 000 Neighborhood: S70
District: 03 Number of Mobile Homes: 0
Number of Buildings: 1 Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL Zoning:
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

| Building # | Type | Description | Units |
|------------|------|-------------|-------|
|------------|------|-------------|-------|

Sale Information

| Sale Date | Price | Book | Page | Vacant/Improved | Type Instrument | Qualification |
|------------|----------|-------|------|-----------------|--------------------|-----------------|
| 5/11/2012 | \$49,000 | R2189 | 487 | I - IMPROVED | WD - WARRANTY DEED | J - ESTATE SALE |
| 10/25/1978 | \$0 | 637 | 626 | | | |

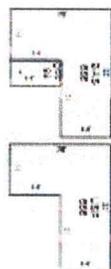
Land Information

Deed Acres: 0 Calculated Acres: 0 Total Land Units: 1

| Land Code | Soil Class | Units |
|-----------|------------|-------|
| 10 - COM | | 1.00 |

Residential Building #: 1

Improvement Type: 07 - RENTAL
Exterior Wall: 04 - SIDING AVERAGE
Heat and AC: 7 - HEAT AND COOLING SPLIT
Quality: 1 - AVERAGE
Square Feet of Living Area: 1372
Foundation: 01 - PIERS
Roof Framing: 02 - GABLE/HIP
Cabinet/Millwork: 02 - BELOW AVG
Interior Finish: 07 - DRYWALL
Bath Tiles: 00 - NONE
Shape: 01 - RECTANGLE
Building Sketch



Stories:

2.00

Actual Year Built:

1900

Plumbing Fixtures:

3

Condition:

AV - AVERAGE

Floor System:

03 - WOOD W/O SUB FLOOR

Roof Cover/Deck:

13 - PREFIN METAL CRIMPED

Floor Finish:

11 - CARPET COMBINATION

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

Building Areas

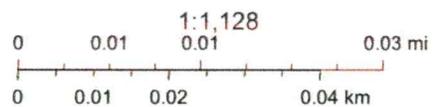
| Areas | Square Feet |
|----------------------------|-------------|
| BAS - BASE | 686 |
| USF - UPPER STORY FINISHED | 686 |
| OPF - OPEN PORCH FINISHED | 98 |

Maury County - Parcel: 0250 C 004.00



Date: June 11, 2024

County: Maury
Owner: WHITFIELD KEVIN
Address: DUPLEX RD 2514
Parcel Number: 0250 C 004.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

House

This Instrument Prepared By:

Billy C. Jack
Attorney at Law
Columbia, Tennessee

STATE OF TENNESSEE, MAURY COUNTY
I, or we, hereby swear or affirm that the consideration for this transfer or value of the property transferred is greater than the amount which the property transferred would bring at a fair voluntary sale.

Person or Agency Responsible
For Payment of Taxes:

Sarah Lockridge
Name
Spring Hill, TN.
Address

Billy C. Jack
Affiant

Subscribed and sworn to before me this the 6 day of April 1978

Eula W. Sharber
My Commission Expires
July 31, 1980


WARRANTY DEED

For and in consideration of the sum of Ten (\$10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, Eula Sharber and Hayes O. Sharber, have this day bargained and sold, and by these presents do hereby transfer and convey unto Sarah Lockridge, her heirs and assigns, the following described parcel of land located in the Third Civil District of Maury County, Tennessee, and more particularly described as follows:

REGISTER OFFICE MAURY COUNTY, TENNESSEE
Received for record this 10 day of Dec 1978
at 3:45 o'clock P.M. and noted in
Note Book 11 page 45 Registered in
Book 637 page 626 Fee 4.00
Raymond K. Bynum Register
Lacerte W. Andrews S.R.

Located in the town of Spring Hill, Maury County, Tennessee. BEGINNING at a stake in the South margin of the Old Military Road; thence in a southwesterly direction 39 feet and 4 inches to a stake; thence in a southeasterly direction 79 feet and 3 inches to a stake, the same being the dividing line between the said Patsy Sharber tract and the Peter Sharber tract; thence in a northeasterly direction 86 feet to a stake; thence in a northwesterly direction with the Old Military Road 95 feet to the beginning.

Being the same property conveyed to Patsy Sharber by deed of record in Book 88, Page 407, Register's Office, Maury County, Tennessee, and being the same property inherited by the Grantors as set out in the affidavit of record in Book 637, Page 625, Register's Office, Maury County, Tennessee.

TO HAVE AND TO HOLD said parcel of land unto the said Sarah Lockridge, her heirs and assigns, forever, together with all rights, claims, interests, easements, hereditaments and appurtenances thereunto belonging.

STATE OF TENNESSEE, MAURY COUNTY
Transfer Tax \$ 10.40 Mortgage Tax \$
Probate Fee \$ 50 Total Paid \$ 10.90
Receipt No. 2961 Received By SLW
6 Day Of Dec 19 78

S.L.W.

Patsy Sharber and
lot in Spring Hill #25
executed by Peter Sharber
Oct. 1st 1897. Filed Oct.
2-1897 at 12^o o'clk P.M.
Registered Oct. 4th 1897.

Know all men by these presents that
for and in consideration of twenty
Five Dollars to me in hand paid a
receipt of which is hereby acknowl-
edged I have this day bargained
and sold to by these presents I do
hereby transfer and convey unto
Patsy Sharber, colored, her heirs and

assigns the following lot or parcel of land lying & being
in the town of Spring Hill County of Marry, State of
Tennessee, civil district No. 22, Beginning at a stake
in the south margin of the "old Military road" thence
in a southwesterly direction 35 feet & 4 inches to a stake
thence in a southeasterly direction 79 feet and 3 inches
to a stake the same being the dividing line between
the said Patsy Sharber, colored, & myself. Thence in
a northeasterly direction 86 feet to a stake thence in
a northwesterly direction with the "old Military road"
95 feet to the beginning.

To have and to hold said lot or parcel of land to
the said Patsy Sharber, colored, her heirs and assigns
in fee simple forever. I covenant with the said
Patsy Sharber, colored, that I have a good and lawful
title to said property. That the same is in no wise
encumbered. I further covenant & agree to well &
truly warrant and defend the title to the said prop-
erty unto the said Patsy Sharber, colored, her heirs &
assigns against the lawful claims of all persons
whomsoever.

This the 1st day of October 1897.
Witnesses J.W. Kay Peter ^{his} Sharber
John Williams _{made}

State of Tennessee } Personally appeared before me, J. W.
Marion County } M. Kinsack a Notary Public in and
for said County and State the within
named Peter Sharber, the bargainer with whom I am
personally acquainted and who acknowledged that he
executed the within deed as instrument for the purposes
therein contained.

Witness my hand and official seal
at Spring Hill Tennessee, this 2nd day
of October 1897.
J. W. M. Kinsack Notary Public

W B F p. 178

George W White's
Will

Passed October Term 1859

I seal with seal testament of Geo W White this July 4th 1853

Being at this date of sound mind and having good memory, and
 better, I make this Will, Considering that I may not long exist in
 this world. I bequeath all my property and effects of every description to my beloved wife
 Margaret White with full power to dispose of it by sale or otherwise, whenever she can benefit the
 interest of herself and children by so doing. I desire this request to continue in force during
 her widowhood, and the event of her second marriage I wish her to take her legal share,
 the same as if we both had been made, and the rest of the property to be placed undivided in
 the hands of a Common Guardian, for the common use of the children until they become of age
 I wish my dear brother James to direct the education of my sons William and George
 and to qualify them for business or other useful and respectable
 I desire my children to be well educated and trained up in a knowledge of the principles of
 the Christian Religion I bequeath my soul to them from whom it was received with a
 good lively sense of his great mercies during my life, I stand by this name Evermore

(Comprised)

Geo W White,

BK 4-2 P. 512

House

Peter Sharker et al deed
executed by Geo W White
June 19th 1875
Filed March 16th 1876
at 12 O'clock, M.
Registered March 9th 1876

and benefit in common during their natural lives and at their death
to descend to their lawful heirs or certain lot or parcel of land
situated and lying in the town of Spring Hill 22nd civil district
of Maury County Tennessee as bounded as follows: to wit: On the
North by the Mount Lebanon road On the East by the Spring-Hill
road On the South by the lands of Dr J. G. Le
Remond and on the West by the lands of the Spring-Hill M. Co. Johnson
both said lot or parcel of land is known as the former place and
contains one 1/4 acre be the same more or less
to have and to hold unto the said Peter and wife Martha

Sharker and wife Lily Bond for their use
unto Peter and wife Martha Sharker and
three heirs to both Sharker and convey
= edged J. G. LeRemond and all what by
said the receipt whereof is hereby acknowledged
four and in consideration of the sum of three
hundred and fifty dollars to me in hand
paid the receipt whereof is hereby acknowledged

Sharker and Newton and wife Lily Bond and their children forever. And I hereby covenant with the said Peter & wife Martha Sharker and Newton & wife Lily Bond and their women and persons beyond the title to said lot or parcel of land to the said Peter and wife Martha Sharker and Newton & wife Lily Bond and their children against the lawful claims of all persons whomsoever: that I am lawfully seized and possessed of said lot or parcel of land in fee simple so that I have a good right to conveying the same so that the said claims are remembered in testimony whereof I have hereunto affixed my hand and seal this the 19th day of June 1875

Witness my hand and seal this 19th day of June 1875
Geo. W. White

Wm. McKisack

Q. J. Wells

State of Tennessee

County of

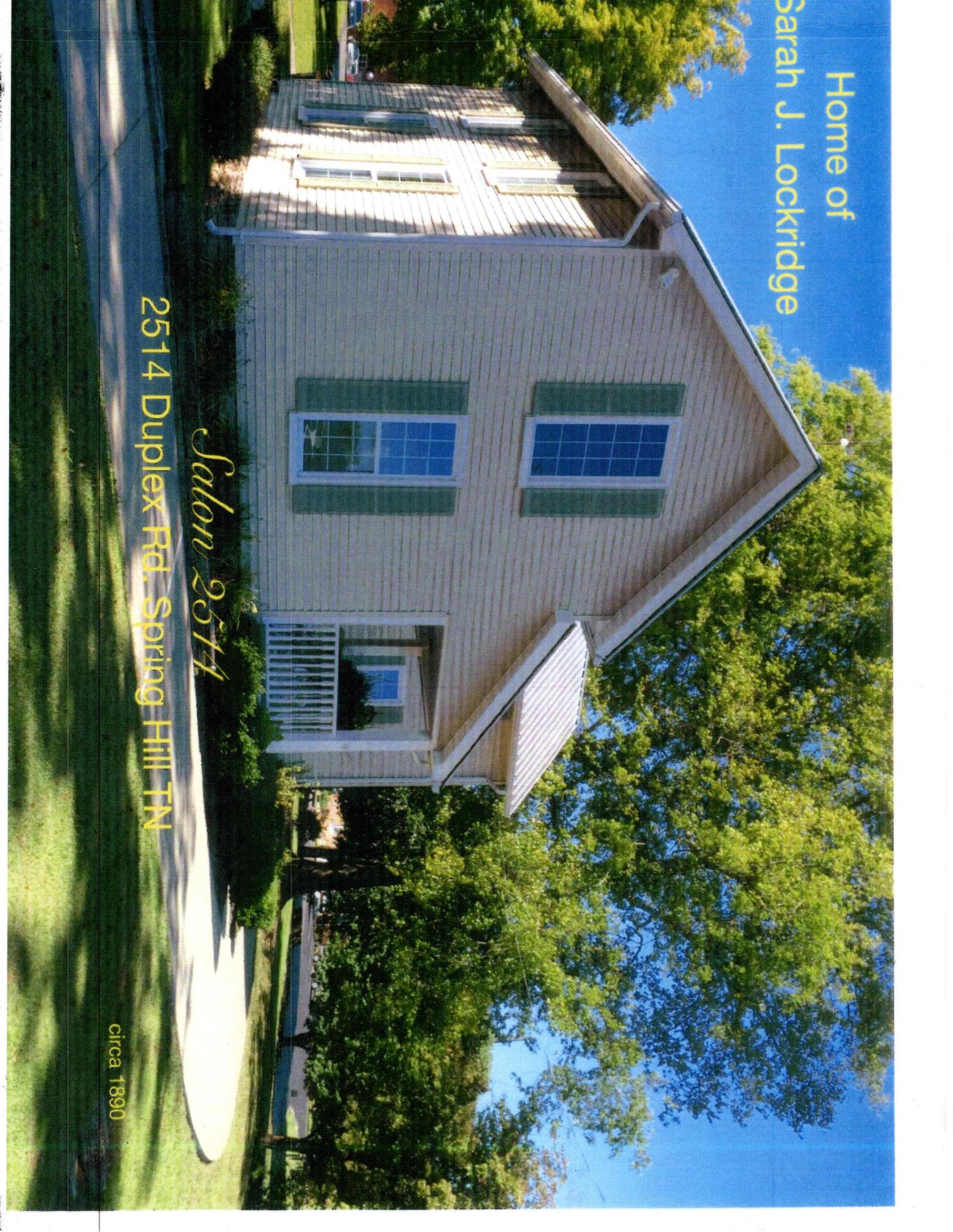
Presenting appeared before me A. W. Oskin Clerk of the County, Robert of Murray, Robert of W. McKisack and Q. J. Wells and their witnesses to foregoing deed who being first sworn depose and say that they are acquainted with Geo. W. White the bargainer and that he acknowledged the same in their presence to his not and deed upon the day it bears date Witness my hand at Office this 16th day of March 1876

A. W. Oskin Clerk

Home of
Sarah J. Lockridge

Salon 2514
2514 Duplex Rd. Spring Hill TN

circa 1890



Sarah Louise Lockridge - 1935-2005

(Sis)
Sarah Louise (Shampson) Lockridge

Sarah was born on Jan 8, 1935 to
middle class; 'family Shampson' in Newry
County

Sarah was educated in Spring Hill and
Alabama. She was in Spring Hill & then school
for 8 yrs and attended College Hill (Alabama)
then 9th grade (High school). She married
Wiley Jenkins in 1940 to the union
a daughter was born during the Jenkins family
in 1941.

Sarah married James Lockridge around
1949/50 they had no children.

Sarah purchased the old Shaper house
in from Ella Shaper. This house
was reports with being 'battered' in
later years.

When Sarah was visiting from the
Shaper she stayed out paying \$10.00
& in next. She and her sister lived
together for several years before the
Marshall James Lockridge.

Several stories have been told concerning
this dwelling. One was that a number
were placed there. The house was considered
haunted & never to be entered and the owners



Sarah (Sis) Shampson
Lockridge

Nickname Sis

The other slaves told me the lumber
by the house was from the land
here. father's word was true. It is
dated to be over a hundred years
old.

In 1959 Charles's father moved and
they had each share for a short
period of time in the early 60's
when they showed me a folder they
purchased and later built a house
across the street from Sandra's mother's
share.

Letters written by Mrs. Sandra Buford

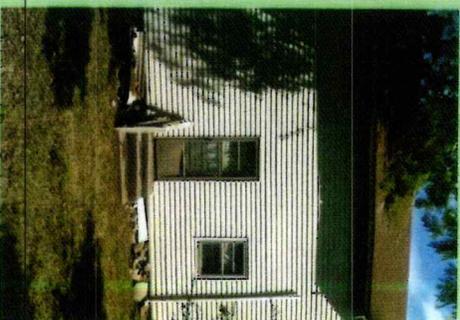
According to Charles and Sandra Buford who was
the daughter and son-in law of Mrs. Lockridge the
surrounding area was once referred to as
"Indian Thicket and sometimes Polk Place"



Elyakott (1771)
By Oregon Anthony
photo to Paul



For sale by
owner April
2012



Old Google Picture



Kitchen area

Was able to use original poplar steps



There is a hidden front door behind bathtub





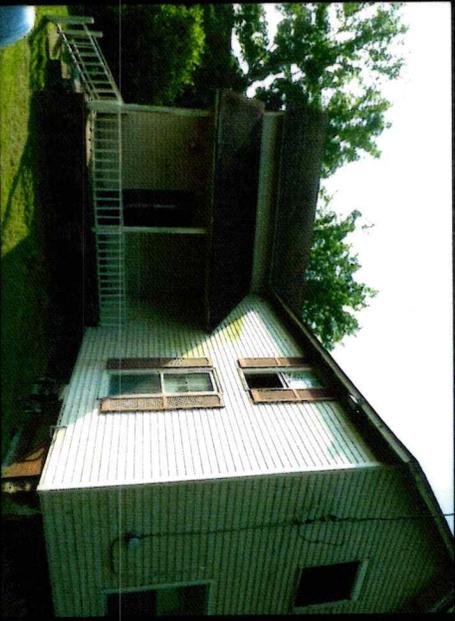
Rear Bedroom



Evidence in the ceiling that at one time
steps that led upstairs

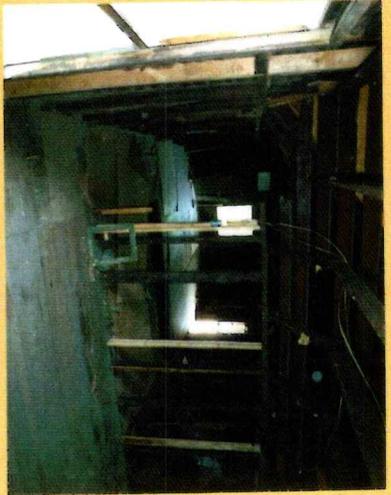
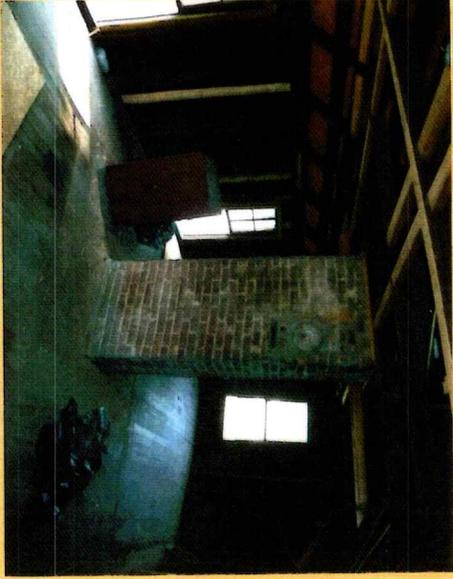
Tube and knob
wiring

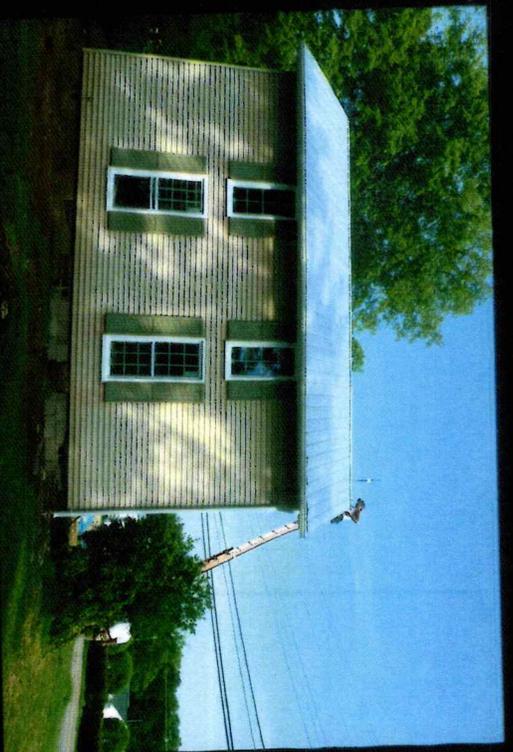
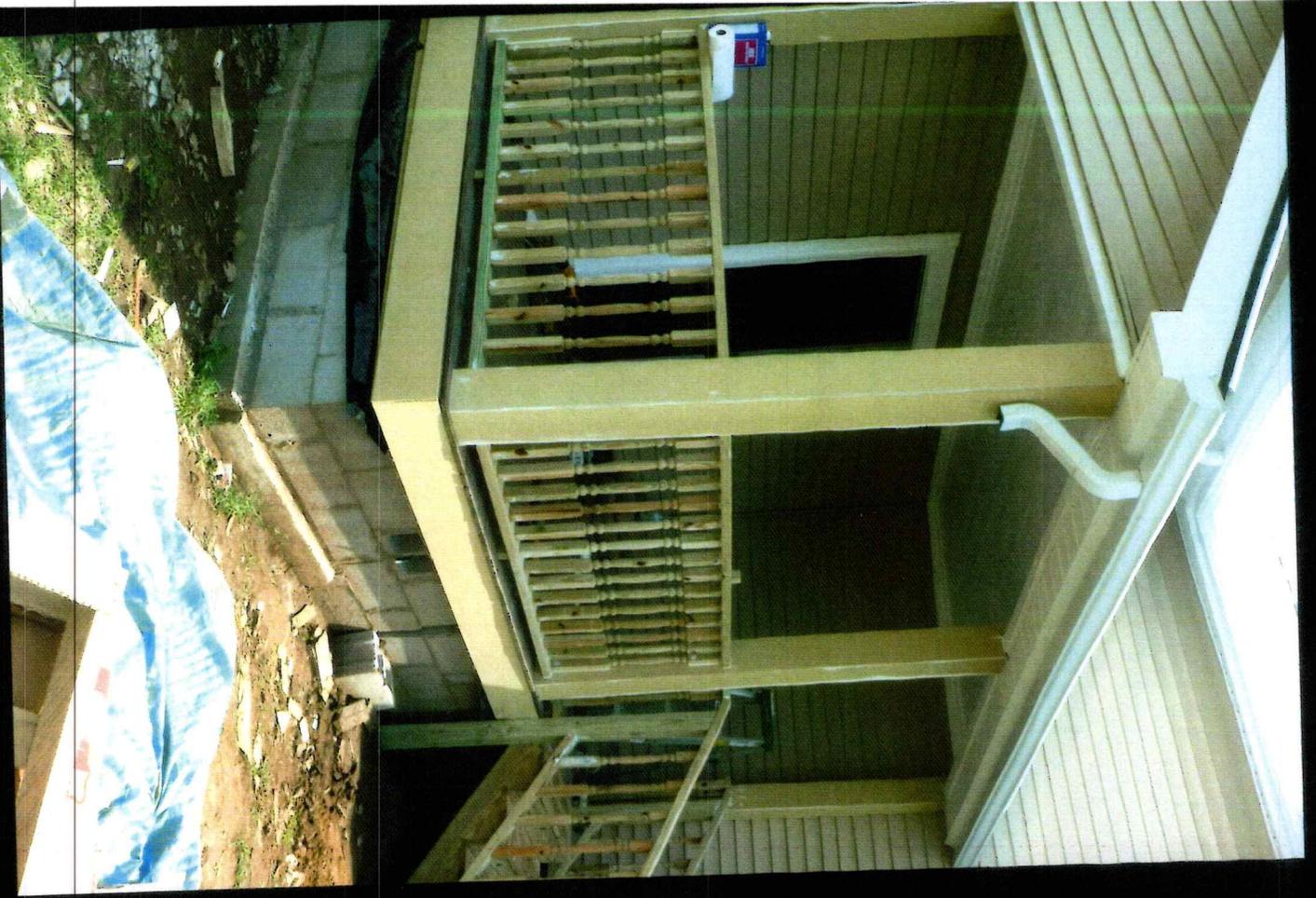




Front Room

Upstairs

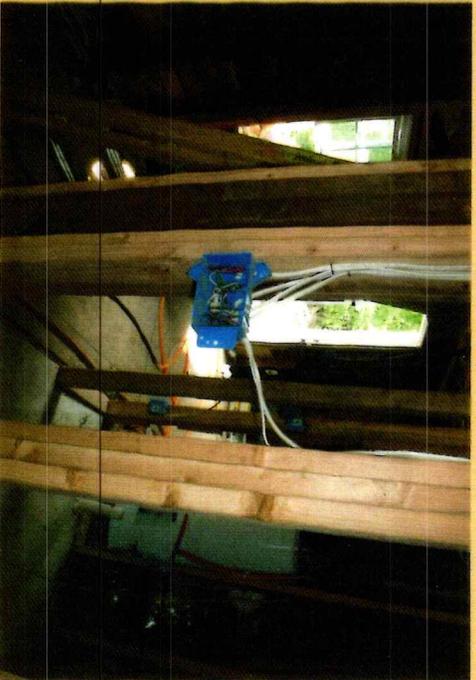


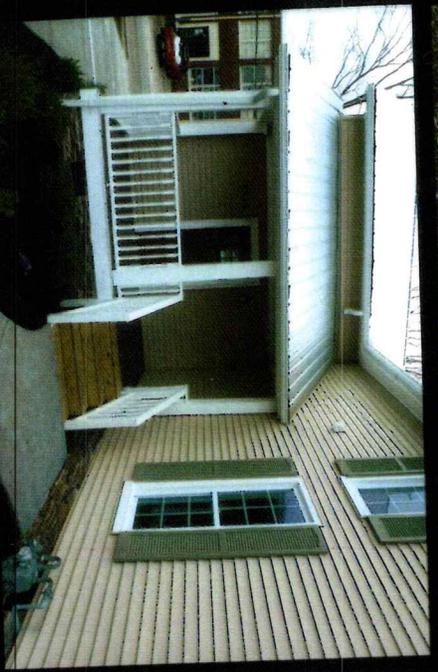


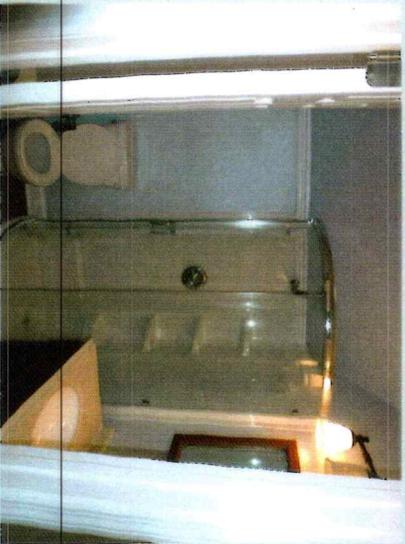
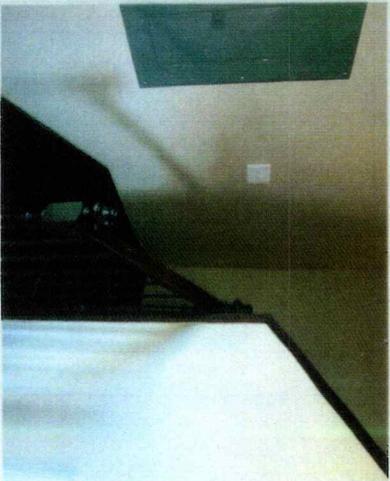
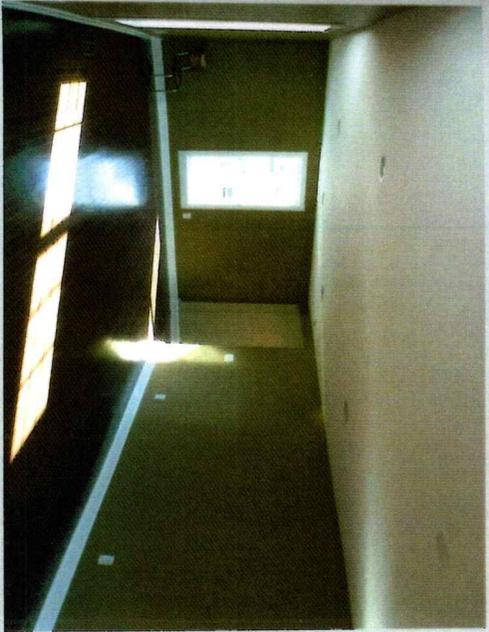
Stevy putting up the weather vain
Bobby Joe working hard . Its been around
107 degrees this week



Bobby Joe know as Cornbread found Civil War artifacts surrounding the site

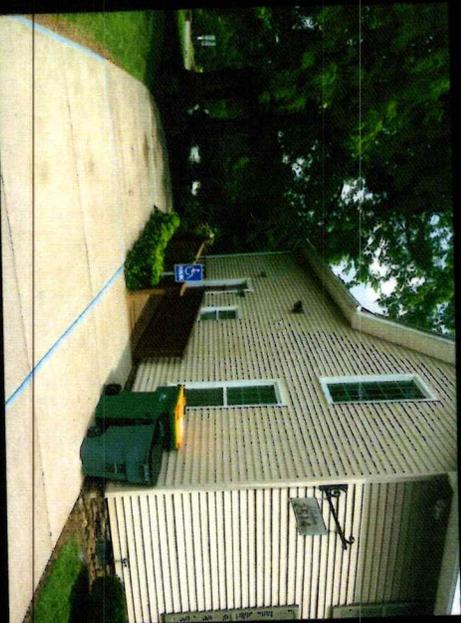
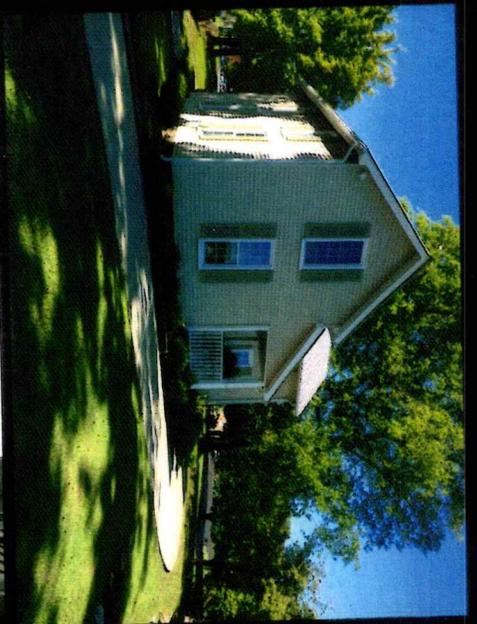
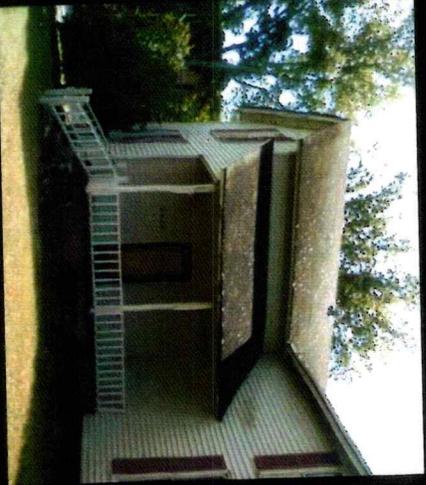


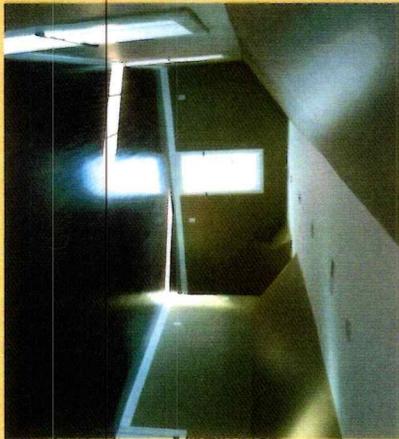
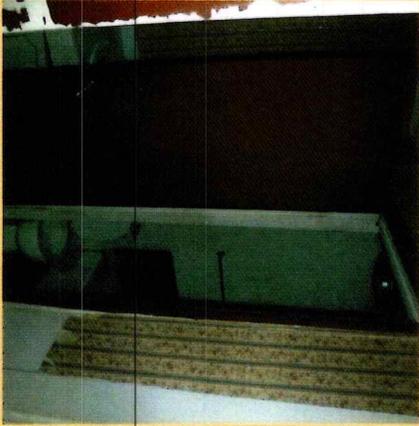




All inspections
completed. Job
finished!

Before and after pictures

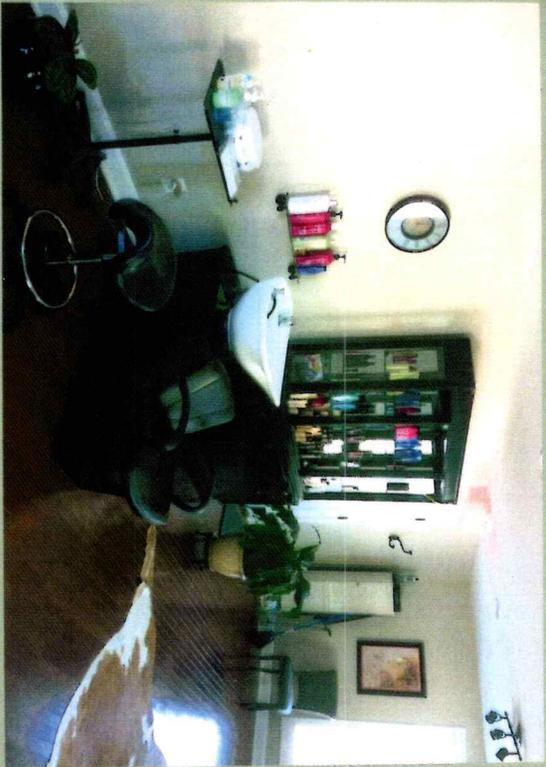




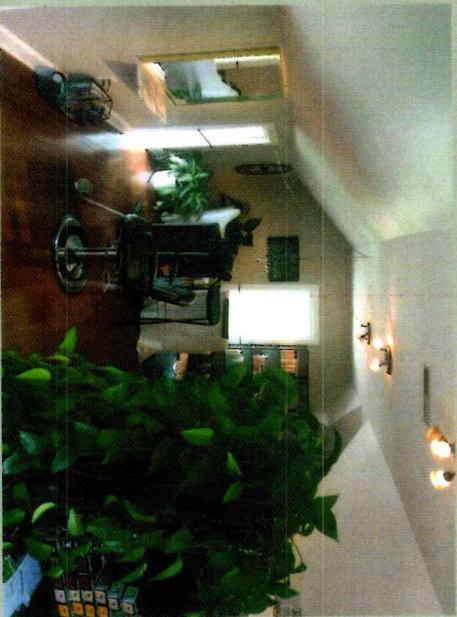


Downstairs





Anne Perschbacher
space upstairs



The INFORMER

Community News



Serving Spring Hill • Thompson's Station • Neapolis • Surrounding Areas

Established in the Year 2000 JUNE 28 • JULY 11, 2012 Volume 13, Number 12

Hot + No Rain + Windy = Burn HAZZARD

Old House Not Ready To Meet the Saints

BY BRUCE MARTIN

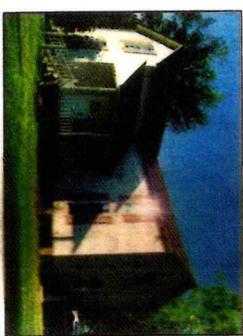
It has sat vacant for the past seven years but now a century-plus old house at 2514 Duplex Road has a new lease on life.

The two-story house is located at the corner of School Street and Duplex Road.

New owner Kevin Whitfield said he was excited at first when he saw the inner walls consisted of classic beadboard.

"When I saw the beaded panels, I tried my best to save them, but they just crumbled in my hands." Still, most all else is in fine condition.

"I thought there would be termites. There's none." They just don't build 'em like they once did.



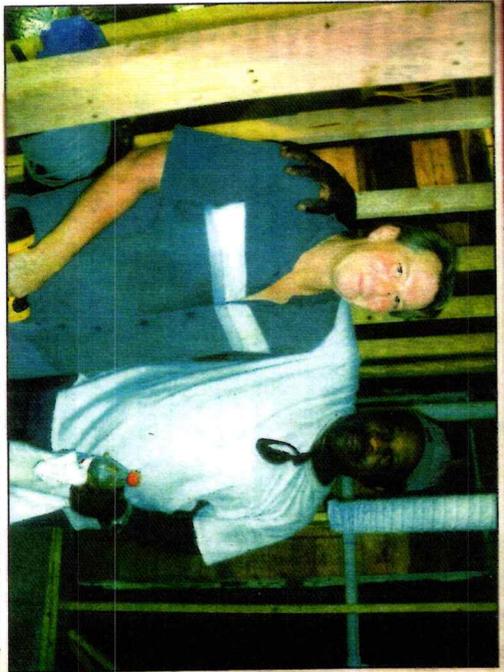
This old house at 2514 Duplex Road was built in 1890 according to an old document observed by its new owner, Kevin Whitfield. (Photo by B. Martin)

You hear that, and in this case it holds true. "The wood is oak and poplar. Imagine doing that today."

On this particular day, Whitfield was on a short ladder caulking a newly installed window. He hired workers for much of the work involved in getting the house in order.

The house was built in 1890, according to an old document observed by Whitfield. Zillow, an online real estate database, has the date as 1900.

A small coal house, supported by cedar posts, sits in the rear off to the side, a testament to when the house was heated primarily with a coal stove and meals were prepared on a stove using coal or wood. Areas of the inner walls showed spotty signs



Kevin Whitfield and handyman Bobby Joe Locke at old Duplex Rd. house undergoing restoration.

of coal smoke residue. Some old whiskey bottles Whitfield found in the walls could end up in his inventory. "I've had my eye on the place for a while. I plan on having an antiques store and upstairs an office to handle my realty accounts. I have wanted an office away from home. I think I'll keep the whiskey bottles for display."

Inside was a true relic from a not so distant past, a dusty, 1950s Arvin console television set with only the channel selector knob missing. Making the move to Spring Hill in 2004 from Nashville where he bought and sold antiques, Whitfield said, "I was coming to Spring Hill, and

| INSIDE HIGHLIGHTS | |
|--------------------------|------|
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>>OLD HOUSE P2

Old House Not Ready To Meet the Saints

>>OLD HOUSE FROM P1

about everywhere, really, with my antiques business. I enjoyed going to the Auction Barn here and dealing with the Gary family. As an auction house, they were as honest as you could want."

Whitfield, 52, purchased the home from Sandra Buford, whose mother, Sarah J. Lockridge, had owned the house and was the last to hold residence until her death in early 2005 at age 80.

Incidentally, Sandra's husband, Charles C. Buford, a former Spring Hill alderman, is from a local historic family who can trace its Williamson County ancestry back to the early 1800s. "I could have sold the place a hundred times over," said Mr. Buford. "But I wanted the right person and when I first talked with Kevin I knew he was the one."

Whitfield closed on the place

May 11 for a price of \$49,000. The two-story 1,372 sq. ft. house has a fireplace and a lot size of 8,100 sq. ft.

He has had to replace some decomposed flooring, faulty plumbing fixtures, and electrical wiring. In addition he has added a heat and air conditioning system and a restroom for the handicapped. The roof was in need of repair. He saved the dual fireplace mantles, increased the head room upstairs and did a slight revamping of the bottom part of the stairs for better access.

Inside and out, he said he has tried to leave it as much intact as possible. Just the way the Bufords, who live across the street, had hoped.

"It's going to look nice," Mr. Buford said. "And we can look across and see it whenever we want."

Bryce Martin may be contacted by email: havilahus@yahoo.com



City of Spring Hill Historic Commission

Recognition for Outstanding Restoration

For demonstrating a commitment to preserving the city's heritage and fostering civic pride for the continuity between the past and present through the preservation of the city's historic resources

Set forth on this date:

November 21, 2013





Winter 2016



June 2017



Many thanks to Wendy for
taking such good care
of the building and
creating such an asset to
Spring Hill
We hate to
see you go. You will
be
missed by many.



CORNIBREAD