

to the suburbs, and many homes became subdivided into rental units. Despite the many changes, in 1980 the East End area still exhibits its original turn-of-the-century heritage.

II. Lockeland Springs

The early history of the Lockeland Springs area is more diverse than that of the East End neighborhood due to the presence of two of Nashville's prominent families, the Weakleys and the Lindsleys. The Lockeland Springs area was originally part of a 640-acre North Carolina grant awarded to Daniel Williams in 1786.²⁸ Daniel Williams came to Davidson County and built a log cabin on the site of the Lockeland mansion where the Lockeland School now stands.²⁹ The cabin was the first structure built in this area and was located near the flowing spring which emerges from the eastern side of the hill. Williams lived on this property for ten years before selling most of his land grant to William Neely for three thousand dollars.³⁰ Neely kept the property for four years until 1800 when he sold it for four thousand eighty dollars to a well-known Tennessean by the name of Robert Weakley.³¹

Robert Weakley came to middle Tennessee in 1785 from North Carolina when he was twenty-one. He settled first on land adjacent to White's Creek in Davidson County and spent

²⁸Weakley, p. 104.

²⁹Ibid.

³⁰Ibid.

³¹Ibid.

many years as a property surveyor.³² Weakley bought and sold large tracts of land and amassed substantial property, including the Lockeland tract acquired in 1800. It was the hill and spring where Daniel Williams built his cabin which became the site of Weakley's home. On one of his trips to North Carolina, Weakley met and married Jane Locke, a daughter of General Matthew Locke. After their return to Tennessee, Weakley built a large, brick, Federal-style mansion on the hill overlooking the spring and named it "Lockeland" after his wife.³³ It is from this mansion, built in 1810, that the neighborhood gets its name.

Weakley had a long and busy life as a farmer, politician, and businessman. He was chosen a member of the Constitution Convention in 1787, served in the state legislature in 1796, and served in the state senate between 1799 and 1809.³⁴ Weakley was a Democrat and wielded a strong influence on Davidson County politics. He was elected to Congress in 1809 but retired after one term in order that he could return to his home. He was again elected to the state senate in 1819 and was speaker of the senate in the thirteenth and fifteenth sessions.³⁵ His last official political office was as a member of the 1834 Constitutional

³²W. W. Clayton, History of Davidson County, Tennessee (Nashville: Charles Elder, 1971), pp. 206-207.

³³Sara Bradford Saunders, "Weakley Descendant Cites His Record," Nashville Tennessean, 16 March 1980, sec B, p. 2.

³⁴Ibid.

³⁵Clayton, pp. 206-207.

Convention when he was seventy years old. Because of his outstanding political and professional career, Weakley County was named in his honor in 1823.³⁶ Weakley died on February 4, 1845, in his eighty-first year. In his honor on that day, court business was cancelled; and a tribute to him, lauding his contributions in politics and public service, was entered into the court records.³⁷

After Weakley's death, his son and three daughters received the bulk of the estate which consisted mainly of land and slaves. His son, Robert Locke Weakley, was named coadministrator of the estate, and in 1846 all of the property was disposed of. The fifty-nine slaves, with such interesting names as "Bile Stout," "Hercules," "Low Stringer," and "Big Esther," were sold to members of the family.³⁸ The Chancery Court, then meeting in Franklin, disposed of the property because Robert Weakley had left no will. It was during these years that Adrien V. S. Lindsley bought part of the Weakley estate and built his home, Springside. The mansion and 398 adjoining acres were bought by Robert L. Weakley, and the rest of the property was

³⁶Tennessee Blue Book 1975-1976, ed. Rita Whitfield (Nashville: Miller Printing Co., 1976), p. 394.

³⁷Davidson County Courthouse Chancery Court Records, Minute Book C, p. 295.

³⁸Williamson County Courthouse Chancery Court Records, Minute Book F, p. 486.

bought by the three daughters.³⁹ Robert L. Weakley owned the property for only two years before he died in 1848. At his death he had debts of twenty thousand dollars, but he owned not only the Lockeland property but also a large tract of land in Rutherford County. Because he died without a will, the Davidson County Chancery Court decided to sell the Lockeland tract at auction to pay off his debts. The Rutherford County land was left to his widow.⁴⁰ The sale of the Lockeland Springs property and the mansion was advertised in the Nashville newspapers and took place in July of 1849. A lot containing the burial vault of Robert Weakley was sold to E. W. Hickman, a grandson. The rest of the land, totaling over 390 acres, was sold to Edwin Childress for \$17,883.86.⁴¹ With this sale, the Lockeland Springs property passed out of the hands of the Weakley family.

The Lockeland mansion was bought by Childress as a home for his daughter and son-in-law. In 1850, he sold the property for one dollar to his daughter Mary Ann and her husband, Thomas Chadwell.⁴² The house and 213 surrounding acres then became known as the Chadwell place, and much of

³⁹Ibid., p. 489.

⁴⁰Davidson County Courthouse Chancery Court Records, Minute Book A, p. 393.

⁴¹Ibid., p. 433.

⁴²Davidson County Courthouse Chancery Court Records, Deed Book 14, p. 93.

this area was used as farmland. In 1860 Chadwell was listed as being a farmer with property worth fifty-four thousand dollars and with a household consisting of four daughters and two sons.⁴³ Despite the Civil War, Chadwell seems to have prospered in the 1860s, and in 1871 he is listed in the Nashville City Directory as being a real estate agent.⁴⁴ The 1870 census reveals a prosperous and growing Chadwell family, with Chadwell having assets of one hundred sixty thousand dollars and a household of eight children and two servants.⁴⁵ During the 1870s, the Chadwells altered the Lockeland mansion by adding a Victorian mansard roof and changing the main entrance of the mansion from the north to the west facade. It is this remodeled house which is depicted in the existing old photographs of Lockeland.

In the late 1880s the Chadwells began to subdivide and sell parcels of their property. With the death of Mary Chadwell in 1889, the Lockeland mansion and eight acres were sold to James Richardson, a prominent Nashville businessman.⁴⁶ Richardson was in ailing health when he bought the

⁴³Tennessee State Archives, 1860 Census, Davidson County, p. 49.

⁴⁴Nashville City Directory 1871 (Nashville: Private printing, 1871).

⁴⁵Tennessee State Archives, 1870 Census, Davidson County, 18th District, Dwelling No. 59, Family No. 62.

⁴⁶Davidson County Courthouse Chancery Court Records, Deed Book 143, p. 508.

property, but "the ailing Richardson soon discovered that drinking the mineral water of the spring seemed to improve his health."⁴⁷ Richardson's friends also began to drink the water, and fame of its curative powers spread. A bottling plant was erected so that the water might be distributed throughout the city, and in 1904, at the Louisiana Purchase Exposition in St. Louis, the Lockeland Spring water received a grand prize for its mineral composition and "salubrious quality."⁴⁸ The spring was later acquired by the Howe Bottling Company, and its water was sold in Nashville until the 1940s.

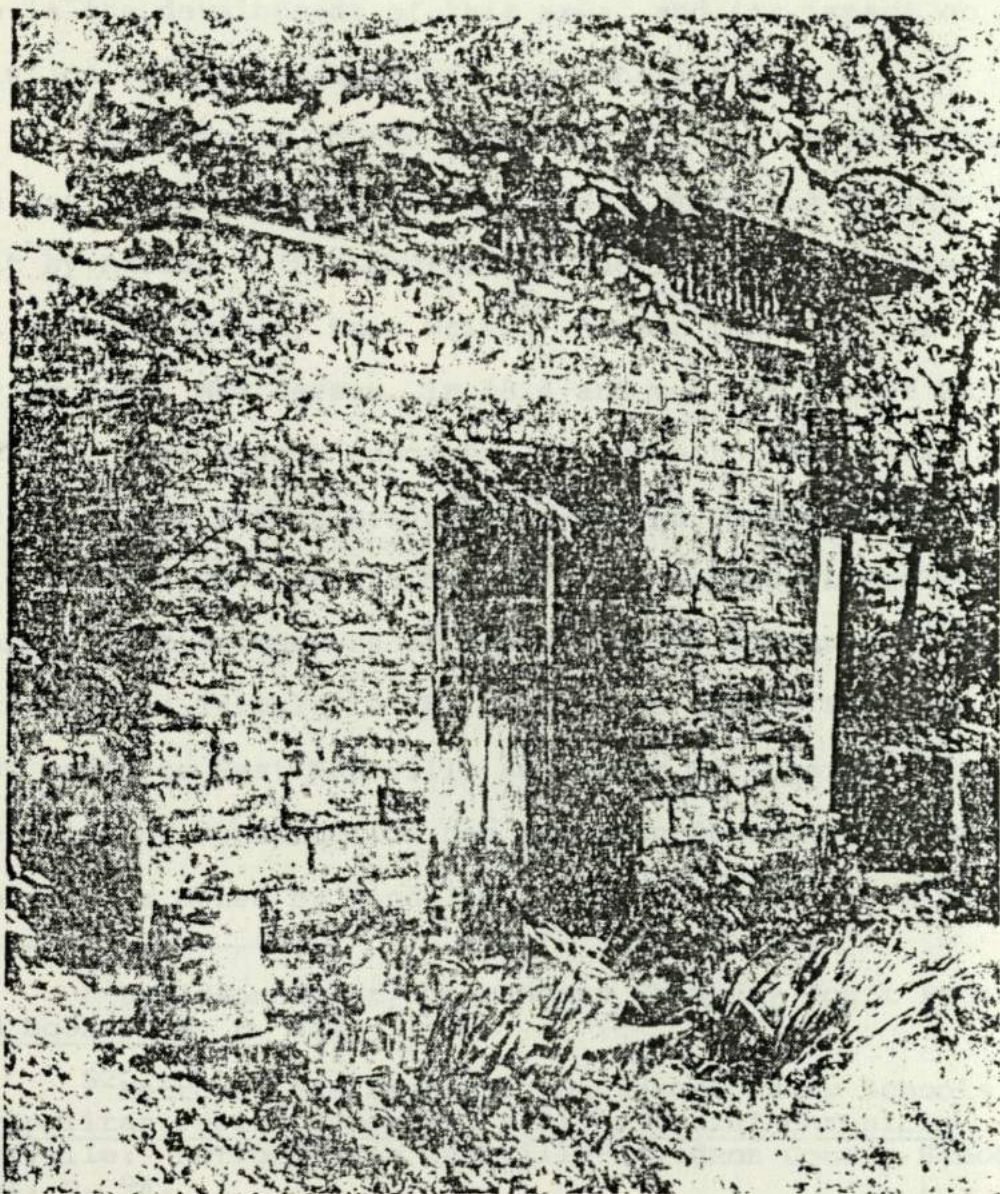
In 1925, J. B. Richardson died, and the Lockeland mansion property was sold to Harry Evans for ten thousand dollars.⁴⁹ The eight acres of adjacent land was subdivided and sold at this time, and the mansion property was sold on a lot which measured 220x350 feet.⁵⁰ After Mr. Evans died, his wife continued to reside there for fourteen years, until 1939, when she sold the mansion to the City of Nashville for

⁴⁷Reba Goff, "Cockrell's Spring--Traveler's Oasis," Nashville Banner, 11 June 1959, p. 18.

⁴⁸Ibid.

⁴⁹Davidson County Courthouse Chancery Court Records, Deed Book 660, p. 630.

⁵⁰Davidson County Courthouse Chancery Court Records, Deed Book 547, p. 135.



Old Lockeland Spring, still flows, from land first received in a North Carolina grant by Daniel Williams in 1766, sold to William Neely in 1796 and bought by Col. Robert Weakley in 1800. Nestled in a cove of green, natural wonder-land at the end of Woodland St., it's the only one of Nashville's historic springs which still visibly flows from its original site, in the city's populous area.

Photograph 5. Lockeland Springhouse (from Nashville Banner, circa 1950)

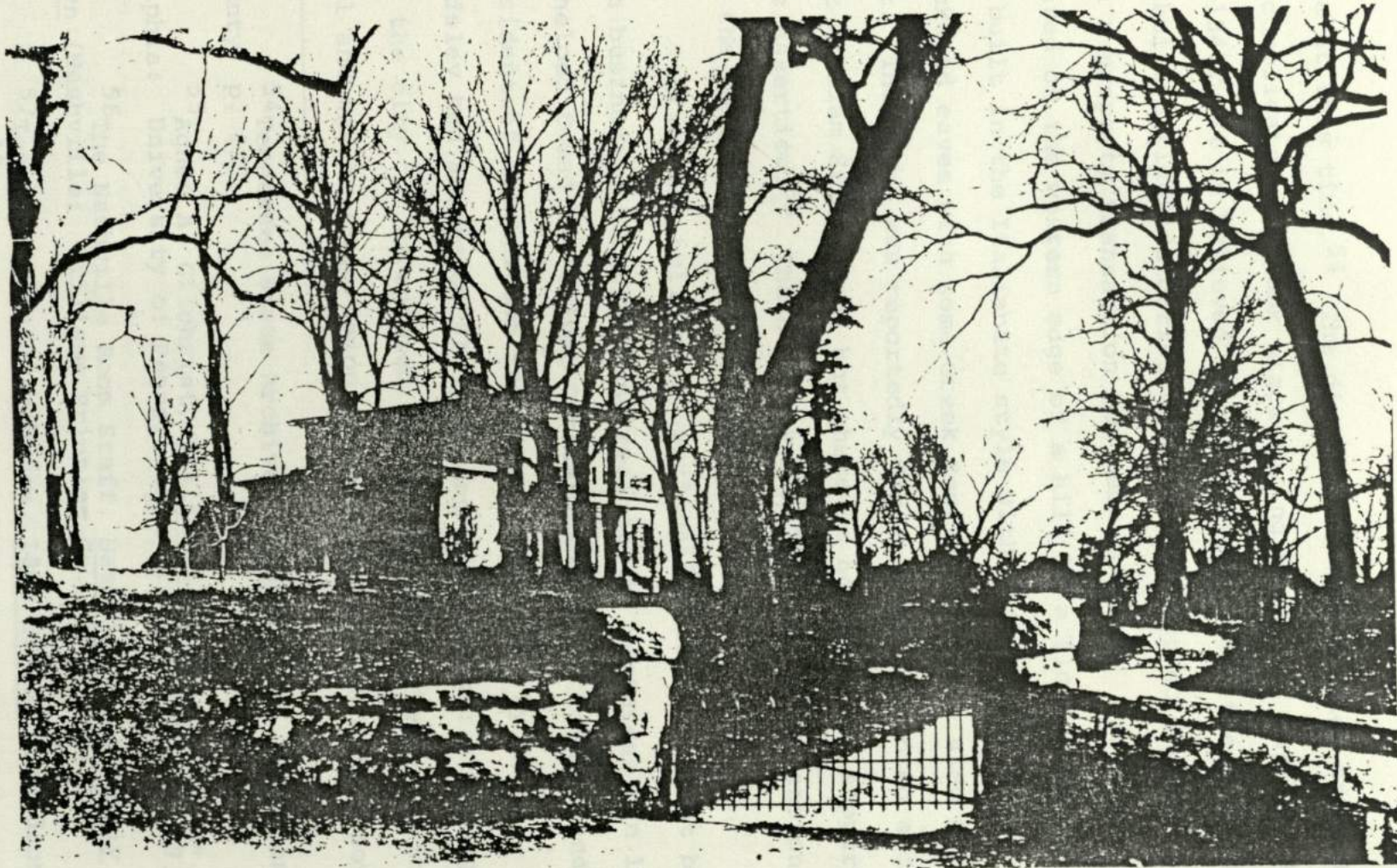
nine thousand dollars.⁵¹ The city promptly tore it down and erected the brick Lockeland School, which still stands on the Lockeland site.⁵² The Lockeland estate played a major role in the development of this area, and its impact on the evolution of the neighborhood was substantial.

In addition to the Lockeland estate, another famous home was built in the Lockeland area. This was Springside, built by Adrien V. S. Lindsley in the 1840s and located on what is now Lindsley Park Drive. Adrien Lindsley was born in Princeton, New Jersey, in 1814 and was the son of Philip Lindsley, a prominent educator, who came to Nashville in 1824.⁵³ After Adrien graduated from the University of Nashville in 1831, he and his brother John Berrien Lindsley became respected members of the Nashville community. He married Eliza Trimble in the late 1830s and in the late 1840s moved to East Nashville and built Springside. The exact date of construction has not been determined, but the property was owned by Lindsley in 1850, and he was living

⁵¹Davidson County Courthouse Chancery Court Records, Deed Book 2644, p. 532.

⁵²Metropolitan Nashville-Davidson County Schools, Metropolitan Public Schools: A Bicentennial Chronicle (Nashville: Metropolitan Nashville-Davidson County Schools, 1976), p. 94.

⁵³John E. Windrow, John Berrien Lindsley (Chapel Hill, North Carolina: University of North Carolina Press, 1938), p. 5.



Photograph 6. Springside, 1914

there at this time.⁵⁴ The division of the Weakley property was complicated and took place during the years between 1845 and 1848. It is believed that Lindsley bought the property and built Springside during these years, but no record of such a property transaction has been located. Springside, located on the western edge of a hill by a flowing spring, was built in the Italianate style with a flat roof and bracketed eaves with some Greek Revival elements also evident. The house was reportedly designed by the noted architect William Strickland, but there is no record to support this assertion.⁵⁵ The Lindsley family owned this mansion for the next seventy-five years.

After the building of Springside, Lindsley kept busy with business enterprises and real estate ventures. In 1855 he helped found Mt. Olivet Cemetery and was a founder and president of the Lebanon Turnpike Company.⁵⁶ By 1860 Lindsley had assets of \$165,000 and owned property throughout the city.⁵⁷ He opposed the secession of Tennessee in 1861 and was a strong Union sympathizer. Hugh Walker notes:

⁵⁴Tennessee State Archives, 1850 Census, Davidson County, p. 235.

⁵⁵Agnes A. Gilchrist, William Strickland (Philadelphia: University of Pennsylvania Press, 1950), p. 17.

⁵⁶The Nashville Room Staff, Nashville: A Family Town (Nashville: Williams Printing Co., 1978), p. 110.

⁵⁷Tennessee State Archives, 1860 Census, Davidson County, p. 49.

Most Nashvillians heartily disagreed with him and his family. But he seems to have been accorded a kind of grudging respect and was not, like some Union men, forced to leave the city and take refuge in the North.⁵⁸

After the Union occupation of the city in 1862, Lindsley was appointed the Postmaster at Nashville and introduced a system of letter-carrying to the city.⁵⁹ The Lindsley family remained in the city throughout the war and benefitted from their Union sympathies.

During the war, Lindsley's daughter Margaret kept a diary and recorded her observations of life in Nashville and at Springside. Because of Lindsley's pro-Union stance, he was a frequent host to many officers, and twelve soldiers were detailed to guard his property for nearly a year.⁶⁰ In the winter of 1864, Hood's invasion of Tennessee caused the concentration of a large army at Nashville under General George Thomas. Springside became the unofficial headquarters for many Union officers, and the Cavalry Corps under General James Wilson was stationed in the area in preparation for battle.

⁵⁸Hugh Walker, "Fresh View of Civil War in Nashville," Nashville Tennessean, 4 September 1977, sec. B, p. 1.

⁵⁹Henry McRaven, Nashville: "Athens of the South" (Chapel Hill, North Carolina: Scheer and Davis, 1949), p. 100.

⁶⁰"Maggie," Maggie Lindsley's Journal (Southbury, Connecticut: Private printing, 1977), p. 25.

For several weeks the two armies faced each other in west Nashville, while the cavalry was kept on the east side of the river to forage from the countryside. On December 2, 1864, Margaret wrote that "Every particle of forage on our place has gone in spite of guards--our fences are all going rapidly--and I shouldn't wonder in the least if the house itself had disappeared by tomorrow night."⁶¹ Another sad consequence of the Union occupation of the area was the destruction of the many groves of trees and the subsequent desolation. After the Battle of Nashville on December 15 and 16, most of the Union soldiers left the area, but one officer had gained Margaret's affections. Captain Robert Ramsey, an aide to General Thomas, courted Margaret, and they were married and moved north after the war.

The Reconstruction years saw Adrien Lindsley continue his law and real estate ventures with success. In 1867, he was elected to the state senate and served one term in the Thirty-Sixth General Assembly.⁶² The 1870 census shows Lindsley with assets of over \$200,000, most of which were in real estate.⁶³ The Lindsley family

⁶¹Ibid., p. 26.

⁶²Nashville Room Staff, p. 110.

⁶³Tennessee State Archives, 1870 Census, Davidson County, 18th District, Dwelling No. 63, Family No. 66, p. 12.

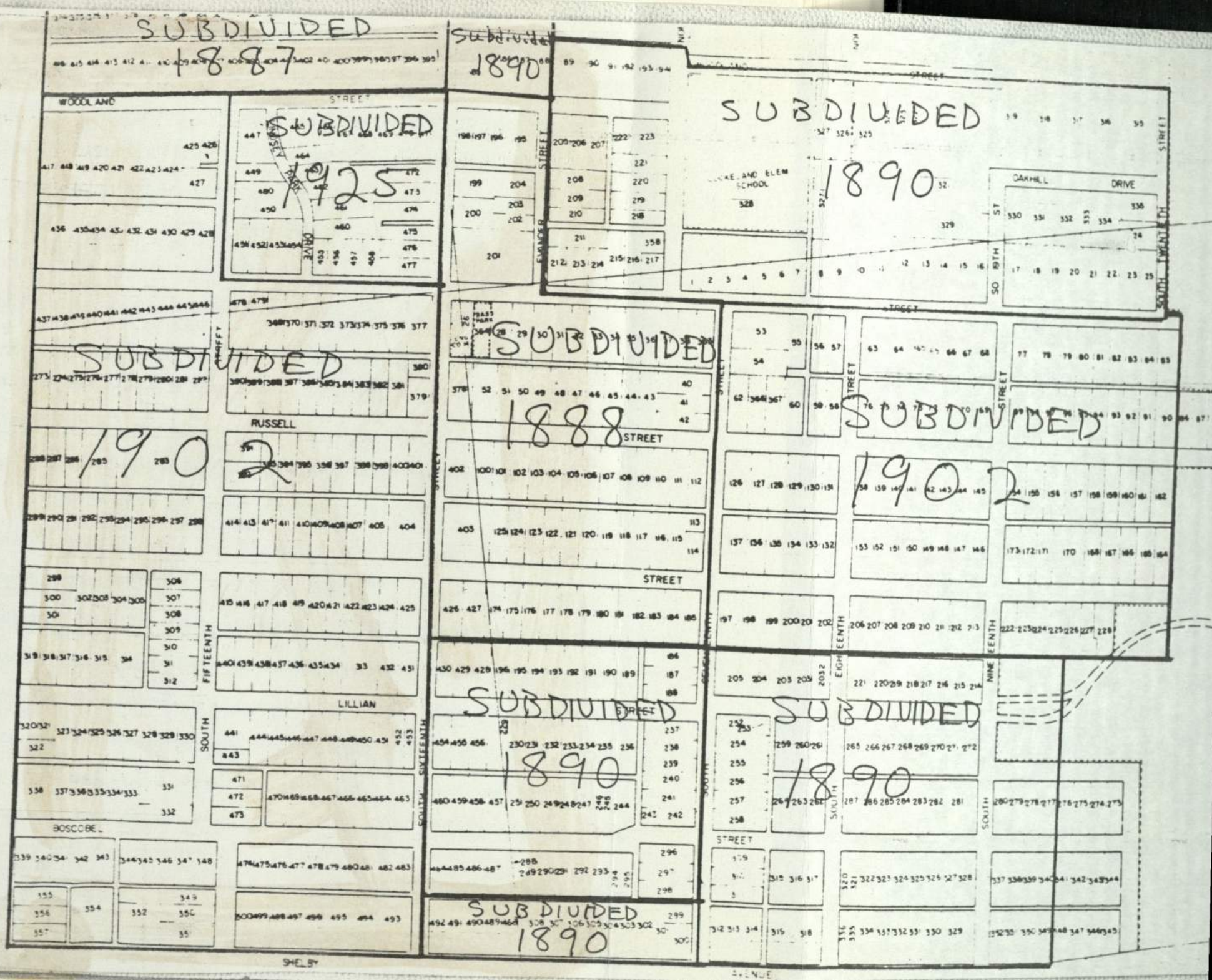
continued to prosper at Springside for many years. In 1885, Adrien V. S. Lindsley died, and Springside became the property of his son, John Lindsley. During the 1890s, Springside was rented out as a schoolhouse and was known as the East Side School.⁶⁴ In 1903, John Lindsley and his family moved back to Springside and lived there until 1925, when the house was sold to Dr. William Litterer. After Litterer divided the house into apartments, Springside gradually deteriorated and was razed in 1933.⁶⁵ Springside also had a great impact on the development of the Lockeland Springs area.

Because of the presence of these two large estates, the Lockeland Springs area was subdivided later than the East End neighborhood. As the streetcar lines began to push east across Edgefield and East End, the Lockeland Springs property was eyed for development. The first land subdivision occurred in 1887 when the area in what is now the north side of Woodland Street between Fourteenth and Sixteenth streets was broken up into twenty-two lots by the Lindsley family.⁶⁶ Another large area was broken up into lots in 1888 by the Lindsley family, as seen on Map 6.

⁶⁴Interview with Mrs. William Riddle (Daughter of John Lindsley), Nashville, Tennessee, 6 June 1980.

⁶⁵Ibid.

⁶⁶Davidson County Courthouse Chancery Court Records, Deed Book 57, p. 66.



This area was between Sixteenth and Seventeenth streets and included both sides of Fatherland Street, extending north to Holly Street. It also included the block between Sixteenth and Evander streets and Holly and Woodland streets.⁶⁷ Eighty-six lots were formed out of this property, most being fifty feet in width. A small area on Shelby Avenue between Fifteenth and Sixteenth streets was sold to the Blakemore and Parks Company in 1890 and subdivided into ten lots.⁶⁸ In the 1890s, the streetcar lines pushed east from Edgefield, and the Lockeland Springs area began to experience a rapid growth in population.

The Lockeland property was bought and subdivided after the death of Mrs. Chadwell in 1889. The Lockeland mansion was bought by Richardson, and the surrounding area was subdivided into lots in 1890.⁶⁹ This subdivision included the block bounded by Holly, Woodland, Evander, and Seventeenth streets; the north side of Woodland Street from 1611 east to 1623; and the north side of Holly Street between Seventeenth and Nineteenth streets. W. R. Cornelius bought land which included the five lots from 1601 to 1609 on the north side of Holly.⁷⁰ The Edgefield Land Company

⁶⁷Davidson County Courthouse Chancery Court Records, Deed Book 2, p. 24.

⁶⁸Davidson County Courthouse Chancery Court Records, Deed Book 57, p. 151.

⁶⁹Ibid., p. 135.

⁷⁰Ibid., p. 124.

also bought a substantial amount of land which ran from the alley between Fatherland and Lillian streets south to Shelby Avenue, bounded on the west by Sixteenth Street and on the east by Shelby Park.⁷¹ Over one hundred lots were laid out by the Edgefield Land Company in these subdivisions during 1890 and 1891.

The bulk of the Lindsley property was subdivided in 1902 when Margaret Lindsley Ramsey sold her part of the Springside estate. The entire area between Fourteenth and Sixteenth streets and Shelby Avenue and Woodland, with the exception of the Springside property and the Blakemore and Parks land, was subdivided into 208 lots plus two larger tracts on Shelby Avenue.⁷² A large portion of the Chadwell property stayed in their family for a number of years. Mary Chadwell, daughter of Thomas Chadwell, married the prominent lawyer and Attorney General Moses Priest, and they built a large house at 121 South Seventeenth Street and also owned the adjacent property until 1902.⁷³ In 1902, the Priest home place property was also broken up into more than one hundred lots between Seventeenth and Twentieth streets and Holly and the alley behind the south side of Fatherland

⁷¹Ibid., p. 152.

⁷²Davidson County Courthouse Chancery Court Records, Deed Book 2, p. 92.

⁷³Davidson County Courthouse Chancery Court Records, Deed Book 161, p. 102.

Street.⁷⁴ With this subdivision of lots, the great estates of Lockeland and Springside were no more.

The evolution of the Lockeland and Springside estates was typical of many other large estates around Nashville. Both mansions and their surrounding property remained in the hands of the respective families as long as Nashville remained a "walking city." With the rise of the streetcar, which enabled the working class to move farther away from town but still commute to work, the economic pressures on these estates mounted. By the late 1880s, much of the East End property was already subdivided, and homes began being built on the Springside and Lockeland properties. As the residential land sales increased, the size of the Lockeland and Springside estates decreased to shadows of their former selves.

The year 1905 was important for the Lockeland Springs neighborhood because of its annexation into the city and the creation of Shelby Park. A charter amendment was enacted that year which added seven square miles of territory to the city. Four new wards were created and one of these was Ward 23, the Lockeland and Eastland area near Shelby Park.⁷⁵ This annexation became effective in September of 1906. The Edgefield Land Company, which purchased

⁷⁴Ibid.

⁷⁵William Waller, ed., Nashville 1900 to 1910 (Nashville: Vanderbilt University Press, 1972), p. 12.

large areas north and east of Lockeland Springs, got into financial trouble and defaulted in its obligation to its customers. "In 1905 the owners of these obligations agreed to accept in satisfaction 151.4 acres, comprising what is known as the park property, and took title in the name of John W. Burr, Jr., Trustee."⁷⁶ The Board of Parks purchased the property for forty thousand dollars and later added other parcels to Shelby Park, which comprises the eastern boundary of the Lockeland Springs neighborhood.

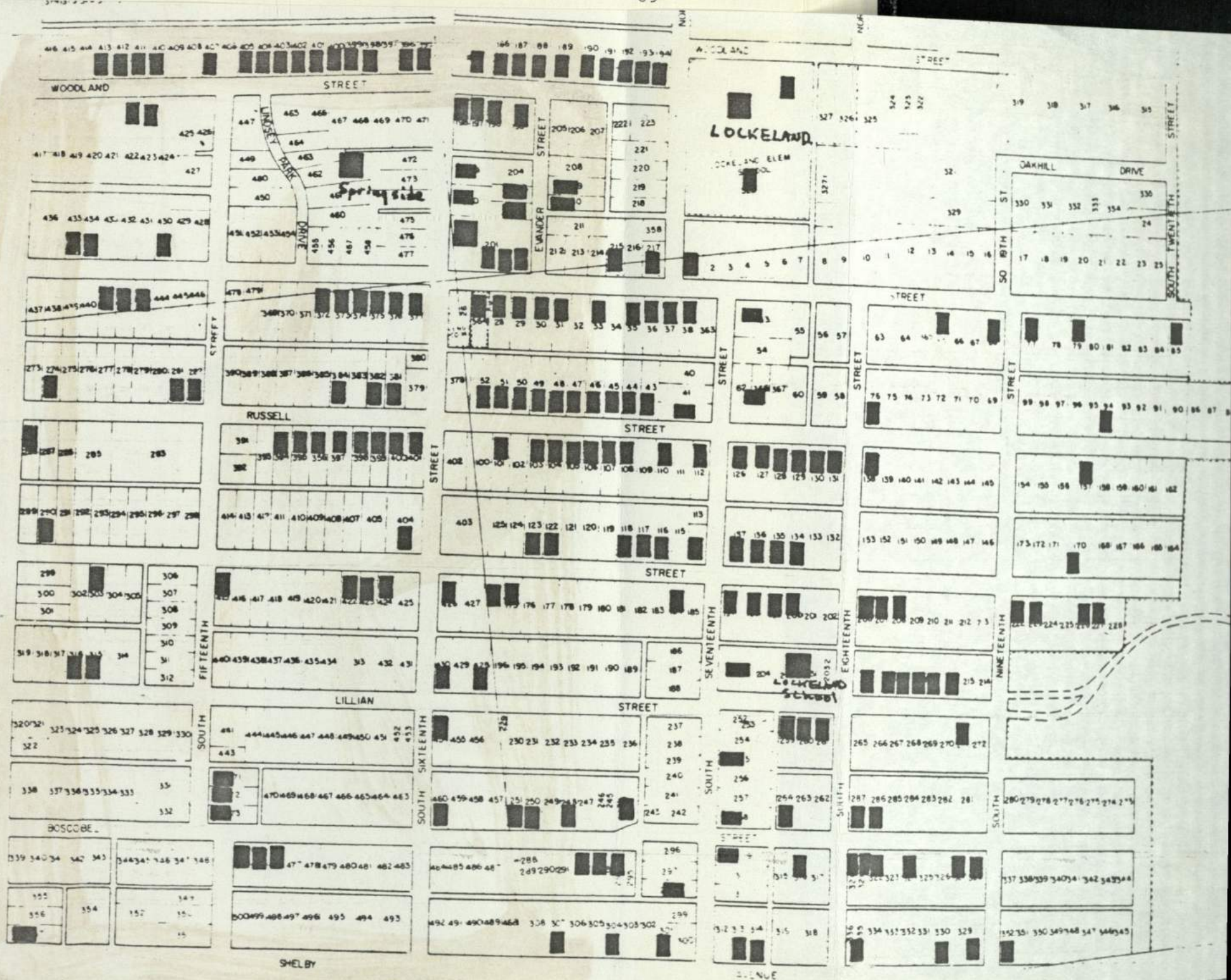
The 1908 City Atlas, as shown on Map 7, reveals that the Lockeland Springs area contained 195 houses, almost all of which were frame cottages.⁷⁷ There were five brick homes in the area, including Lockeland; and the first Lockeland School was located at Fifteenth and Lillian streets, having been built in 1898. A broom factory was located at Sixteenth and Boscobel streets and a cigar factory was at Nineteenth and Lillian streets. There were two grocery stores in the area--J. J. Hanson had a small store at 1701 Fatherland Street and W. G. Ritter had a store at 1600 Woodland Street.⁷⁸ The Nashville Social Directory, 1911, lists several families from Lockeland, such as Mr. and Mrs. William Davis of 1607 Russell Street and Mrs. M. L. Hamilton

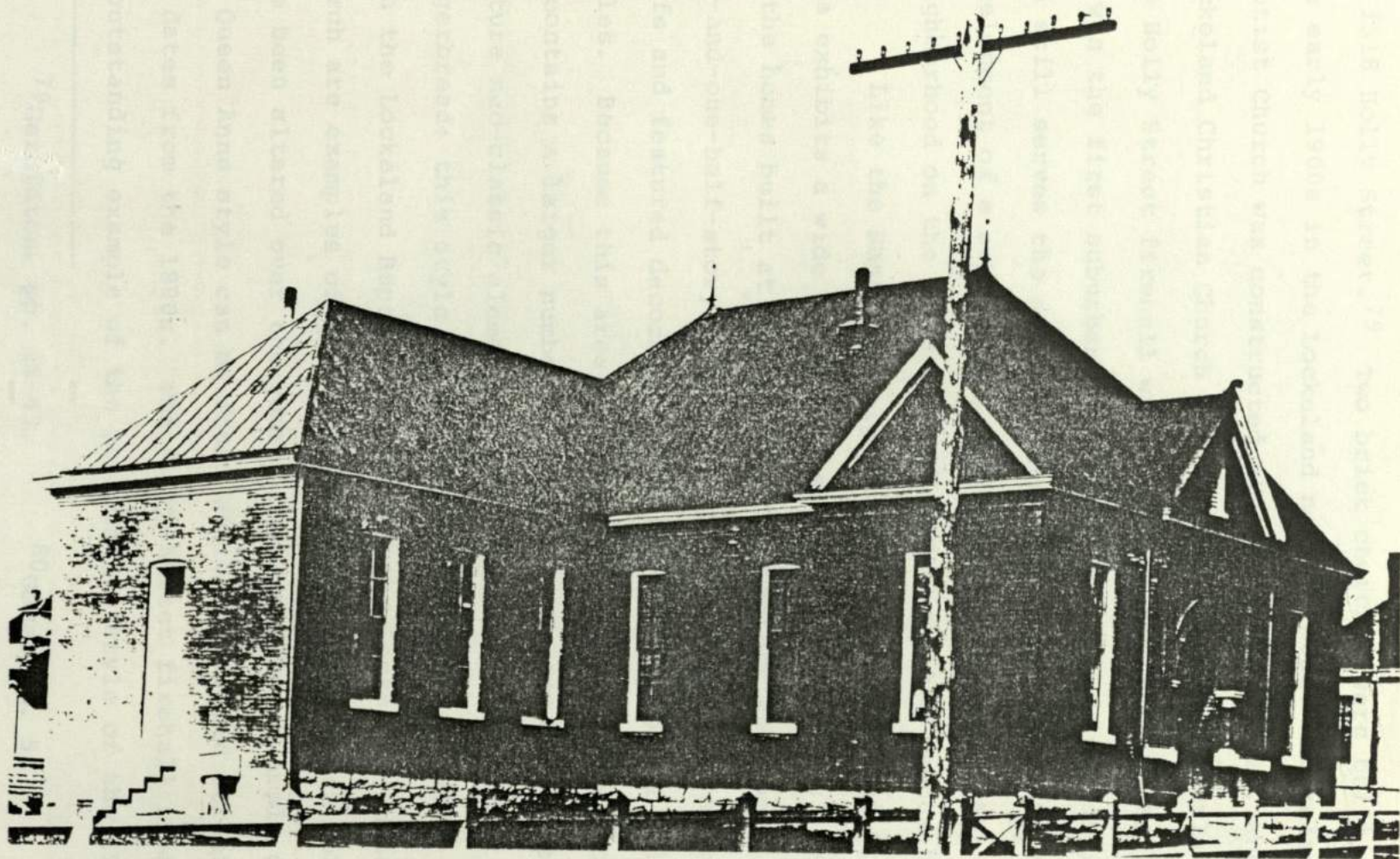
⁷⁶Ibid., p. 16.

⁷⁷Nashville City Atlas 1908, Plates 17 and 18.

⁷⁸Gower, p. 2.

Map 7. Buildings in the Lockeland Springs area, 1908





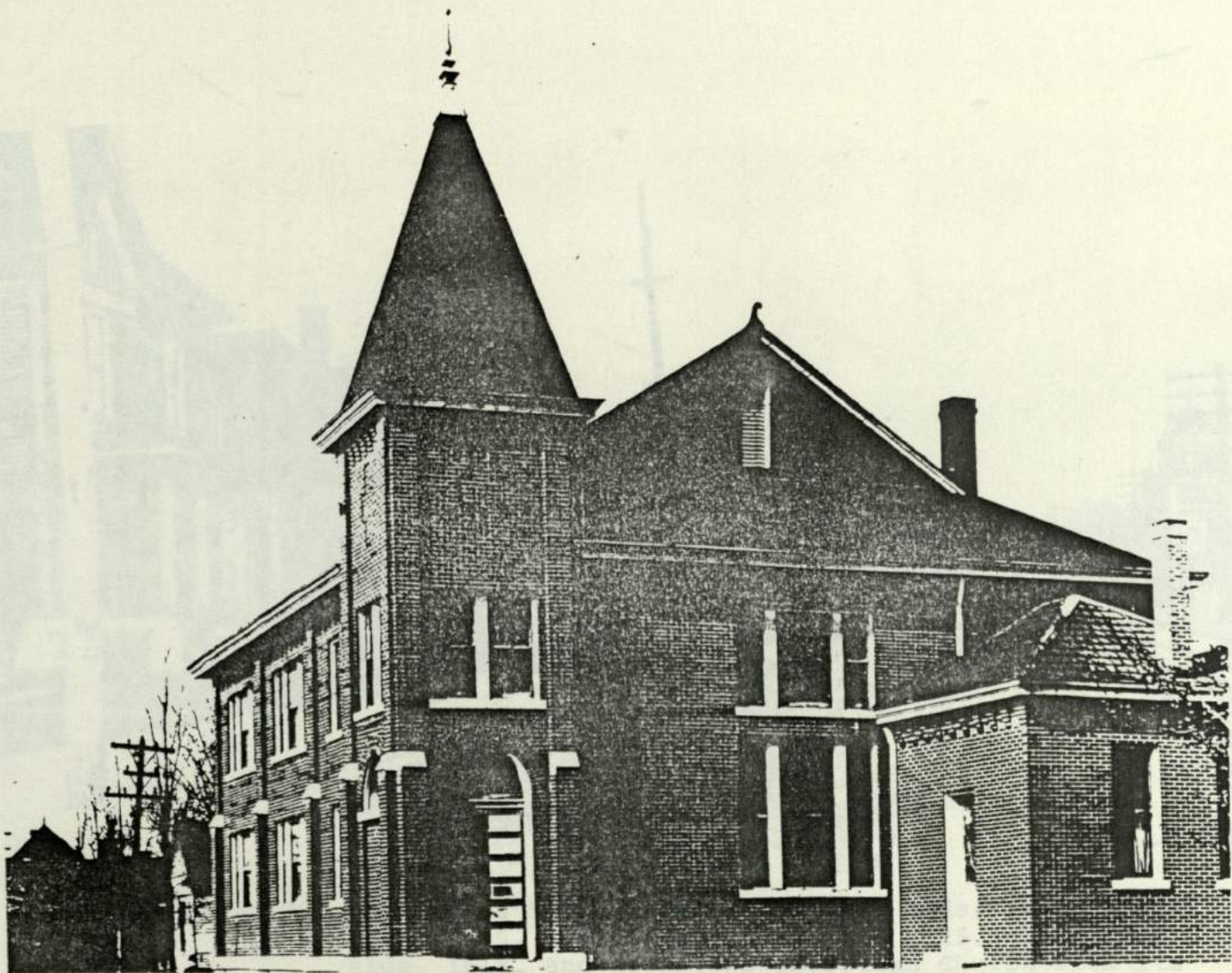
Photograph 7. The first Lockeland School
on Lillian Street, 1914

of 1518 Holly Street.⁷⁹ Two brick churches were built in the early 1900s in the Lockeland neighborhood: Lockeland Baptist Church was constructed at 1601 Holly Street, and Lockeland Christian Church was erected at 1700 Fatherland. The Holly Street firehall was built in 1913 at 1600 Holly. It was the first suburban "motorized" firehall in Nashville and still serves the area.⁸⁰ Thus the early 1900s saw the development of a substantial residential working-class neighborhood on the lands of two of Nashville's famous homes.

Like the East End neighborhood, the Lockeland Springs area exhibits a wide variety of architectural styles. Most of the homes built at the turn of the century were one- to one-and-one-half-story frame cottages with gable or hipped roofs and featured decorative trim work on the porch and gables. Because this area was settled later than East End, it contains a larger number of hipped roof cottages which feature neo-classic elements rather than the Victorian gingerbread; this style dates from around 1905 to 1920. Both the Lockeland Baptist Church and the Lockeland Christian Church are examples of the Romanesque style, although both have been altered over the years. An excellent example of the Queen Anne style can be found at 1603 Woodland Street and dates from the 1890s. The Holly Street firehall is also an outstanding example of the neo-classic style of the 1900s.

⁷⁹Geraldton, pp. 25-43.

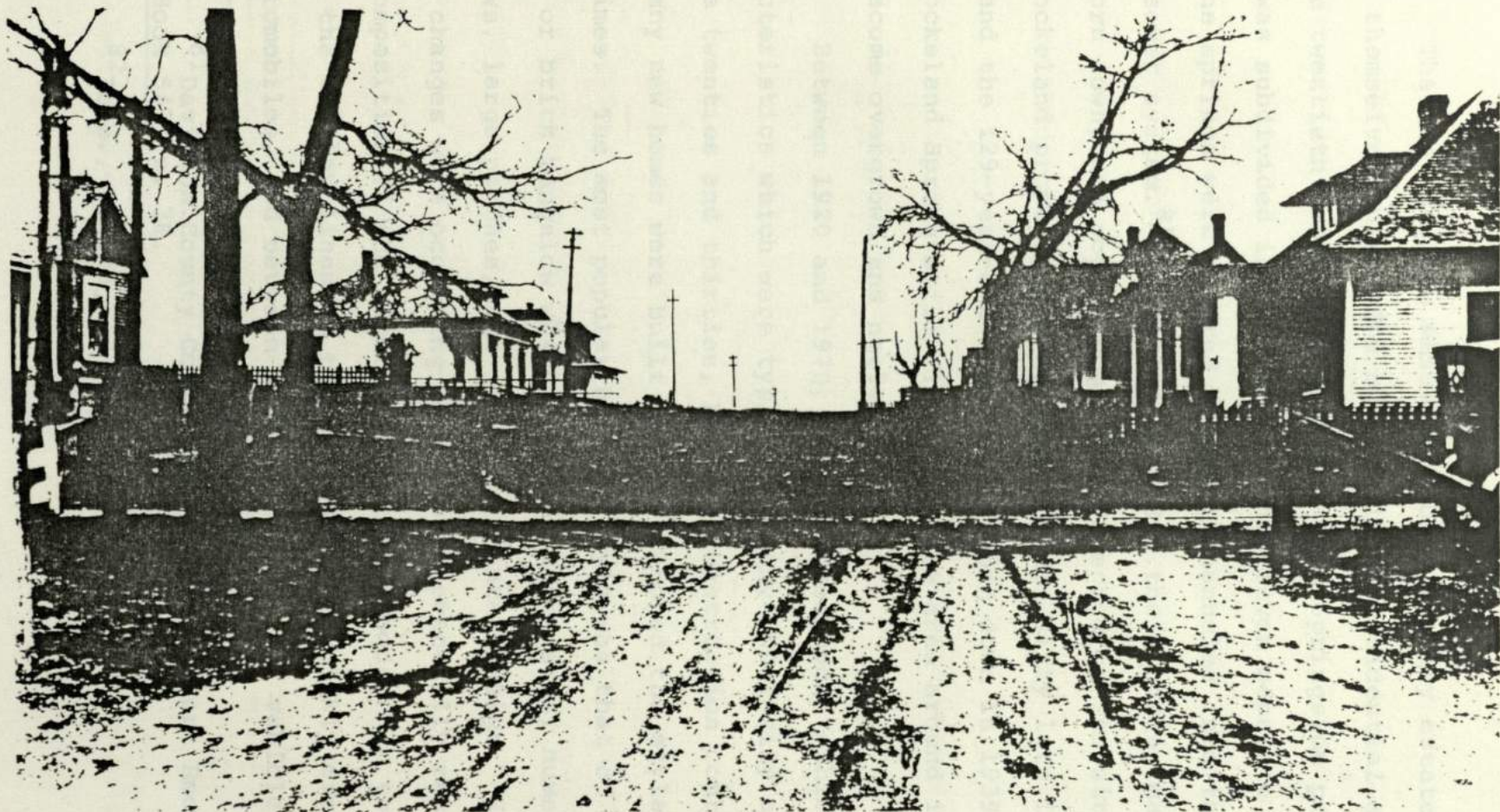
⁸⁰Gower, p. 5.



Photograph 8. Lockeland Baptist Church, 1914



Photograph 9. Fatherland Street, 1914. On left side, 1609 (porch), 1611, 1615, 1617, 1621, 1623, and 1625. On right side, 1618, and Lockeland Christian Church with its original tower.



Photograph 10. Lillian Street from the entrance of Shelby Park, 1914. On left side, 1814, 1808, 1806, and 1804; on right side, 1815 and 1811.

The two mansions which were once country estates found themselves surrounded by a thriving residential area as the twentieth century progressed. The Springside property was subdivided in 1925 into twenty-seven separate lots and the springs were altered by being channeled into the city sewer system.⁸¹ Finally, in 1933, the Lindsley mansion was torn down, and modern homes were erected on its site. The Lockeland property was subdivided into sixty lots in 1927 and the 129-year-old mansion was torn down in 1939.⁸² The Lockeland Spring still flows, but the area around it has become overgrown and neglected.

Between 1920 and 1970, both neighborhoods exhibited characteristics which were typical of many inner city areas. In the twenties and thirties, housing construction continued, and many new homes were built which reflected the styles of the times. The most popular housing style was that of the frame or brick bungalow which features wide eaves, numerous windows, large porches, and a low horizontal design. However, changes were occurring which would eventually reshape the composition of the inner city neighborhoods. In the 1920s the trolley lines to these areas were quickly displaced by automobiles, and between 1920 and 1930 motor vehicle

⁸¹Davidson County Courthouse Chancery Court Records, Deed Book 547, p. 76.

⁸²Ibid., p. 135.

registration in the city tripled.⁸³ With the availability of the automobile, many middle-class residents left the East End and Lockeland Springs areas for the newer suburbs of the city.

After the Second World War, the movement to suburbia accelerated and the inner city neighborhoods became increasingly the homes of the elderly and tenants. During the 1950s, the housing in these two neighborhoods continued to decline, and many old homes were razed after falling into disrepair. By the early 1960s, city planners felt that the housing along Tenth Street in the East End neighborhood had deteriorated so badly that drastic measures were necessary. In 1964 three blocks of Victorian architecture between Shelby Avenue and Woodland Street were demolished to make way for housing under the Shelby Hills Urban Renewal project.⁸⁴ During the sixties, hundreds of Victorian homes in the area continued to suffer from neglect as more and more properties were converted into rental units. Only in recent years has attention been focused once again upon the East End and Lockeland Springs neighborhoods and their rich heritage in Nashville history.

⁸³Don Doyle, "Saving Yesterday's City: Nashville's Waterfront," Tennessee Historical Quarterly, 35 (Winter 1976):358.

⁸⁴Davidson County Courthouse Chancery Court Records, Deed Book 4164, p. 531.