

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase and Additional Documentation)

Other names/site number _____

Name of related multiple property listing N/A
(Remove "N/A" if property is part of a multiple property listing and add name)

2. Location

Street & Number: Roughly bounded to the north by S. Margin Street and the northern property line of 115 Lewisburg Avenue; to the east by the rear property lines of lots fronting the east side of Lewisburg Avenue; to the south by the southern property lines of 210 and 211 Lewisburg Avenue; and to the west by the rear property lines of lots fronting the west side of Lewisburg Avenue.

City or town: Franklin State: TN County: Williamson

Not For Publication: N/A Vicinity: N/A Zip: 37064

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria: A B C D

Signature of certifying official/Title: _____ **Date** _____
 Deputy State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of Commenting Official: _____ **Date** _____

Title: _____ **State of Federal agency/bureau or Tribal Government**

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
5	7	buildings
0	0	sites
2	0	structures
0	0	objects
7	7	Total

Number of contributing resources previously listed in the National Register 36

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6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

LANDSCAPE: Fence, Retaining Wall

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

LANDSCAPE: Fence, Retaining Wall

7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Greek Revival

LATE VICTORIAN: Italianate, Queen Anne, Folk Victorian, Free Classical, Eclectic

LATE-19TH & EARLY-20TH CENTURY REVIVALS: Tudor Revival, Colonial Revival

LATE-19TH & EARLY-20TH CENTURY AMERICAN MOVEMENTS: Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Wood, brick, stone, stucco, asphalt, metal

Summary Paragraph

The Lewisburg Avenue Historic District (NR 1988) is comprised of an impressive collection of residential resources from the mid-19th through the early-20th centuries. Adjacent to the south of the original town boundaries of Franklin, Williamson County, Tennessee (2017 population of 78,321), the district was placed on the National Register in 1988 with a period of significance from c.1840 to c.1935. The existing district encompasses approximately 28 acres of land along Lewisburg Avenue (formerly Lewisburg Pike), a major historic artery leading southeast from downtown Franklin. The 1988 National Register inventory documents a total of 34 contributing buildings, three (3) contributing structures, six (6) noncontributing buildings and one (1) noncontributing structure. The district is distinguished for its notable, residential architecture built by many of Franklin's leaders, businessmen, and medical professionals from the 19th through the early-20th century.

Due to the passage of time, evolving subdivisions of land, and discrepancies occurring in the original National Register nomination, the Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) extends the period of significance from c.1935 to c.1960 to account for the construction of a c.1940 residence, as well as multiple domestic outbuildings largely attributed to a post-World War II increase in automobile ownership. The boundary increase includes a narrow strip of land (less than ¼-acre) towards the rear of 120 Lewisburg Avenue that was a separate parcel of land in 1988 but has since been absorbed into the lot. The boundary decrease encompasses approximately 1.7 acres and excludes the rear sections of three (3) parcels that were subdivided into separate lots since 1988. The boundary decrease also includes one parcel at the south end of the district (parcel 078F F 04800). The original nomination, its inventory and boundary map reveal discrepancies concerning this parcel, and the primary resource within is no longer

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extant. This update remedies the discrepancies in the original nomination and removes the resource from the inventory.

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) updates the existing inventory of resources, removing the few domestic outbuildings that are no longer extant. The updated inventory further adds outbuildings that were either overlooked in the original nomination or constructed since the 1988 designation. Thus, this amendment provides a precise count of resources located within the district. The building descriptions for each resource are expanded upon, and the contributing status of each is reclassified based on the extension of the period of significance and apparent exterior alterations since designated in 1988.

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) is comprised of a total of 54 resources encompassing approximately 21.3 acres of land along the historic Lewisburg Avenue. These numbers account for the small strip of land comprising the Boundary Increase, as well as the removal of approximately 1.7 acres forming the Boundary Decrease. A total of 44 resources, nearly 82 percent, retain good integrity and are classified as contributing elements to the historic district. A total of 6 resources documented in the 1988 nomination are no longer extant and are removed from the inventory.

Narrative Description

As listed in the National Register of Historic Places in 1988, the Lewisburg Avenue Historic District occupies approximately 28 acres of land along Lewisburg Avenue (formerly Lewisburg Pike), an historic artery leading southeast from downtown Franklin, Williamson County, Tennessee. Founded in 1799 and incorporated in 1815, the city of Franklin served as the county seat and quickly became the center of the county's commercial and political activities. When the town of Franklin was initially laid out, the area comprising the district was located directly to the south of the town limits, remaining primarily open farmland through the antebellum years. Lewisburg Avenue was built as a toll road by a private developer shortly following the establishment of Franklin, connecting the town southward through the county.

The Lewisburg Avenue Historic District comprises an impressive collection of well-preserved residences from the late-19th through mid-20th centuries. The Otey-Campbell House (501 West Margin Street) was constructed c.1840 and is the only resource that pre-dates the Civil War. It wasn't until the 1870s when Franklin experienced a substantial boom period and residential development expanded south of the original town along Lewisburg Avenue. The neighborhood is comprised of single-family, middle- and upper middle-class residential architecture. The breadth of house forms and architectural styles represented within the district is impressive and reflects more than one hundred years of evolving trends in residential design. Among the styles are Federal, Italianate, Queen Anne, Folk Victorian, Free Classical, Tudor Revival, Colonial Revival, and Craftsman. House types represented within the neighborhood include vernacular gable front-and-wing, hipped/pyramidal cottages, center passage, Queen Anne houses, English Cottages and bungalows. The district includes two historic, stone retaining walls, as well as a wrought iron fence. The vast majority of resources within the district are well-preserved and retain a high degree of historic integrity.

Listed in 1988, the original historic district National Register nomination is relatively brief. While the documentation includes an inventory of resources and assigns each as contributing or noncontributing, the

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architectural descriptions are generally lacking. In most instances, distinct residential types or notable architectural styles are not indicated. The period of significance of the original district nomination is c.1840 to c.1935. Due to the passage of time, this nomination expands upon the individual architectural descriptions and historical narrative, updates contributing versus noncontributing status for each resource, and documents secondary buildings within the district. This nomination addendum updates the period of significance from c.1830 to 1960 to account for the post-World War II construction, particularly automobile garages.

The original district nomination documents a total of 40 buildings, including single-family residences and garages. Also included in the inventory are 4 structures including sheds, a gazebo, and a wrought iron fence. The *National Register Bulletin 16A* recognizes sheds as a building rather than structure. This amended district nomination remedies this err. The original nomination further reveals discrepancies in resource count and contributing status. Specifically, the nomination documents the presence of outbuildings, however, in a few instances, it does not provide a contributing status. This amendment ensures that all evident outbuildings and structures are accounted for on the inventory and include a contributing classification. Further research confirms that many of the construction dates provided in the original nomination are inaccurate. Based on a review of Sanborn maps, aerial photography, property records, and census records, this amendment adjusts dates of construction accordingly.

Six (6) properties identified in the 1988 National Register nomination are no longer extant and are removed in the inventory update. Among those is a one-story, single-family residence. The others are domestic outbuildings including garages, sheds, and a former guesthouse. It should be noted, here, that the 1988 National Register map identifies resource #21 as occupying parcel 078F F 04800. The inventory erroneously identified the one-story residence with an address of 211; however, the accurate address associated with this parcel is #213. The following is a list of resources included in the original nomination that appear to no longer be extant.

1988 Inventory #	Address	Building Type	Contributing Status (in 1988)
6	110 Lewisburg Avenue	Shed	Noncontributing
31	115 Lewisburg Avenue	Guesthouse	Noncontributing
26	201 Lewisburg Avenue	Garage	Contributing
23	207 Lewisburg Avenue	Garage	Contributing
19	210 Lewisburg Avenue	Shed	Contributing
21	211 Lewisburg Avenue	Residential	Noncontributing

Boundary Decrease

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) excludes approximately 1.7 acres of land from the district. Specifically, the boundary decrease includes the rear sections of properties that were subdivided since listed in 1988. These are identified on the boundary map as Boundary Decrease Areas A and B. Decrease Area A, adjacent to the west of 108 and 110 Lewisburg Avenue, is part of the Crosby Subdivision and Evans Estate. The subdivided lots excluded from the district as Decrease Area A include 078F C 01001 and 002, and 078F C 01101 and 002. Each contains a modern residence. Boundary Decrease Area B includes a single parcel of land (078F C 01501) with a modern residence that was subdivided from the 118 Lewisburg Avenue.

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The decrease also includes the entirety of parcel 078F F 04800, located at the south end of the district, and upon which a former stone dwelling is no longer extant. The excluded parcel is identified on the boundary map as Decrease Area C.

Boundary Increase

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) includes a small boundary increase that takes into account evolving parcel boundaries. Following the 1988 nomination, one narrow strip of land extending from Evans Street was absorbed into the parcel for 120 Lewisburg Avenue. This narrow strip is the only boundary increase in this district update.

As the name implies, the Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) is comprised of large residential properties along Lewisburg Avenue. It is roughly bounded to the north by South Margin Street and the northern property line of 115 Lewisburg Avenue; and to the east by the eastern property lines of lots fronting the east side of Lewisburg Avenue, followed by the Louisville & Nashville Railroad corridor. The southern property lines of 1102 Adams Street and 210 and 211 Lewisburg Avenue form the south boundary of the amended district. The western boundary is formed by properties fronting the west side of Lewisburg Avenue, as well 1102 Adams Street and 501 S. Margin Street. Lewisburg Avenue extends in a southwesterly direction from S. Margin Street. At E. Fowlkes Street, the road splits, changing its path to a southeasterly direction. At the split, Adams Road continues the path of the northern section of Lewisburg Avenue. Historic records often refer to the section of Lewisburg Avenue north of E. Fowlkes Street and the split as Adams Street.

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) is comprised of a total of 54 resources encompassing approximately 20 ½ acres of land along the historic Lewisburg Avenue. Four (4) of the resources are classified as structures and include a nonhistoric gazebo, two (2) historic stone retaining walls and one (1) historic wrought iron fence. A total of 14 resources are not documented in the original nomination and are added to the inventory in this update. A total of 44 resources, nearly 82 percent, retain good integrity and are classified as contributing elements to the historic district. One resource, 102 Lewisburg Avenue, identified in the original nomination as noncontributing is updated to contributing due to its age and degree of integrity. None of the resources classified as contributing on the original nomination have changed status, with exception to those that are no longer extant.

The district is characterized by generally large, grassed yards with residences enjoying a deep setback from the street. The district maintains a distinctive in-town residential feel, with concrete sidewalks lining both sides of the street north of the split. South of the split, only the northeast side of the street features a concrete sidewalk. Mature shade trees and well-maintained residential yards contribute to the aesthetic of the street. Some properties retain historic retaining walls, fencing, and masonry pathways. The setback of houses is generally consistent, with the exception of some of the later properties where the residences are sited slightly closer to the street. Paved driveways leading from the street to the rear of the house are common and reflect the increase in automobile ownership from the 1940s onward. In many instances, the driveways likely replaced earlier, undeveloped routes leading to the secondary structures at the rear of the properties.

With the exception of the Otey-Campbell House, constructed c.1840, residences within the district range in date from 1866 to c.1940. None of the primary residences were constructed after the period of significance. The following chart depicts the development pattern of the district based on construction dates of residences.

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The first residence constructed after the Civil War is the Fowlkes-Mayberry House, built in 1866 at 114 Lewisburg Avenue (Resource #8). The Cacey-McGory House (Resource #9) was built in 1872 at 115 Lewisburg, followed by the house at 108 (Resource #5) in c.1875. The house located at 210 Lewisburg was erected c.1880 following the subdivision of land owned by John B. McEwen. Four houses were erected during the latter decade of the 19th century. Among those include the residences of Dr. W.J. Paschall, erected in 1896 at 201 Lewisburg Avenue (Resource #19), and Dr. James and Eliza North, built in 1895 at 208 Lewisburg Avenue (Resource #26). The continued subdivision of large estates and farmland continued through the early years of the 20th century with the construction of 7 additional residence through 1919. A significant development surge occurred in the 1920s, slowing during the 1930s. The most recent residence was erected c.1940 at 102 Lewisburg Avenue (Resource #2).

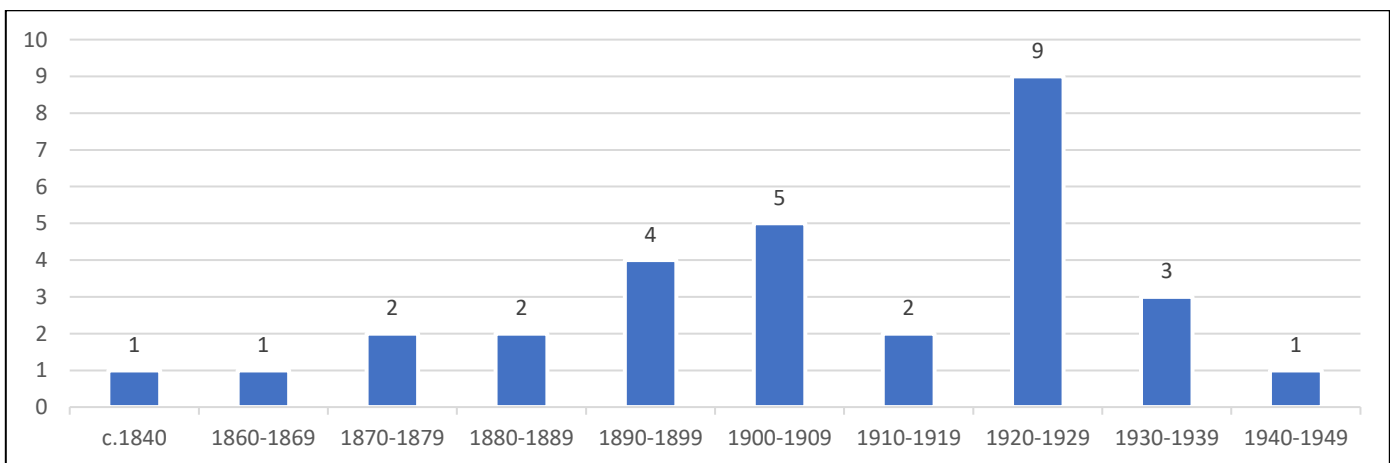


Figure 1. Breakdown of Residences by Dates of Construction

Domestic outbuildings such as garages and sheds account for 20 of the total 54 resources comprising the district. These range in date from c.1910 to the present, with the majority attributed to an increase in automobile ownership during the mid-20th century. Intact garages are modest, unadorned buildings accommodating one or two vehicles. Constructed c.1940, the front-gabled, single-car garage at 209 Lewisburg Avenue (Resource #27) best represents traditional, detached automobile garages in the district. Three (3) garages adopt Craftsman-styled design features to coordinate with the design of the main house. The detached garage at 119 Lewisburg Avenue (Resource #13) is an exemplary illustration of a Craftsman-inspired garage in the district. Most of the garages and sheds reflect some degree of exterior alterations. Some feature additions or have added upper half-stories. Nine (9) of the 20 outbuildings within the district are noncontributing elements due to their age and/or degree of exterior modifications. Four (4) structures are located within the district including a noncontributing gazebo built in the 1980s. Two (2) stone retaining walls at 117 and 203 Lewisburg Avenue (Resources #11 and 21, respectively) date to the early-20th century and are contemporaneous with the main house. Both are contributing structures to the district. The property at 211 Lewisburg Avenue (Resource #29) features a well-preserved, wrought-iron fence along its front property line. It is also a contributing structure within the district.

Integrity Statement

Since placed on the National Register in 1988, little has changed within the district. The most significant change is the loss of the one-story, stone residence identified in the original nomination as resource #21. The 1988 nomination classified the building as noncontributing due to its date of construction of c.1945. It is

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unclear when the building was torn down. It occurs on the c.1950 Sanborn map as a small, square residence sited toward the front of the parcel. Exterior modifications to primary residences since 1988 are minimal. Google Earth aerial photography reflects significant changes to the rear of some properties within the district, including the installation of pools, additional outbuildings, and elaborate landscaping. Because these property modifications occur at the rear of the property, they do not compromise the overall historic aesthetic of the streetscape.

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) continues to possess a high level of integrity of design, setting, workmanship, materials, feeling, and association. The majority of resources date to the period of significance and retain their historic form, structure, and style. As such, their historic design is predominantly intact. The historic setting conveys the character of a prominent, middle- and upper middle-class, residential neighborhood that developed during the period of significance. Despite the loss of one historic residence, little has changed to the materials and design elements of buildings within the district since originally placed on the National Register. The majority of the resources possess integrity of workmanship in that the physical evidence of the crafts involved in their construction and ornamentation are evident. In fact, buildings are remarkably well-preserved, many of which have undergone renovations to return the exterior to its historic appearance. This is due largely in part to the City's impressive preservation efforts and residents' pride in the architectural heritage of the neighborhood.

The historic streetscapes, landscaping, and the overall residential sense of place of the historic district endure. Although many of the dwellings contain modern additions, most are restricted to the rear of the building, avoiding visual intrusions from the sidewalks. In addition, common alterations include replacement windows and siding; however, the majority of the modifications are in-kind with similar materials and design elements. Among the 30 primary resources, all are considered to be contributing elements to the historic district. Among the secondary buildings (ex. Garages and sheds), eleven (11), or 55%, are considered contributing. Among the four (4) structures documented within the district, only one (1) is noncontributing. In total, the district contains 44 contributing resources, which is nearly 81%.

INDIVIDUAL PROPERTY DESCRIPTIONS

The following inventory of resources is organized by street and numerically by address. As such, properties identified in the 1988 National Register nomination are renumbered. Entries list the address of the property, approximate date of construction, contributing status and, if applicable, distinguishable building type followed by style. At the end of each description is the original inventory number from the 1988 nomination. If known, the historic name, or common name, is included after the address of a resource. Secondary resources follow the description of the main resource. Dates of construction are determined by previous historical documentation, property records, Sanborn Fire Insurance Maps, and aerial photography. Secondary resources, or outbuildings, are not identified on the inventory as an individual resource but, instead, included with their primary building description. These are included on the overall resource count in Section 5 as a building. The rear of many of the properties within the district are concealed by privacy fences or are inaccessible. In these instances, Williamson County property records and aerial photography help to confirm the presence of additional outbuildings otherwise not visible from the public right-of-way.¹

¹ Oftentimes, the date of construction of outbuildings is approximate and based on Sanborn maps, aerial photography, and the 1988 NR nomination. In the event that property owners have a more precise date of construction that would modify its contributing status, a follow-up addendum may be necessary.

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Each resource is assigned a contributing or noncontributing status. Those identified as contributing retain a good degree of historic integrity. Those identified as noncontributing either fall outside of the period of significance or reflect insensitive exterior modifications that compromise the historic design and stylistic elements. Any changes in contributing status from the 1988 nomination are noted in the description. When describing the fenestration of the front façade, windows are annotated by “W” and doors by “D”.

1. 1102 Adams Street, c.1900

Contributing

Gable-Front and Wing/Folk Victorian

This one-story, gable-front-and-wing dwelling is frame construction and clad in vinyl siding. The roof is covered in asphalt shingles and has slightly overhanging eaves with fascia. Two corbelled brick chimneys straddle the ridgeline. The gable ends are enhanced by decorative wood shingles. The front façade (east) is three bays (W, D, W) with an Eastlake-styled door featuring a fixed light, raised wood panels and decorative molding. The door is topped by a single-light transom. Windows are 1-over-1, double-hung wood sash. The front façade windows feature fixed, wood-louvered shutters. A partial-width entry porch is inset in the front ell. The porch features turned wood support posts and a concrete slab floor. A historic, gabled ell wing projects from the rear. It contains a window in its gable end and a set of paired, 1-over-1, double-hung sash at the main floor. A shed-roofed, enclosed porch is inset in the rear ell. The porch pre-dates 1950, though it is unclear when it was enclosed. The porch contains a modern, 9-light door topped by a fabric awning. (1988 NR #13)

A c.1960s, single-car frame garage is located towards the southwest corner of the property at the end of a paved driveway. It has a front gable roof and faces east towards the street. The garage is clad in fiber-cement weatherboard and its roof is covered in metal sheeting. Its northern half is open, accommodating a single car. This section has metal support posts. The remainder of the garage is an enclosed shed/storage. (C)

2. 102 Lewisburg Avenue, c.1940

Contributing

Side-Gabled House/Colonial Revival

This two-story, side-gabled house is brick-veneered with a low-pitched roof covered in asphalt shingles. The house features partial gable end returns. An exterior, shouldered brick chimney is on the south elevation. The front façade (east) is symmetrical and three bays (W, D, W). The central, wooden door features six rectangular panels and a classical frontispiece with fluted pilasters and a broken pediment with urn. Windows are 6-over-6, double-hung wood sash with brick sills and fixed, wood-louvered shutters. A small entry stoop with wood railing extends from the door. A one-story wing projects from the north elevation. Its façade (east) has a single window and a recessed entry porch that is flush with the wall of the main block. A smaller wing with hipped roof projects from the southwest corner of the house. This wing historically extended along the rear of the principal block. A second floor was added along the rear at some time after 1950. Its upper floor is clad in weatherboard siding. (1988 NR#2; status updated from NC)

At the northwest corner of the property is a c.1940, remodeled 1 ½-story garage apartment. A paved driveway extends from Lewisburg Avenue to the garage. The 1940 and 1950 Sanborn map updates confirm that a 1-story frame garage was located here. Aerial photography confirms that it was remodeled prior to 1995 when a brick veneer was applied and the upper half-story added. The two-car garage features a high-pitched, side-gabled roof with three, gabled window dormers on the front roof slope. The dormers feature closed gable ends and a 6-over-6, double-hung wood sash window. (NC)

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3. 104 Lewisburg Avenue, c.1930
Side-Gabled House/Colonial Revival

Contributing

This two-story, side-gabled house is clad in weatherboard siding and features a low-pitched roof. The roof is covered in asphalt shingles and has overhanging eaves and an interior brick chimney on its front roof slope. The front façade (east) is symmetrical and three bays (2W, D, 2W) on the first floor and two bays (W, W) on the second. The central door features rectangular panels and flanking sidelights with three lights. Windows are 6-over-6, double-hung wood sash. A single-bay, one-story porch with gabled roof and arched ceiling extends from the door. The porch features paired, square wood columns. An original, one-story gabled porch extends from the north elevation. It was enclosed post-1950 and features a set of three windows on its north elevation. At the rear of the house is a full-width, two-story wing with large brick chimney. The wing does not occur on Sanborn maps through at least 1950 but appears to be a historic addition. A one-story, non-historic wing extends from its rear. (1988 NR#3)

A c.1990s-2000s, prefabricated storage shed with gambrel roof is located toward the northwest corner of the property. It has vertical board siding, two windows, and a two-leaf barn-type door. (NC)

4. 106 Lewisburg Avenue, c.1930
Side-Gabled House/Colonial Revival

Contributing

This 1 1/2-story, side-gabled house is clad in weatherboard siding and rests on a stucco foundation. The roof is covered in asphalt shingles and has wide overhanging eaves with gable end brackets. The gable ends contain paired windows. A stuccoed chimney straddles the ridgeline and a nearly full-width, shed-roof dormer is along the front roof slope. The dormer features three bays (2W, 4W, 2W). The front façade (east) of the house is symmetrical and three bays (W, D, W) with a single-leaf door with five small lights and four horizontal panels. The first-floor windows are 12-over-1, double-hung wood sash. The dormer windows are 9-over-1. A one-story porch is centered on the façade. It has a flat roof, plain wood frieze, and paired square wood columns. Projecting from the north elevation is a one-story porch that is enclosed with windows and shutters. A gabled ell wing extends from the rear. (1988 NR#4)

5. 108 Lewisburg Avenue, J.L. McGan House, c.1875
T-Plan House/Free Classical Queen Anne

Contributing

This 1 1/2-story, T-plan dwelling is side-gabled and clad in vinyl siding. The roof is covered in asphalt shingles and has slightly overhanging eaves. An interior brick chimney straddles the ridgeline. The front-facing gable end of the T-wing is enhanced by a decorative, turned wood finial at the peak and downturned finials at each corner. A window is in the front gable end. The front façade (east) is five bays (W, W, D, W, W) with a single-leaf door topped by a two-light transom. Windows are 6-over-6, double-hung wood sash with triangular heads. The front windows feature fixed shutters. A shed-roofed dormer (c.1920) is on the front roof slope and has a ribbon of five, 6-over-6 windows. A partial-width entry porch is inset in the front ell and features a wide wooden frieze and Doric columns (c.1910). The south elevation features a non-historic, shed-roof porch that replaced an earlier porch identified on Sanborn maps. This elevation also features three, gabled wall dormers, each with 6-over-6 windows. A c.1920s, one-story wing projects from the rear of the house. Sanborn maps indicate that the house originally featured a projecting with chamfered corners on the front of the T-wing. This was removed post-1950. (1988 NR #5)

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According to the 1878 Beers map of Franklin, the house was in its original T-plan form and owned by J.L. McGan. An Ancestry.com search reveals only one record of this individual in Franklin – a voting record in 1891.² The 1913 Sanborn map identifies a frame outhouse with an open carport or porch projecting to the north. It is plausible that this building is the present garage located southwest of the house at the end of a concrete strip driveway. The 1988 National Register nomination provides a construction date for the garage of c.1960.

This c.1910 garage is remodeled (c.1960s). It is frame with a front-gabled roof, single-car garage and a pedestrian entry door. A gabled carport projects from the north elevation and features square wood columns.

6. 110 Lewisburg Avenue, c.1900
Side-Gabled House/Colonial Revival

Contributing

This 1 1/2-story, side-gabled dwelling features a full-width, one-story wing at the rear. The house is clad in weatherboard siding and rests on a stone foundation. Its roof is high-pitched and covered in asphalt shingles. It has wide overhanging eaves and paired windows in the gable ends. Three, gabled window dormers are on the front roof slope. Each has paired, 4-over-4, double-hung wood sash windows. An interior brick chimney is on the front roof slope. The front façade (east) is symmetrical and three bays (2W, D, 2W) with a single-leaf, replacement door flanked on either side by 10-light sidelights. The windows on the façade are 9-over-1, double-hung wood sash. A c.1920 gabled entry porch is centered on the façade. It features a wide wooden frieze, Classical columns, and a turned post railing. The north elevation features a one-story projecting bay with chamfered sides and a hipped roof. The 1913 Sanborn map depicts a two-story porch along the south elevation and no front entry porch. By the 1920s, the 2-story porch was removed and the front porch added. It is possible that the house received a remodel during this period in which it received its present Colonial Revival style. (1988 NR#6)

The 1988 NR nomination identifies a c.1950 shed on the property. The shed was demolished c.2018 to make way for a large garage apartment.

The c.2018 garage apartment is 1 1/2-story with a side-gabled roof covered in asphalt shingles. The frame building features shed-roofed window dormers with 6-over-1, double-hung wood sash. The two garage doors are topped by a metal awning.

7. 112 Lewisburg Avenue, c.1920
Bungalow/Free Classical

Contributing

This 1 1/2-story, bungalow is rectangular in form with a low-pitched, side-gabled roof. The roof features wide overhanging eaves boxed with vinyl. The roof is covered in asphalt shingles and has an interior brick chimney straddling the ridgeline. A set of paired, 6-over-6 double-hung wood sash windows. The house is clad in vinyl siding and rests on a stone block foundation. A one-story, gabled wing projects from the west end of the south elevation. It has a set of paired 9-over-9 windows on its south elevation. Inset at the southeast corner of the house and flush with the front façade is a flat-roofed block. Centered on the front roof slope is a prominent gabled dormer with wide eaves and a set of three, 9-over-9, double-hung wood sash windows. The front façade (east) of the main block is symmetrical and three bays (3W, D, 3W) with 9-over-9 windows and a single-leaf entry door. At the south end of the façade is an additional window occupying the flat-roofed bay. A single-bay

² Ancestry.com. *Tennessee, U.S., Enumeration of Male Voters, 1891* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

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porch with flat roof and Doric columns is centered on the façade. At the north end is a side porch with flat roof and Doric columns on a stone foundation. It leads to a gabled wing that extends from the north elevation. (1988 NR #7)

8. 114 Lewisburg Avenue, Fowlkes-Mayberry House, 1866
Italianate

Contributing

This 1-story dwelling is L-shaped with a front-facing gabled wing extending from the north end of the façade. The house is clad in vinyl siding and rests on a stone foundation. The roof is covered in asphalt shingles and has slightly overhanging boxed eaves. Two interior brick chimneys pierce the roof. The front façade (east) is four bays (W, W, D, W) with a single-leaf door topped by a round-arched transom. The door features wood surround lined with small, round raised moldings. The door is recessed within an entryway that features an elaborate, round-arched opening. The opening has decorative surround with detailed wood moldings and keystone. The façade windows are tall, 9-over-9, double-hung wood sash with segmental-arched drip molding. A lower, gabled wing with recessed entry porch projects from the south elevation. A gabled wing also projects from the north elevation. (1988 NR# 8)

According to the 1878 Beers map, the house was owned by H.P. Fowlkes (b.1843-d.1917). The 1910 Federal Census indicates that he was employed as a lawyer in a general practice.

A c.2000 large, 1 ½-story frame garage is located at the southwest corner of the house. It features a hipped roof with a front-facing wall dormer and two garage doors. The garage replaced an earlier structure that was visible on the 1950 Sanborn map. (NC)

9. 115 Lewisburg Avenue, Cacey-McGory House, 1872
Gable-Front-and-Wing/Eclectic

Contributing

This 1-story dwelling adopts a T-shape form with a front-facing gable projecting from the façade. The house features a low-pitched, side-gabled roof with decorative wooden vergeboard in the gable ends. The house is clad in weatherboard siding. An exterior brick chimney is on the north elevation. The front façade (east) is three bays (W, D, W) with a glazed entry door topped by a single-light transom. The north window is a multi-light-over-1, double-hung wood sash. The upper sash is characterized by small, diamond-shaped lights. A partial-width entry porch with flat roof is inset in the front ell. It features a wide wooden frieze and square wood columns. A wooden, lattice-type balustrade is along the porch. Two large, gabled additions are at the rear of the house. (1988 NR #31)

According to the 1988 NR nomination, a c.1960 two-story frame guesthouse is at the rear of the property. There is no indication that this building survives. Property records only make reference to an attached garage. According to the 1878 Beers map, the house was owned by J.M. Cayce. Records suggest that John M. Cayce (b.1827-d.1902) was a silversmith, watchmaker and jeweler.

10. 116 Lewisburg Avenue, 1929
Tudor Revival

Contributing

This 1 ½-story house is stone-veneered with a high-pitched, side-gabled roof. The roof is covered in asphalt shingles. A high-pitched, front-facing gable is on the north end of the façade. Its gable end contains an ogee-arched, 6-light window with stone lintel. A shed-roofed dormer is off-centered on the front roof slope and contains a horizontally oriented 4-light window. The side gable ends are stuccoed with vertical half-timbering.

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Triangular vents are in the side gable peaks. The gable ends also feature paired windows and decorative vergeboard. A prominent stone chimney is on the south end. A gabled wing extends from the south elevation with its roof facing to the front. The façade (east) is four bays (2W, 3W, D, 3W) with a single-leaf door topped a fabric awning. Windows are multi-light, double-hung sash with diamond-shaped panes. The window bays are topped by vertical stone lintels. A large frame addition extends from the rear and includes a two-car garage. (1988 NR#9)

11. 117 Lewisburg Avenue, George Armistead House, 1901

Contributing

Free Classical

This unique, 1 ½-story dwelling features a moderately-pitched, side-gabled roof covered in asphalt shingles. The house is clad in weatherboard and rests on a stone foundation. The roof features wide overhanging eaves with decorative, carved wooden false rafter ends. There are three interior, corbelled brick chimneys, and two hipped dormers. The dormers feature multi-light fixed windows with diamond-shaped panes. A projecting bay with chamfered sides and a hipped roof extends from near the center of the front façade (west). The façade is 5 bays (W, 3W, 3W, D, W) with 1-over-1, double-hung wood sash. The single-leaf entry door is flanked on either side by multi-light sidelights and topped by a transom. A shed-roof porch extends from the south half of the façade. It has false rafter ends, a plain wooden frieze, and Tuscan columns. A wood post balustrade surrounds the porch. At the north of the façade is a recessed entry porch with Tuscan column and lattice-type balustrade. Side gable ends feature a set of three, 9-over-1, double-hung wood sash windows. (1988 NR#30)

This house was erected in 1901 by George Armistead, former publisher of The Review Appeal and later an editor of the Nashville Banner.

A c.2015, large frame garage is located northeast of the house. It is 1 ½-story with a side-gabled roof and two hipped dormers connected by a shed dormer with three windows. The windows on the hipped dormers are 1-over-1 sash where the upper sash has diamond-shaped panes. Two garage doors are on the front façade (west). The garage adopts similar design features to the main house including false rafter ends. (NC)

A c.1900 stone block retaining wall is along the front of the property. Concrete steps break the historic wall and lead to a concrete path to the house. (**Contributing Structure**)

12. 118 Lewisburg Avenue, Craig-LeBlanc House, 1921

Contributing

Bungalow/Free Classical

This 1 ½-story bungalow is side-gabled with lower gabled wings flanking either side. The roof is low-pitched and covered in asphalt shingles. The house is clad in weatherboard siding and rests on a rusticated stone block foundation. A shed-roofed dormer with a set of three, 6-light casement windows. An exterior brick chimney is on the south elevation of the main block. The front façade (east) of the principal block is symmetrical and three bays (3W, D, 3W) with a single-leaf entry door. Windows are 9-over-1, double-hung wood sash. A partial-width porch with flat roof is centered on the façade. It has square wood columns. An enclosed, flat-roofed entry porch is inset at each corner of the front of the house. Both were enclosed post-1950, though the southern porch enclosure appears historic. The northern enclosure is more recent. The southern enclosure contains a multi-light entry door flanked on either side by 9-over-1 windows. The northern enclosure has a set of four windows. (1988 NR#10)

13. 119 Lewisburg Avenue, c.1920

Contributing

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Tudor Revival

This 1-story, stone-veneered dwelling features a low-pitched, hipped roof with a large, front-facing gable on the façade (west). The roof is covered in asphalt shingles. The front-facing gable end is stucco with half-timbering and a set of paired windows. Beneath the gable is a projecting bay with chamfered sides. This bay contains paired windows on the side walls and a set of three on the center. A prominent exterior stone chimney is on the façade, south of the gable. Primary windows are 6-light wood casements with four-light transoms. The northern half of the façade is recessed to accommodate a wide entry porch that extends slightly to the south beneath a gable roof with half timbering. The sprawling house features multiple gable and hipped projections towards the rear.

A c.1920, two-car garage is at the southeast corner of the property. It has two gable roofs with gable ends that are stuccoed and half-timbered. The garage doors are two-leaf, each with four fixed lights. (C)

**14. 120 Lewisburg Avenue, c.1920
Bungalow/Tudor Revival**

Contributing

This 1-story bungalow is stone-veneered with a clipped gable roof. The roof is covered in asphalt shingles and has wide overhanging eaves. A clipped gable dormer is off-centered on the front roof slope and contains two, four-light wood casement windows. Gable ends are stucco with half-timbering. A full-width, wing with clipped gable roof is along the rear. Its walls are stucco with half timbering. The front façade (east) is three bays (2W, D, 2W) with a multi-light door and flanking sidelights. Windows are 9-over-9, double-hung wood sash. A prominent exterior stone chimney is on the façade. An open porte-cochere with gable roof extends from the north elevation. It features two prominent stone veneer columns. (1988 NR# 11)

**15. 121 Lewisburg Avenue, c.1900
Free Classical Queen Anne**

Contributing

This 1 ½-story residence features a high-pitched, side-gabled roof and a prominent front-facing gable on the façade (west). The house is clad in weatherboard siding and rests on a stone foundation. Two, corbelled brick interior chimneys pierce the roof. The gable ends are stucco with half-timbering and features elaborate wood vergeboards, as well as a set of paired, diamond-paned windows. A lower gabled bay projects from the north end of the façade. It also features a decorative wood-carved vergeboard. Beneath the vergeboard is a projecting window bay with rounded corners. The bay is stucco with a set of paired, 1-over-1, double-hung wood sash windows sharing a leaded-glass transom. South of the projecting bay is a glazed entry door with decorative molding and topped by a transom. South of the door is a 1-over-1 window. A partial-width entry porch is inset in the front ell. It features a wide wooden frieze with small dentils. The flat roof of the porch is supported by Tuscan columns. A sunroom with hipped roof extends from the south elevation. It has a wood-paneled apron and diamond-paned casements topped by transoms. At the north end of the house is a projecting carport with metal roof and similar stylistic details to the front porch. Multiple additions appear to be at the rear of the house. (1988 NR#28)

A c.1930, Tudor Revival-styled garage apartment is at the northeast corner of the property. It is 1 ½-story with a side-gabled roof and front-facing gable on the façade similar to the main house. The garage is clad in weatherboard siding and has three garage bay doors. The front facing gable is stucco with half-timbering and has a decorative vergeboard and paired windows. (C)

16. 122 Lewisburg Avenue, Judge Wallace/Smith-Adair House, 1923

Contributing

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Bungalow/Colonial Revival

This 1-story, side-gabled bungalow features two gabled wing additions at the rear. The northern rear wing is historic, occurring on Sanborn maps. The house is clad in weatherboard siding and rests on a rusticated stone foundation. The roof is covered in asphalt shingles and has wide overhanging eaves. Two eyebrow dormers are on the front roof slope. Gable ends feature brackets and a fanlight. An exterior stone chimney is on the north elevation and pierces the overhanging eave. The front façade (east) is symmetrical and three bays (3W, D, 3W) with a multi-light entry door. The windows are 9-over-9, double-hung wood sash. A single-bay, gabled porch extends from the door. It has exposed purlins and paired, fluted square wood columns. A sunroom extends from the north elevation. It has a hipped roof covered in standing seam metal and exposed rafter ends. The east elevation of the sunroom contains a multi-light door flanked on either side by 9-over-9 windows. (1988 NR# 12)

A c.1920s storage building is at the rear of the property. It has a two-tiered, side-gabled roof covered in metal. The roof features overhanging eaves with exposed rafter ends. The building is clad in weatherboard siding. A pedestrian door is on the east and west elevations of the taller block. (C)

17. 123 Lewisburg Avenue, Richardson-Jewell-Adgent House, 1919

Contributing

Bungalow/Craftsman

This 1 ½-story dwelling is rectangular in form with a moderately-pitched, side-gabled roof. The house is clad in weatherboard siding and rests on a stone foundation. The roof is covered in asphalt shingles and has wide overhanging eaves. Gable ends are stucco and half-timbered with knee brace brackets. An interior brick chimney and large gabled dormer are on the front roof slope. The dormer also features knee brace brackets and a set of three, 15-over-1, double-hung wood sash windows. The front façade (west) is mostly concealed by mature shade trees and planted hedges. The entry door appears to be two-leaf with multiple lights. Windows on the façade are 15-over-1. A nearly full-width, one-story porch features a hipped roof and wraps around the north corner. At the east end of the porch is a front-facing gable above the porch entry steps. The porch features square box columns atop stone piers and balustrade wall. The south elevation of the house features a small projecting bay window with chamfered corners. Extending from the bay is an open porte-cochere with gabled roof and square columns. (1988 NR#27)

Southeast of the house is a c.1920s, front-gabled garage that draws upon the Craftsman style. The garage is stucco with a moderately-pitched roof that contains wide overhanging eaves. A triangular vent is in the front gable peak. The façade (west) of the garage contains two garage doors. Each is two-leaf, with each leaf containing 12 lights and three horizontal raised wood panels. (C)

18. 200 Lewisburg Avenue, c.1900

Contributing

Eclectic

This 1 ½-story dwelling features a complex form with multiple projecting wings including a gabled wing extending from the south end of the front façade (east). Another projects from near the north end of the rear elevation. The house is clad in weatherboard siding and the primary roof is side-gabled. The roof is covered in asphalt shingles and features overhanging eaves. Some of the gable ends feature decorative wood shingles, fixed attic windows, and a pierced, wooden vergeboard. Two interior brick chimneys straddle the ridgeline. A large pop-up, ½-story addition was constructed c.1920s and straddles the ridgeline of the primary roof, which creates the appearance of a dormer on the front and rear roofs. A front-facing gable is on the façade. The

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façade is five bays (W, D, W, 2W, W) with a single-leaf entry door behind a wooden screen door. The door is flanked on either side by sidelights. Primary windows are 1-over-1, double-hung wood sash. The pop-up dormer façade contains a ribbon of four windows, each containing 9 fixed panes. A long entry porch inset within the front ell. It has a shed roof supported by Doric columns. The porch features a wood post balustrade. The rear of the house reveals two enclosed porches, 1-over-1 and 4-over-4 windows. A brick retaining wall topped by a picket fence is along the rear property line. (1988 NR#14)

A c.1960s, concrete block garage with front gable roof is located at the southwest corner of the property and faces west toward Adams Street. The garage features weatherboard cladding in the gable end, as well as a square opening that is infilled. The façade has two individual, overhead garage doors. (C)

19. 201 Lewisburg Avenue, Dr. W.J. Paschall House, 1896
Free Classical Queen Anne

Contributing

This 2-story, Queen Anne House features a low-pitched hipped roof with gabled bays projecting from the front (west) and side elevations. The house is clad in weatherboard siding and rests on a stone foundation. The roof is covered in asbestos shingles and has overhanging eaves. The front gable end of the projecting bay features decorative wood shingles and a modest, sawn wood vergeboard. The house features two tall corbelled brick chimneys. Windows are 1-over-1, double-hung wood sash. The southwest corner of the house is chamfered. Much of the façade is concealed by mature planted hedges. The entry door is single-leaf and flanked by four-light sidelights. A historic wrap-around porch is along the south end of the façade and wraps around the south elevation. The porch features Doric columns and a c.1960s metal, mansard-type roof. The roof of the porch is insensitive to the design of the house but is considered a historic modification. (1988 NR#26)

20. 202 Lewisburg Avenue, c.1895
Gable Front-and-Wing/Eclectic

Contributing

This 1-story residence features a T-plan form with a perpendicular gabled wing projecting from the north end of the front façade (east). The house is clad in weatherboard siding and features a low-pitched, side-gabled roof. An interior brick chimney straddles the ridgeline. The front gable end is adorned with decorative fish scale wood shingles and simple dentiled trim. The gable end is closed, and a plain cornice with carved brackets is below. The projecting bay features a slight bumpout at its center. The façade is 3 bays (W, D, 2W) with an Eastlake-styled, glazed door featuring decorative molding and panel. Above the door is a horizontal wood panel. The windows are 1-over-1, double-hung wood sash with pedimented drip moldings. A hipped-roof porch is inset in the front ell. It has a plain wood frieze and square wood columns with carved wooden brackets. A later, lattice-type balustrade is along the façade. Extending from the north elevation is a hipped porch that was enclosed post-1988. The enclosure features a large, 24-light window. A historic, gabled wing addition extends from the rear of the north elevation and has partial gable end returns. There appears to be modern additions at the rear. (1988 NR#15)

21. 203 Lewisburg Avenue, c.1920
Bungalow/Craftsman

Contributing

This 1 1/2-story residence is rectangular in overall form with a moderately-pitched, side-gabled roof. The house is brick-veneered and gable ends are stuccoed with half-timbering. The roof is covered in asphalt shingles and has wide overhanging eaves with exposed rafter ends and gable end brackets. An exterior, shouldered brick chimney is on the south elevation and pierces the roof eaves. An interior brick chimney straddles the ridgeline. The side gables contain tripartite windows comprised of a 1-over-1, double-hung sash, flanked on either side

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by a square, single fixed light. The sash are decorative chamfered glass. A gabled dormer is off-centered on the front roof slope. It has gable end brackets and a set of paired, single fixed lights. The front façade (west) is two bays (2S, D) with a single-leaf glazed door flanked by single-light sidelights and topped by a leaded glass transom. The windows on the façade appear to be two-leaf, leaded glass casements. The paired windows share a leaded glass transom. A prominent gabled porch extends from the façade. The gable end has brackets, stucco, and half-timbering, as well as a set of three, single-light fixed windows. The porch frieze is molded with wide dentils. It is supported by heavy, stone square columns that taper slightly downward. The porch foundation is rusticated stone blocks that extends the full-width of the façade.(1988 NR#25)

A c.1960s, two-car garage is located at the southeast corner of the property. The brick-veneered garage features a hipped roof covered in asphalt shingles. An overhead, two-car garage has five sets of 10-lights. The garage door is topped by a wide frieze with stuccoed panels styled to mimic the stucco and half-timbering of the main house. (C)

A c.1920, rusticated stone block retaining wall runs along the front of the property. It features stone piers between a concrete sidewalk and a concrete driveway. **(Contributing Structure)**

22. 204 Lewisburg Avenue, c.1895

Contributing

Gable Front-and-Wing/Eclectic

This 1-story residence is side-gabled with a gabled wing projecting from the south end of the front façade (east). Another gabled wing extends from the rear, and there appears to be an addition inset in the rear ell. The house is clad in weatherboard siding and rests on a rusticated stone block foundation. The roof is covered in asphalt shingles and has wide overhanging eaves and two, interior brick chimneys. Gabled wing on the façade features a slightly projecting with decorative carved wood bracketed trim at the corners. The façade is three bays (2W, D, W) with a single-leaf, wooden door containing an oval light and horizontal panel. The door is topped by a single-light transom. The windows are 1-over-1, double-hung wood sash with a simple, dentiled head. A hipped entry porch is inset in the front ell. It features fluted Scamozzi columns. A gabled bay projects slightly from the south elevation. A secondary entry door is located on the north elevation of the rear wing. It is topped by a two-light transom. Adjacent to the east of the door is a fixed window with diamond-shaped panes. A later addition extends from the rear wing to the north, connecting the house to a modern, front-gabled garage. (1988 NR#16)

23. 205 Lewisburg Avenue, Sparkman-Freeman House, 1929

Contributing

Bungalow/Craftsman

This 1-story bungalow is rectangular in form with a low-pitched, side-gabled roof and a full-width, gabled wing at the rear. The house is brick-veneered. The roof is covered in asphalt shingles and has wide overhanging eaves. Gable ends are stucco with half-timbering. An exterior brick chimney is on the north gable end and pierces the overhanging eave. A lower gable roof is centered on the front roof slope, flush with the wall of the façade (west). The front façade is 3 bays (3W, D, W) with a single-leaf, glazed entry door. The tripartite window is comprised of a large, 1-over-1, double-hung sash flanked on either side by narrower 1-over-1 windows. The window south of the entry door is 4(vertical)-over-1, double-hung wood sash. A partial-width entry porch with gabled projects from the façade. Its gable end is stucco with half-timbering. The porch features paired square wood posts on brick piers and metal railing. A smaller entry porch is recessed beneath the principal roof at the southwest corner of the house. It has paired posts on a brick pier.

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A c.1930s, front-gabled garage is northeast of the house. It is brick-veneered with stucco and half-timbering in the gable end. The garage appears to feature a porch on the west elevation that mimics the main house. The garage is concealed by a picket fence and mature vegetation. (C)

24. 206 Lewisburg Avenue, McCall-Koetje House, 1912
Pyramidal Cottage/Free Classical

Contributing

This 1-story, pyramidal cottage is nearly square in form with a low-pitched roof covered in asphalt shingles. The house is clad in weatherboard siding. An interior brick chimney on the north roof slope is clad in weatherboard siding. A hipped dormer with triple windows is centered on the front roof slope. A second hipped dormer is on the south roof slope. The front façade (east) is symmetrical and 3 bays (W, D, W) with a single-leaf, glazed door topped by a transom. Windows, including those in the dormer, are 1-over-1, double-hung wood sash. A full-width entry porch is recessed beneath the principal roof. It features a wide, plain wood frieze and Tuscan columns. A shed-roofed addition is at the rear. (1988 NR#17)

25. 207 Lewisburg Avenue, Carick-North House, 1927
Bungalow/Craftsman

Contributing

This 1-story bungalow is rectangular in overall form with a low-pitched, side-oriented clipped gable roof. A full-width gabled wing is along the rear, followed by a lower gabled wing extending from the south end of the rear elevation. The house is clad in random coursed stone veneer. The roof is covered in asphalt shingles and has wide overhanging boxed eaves. An interior brick chimney pierces the roof. A clipped gable bay projects from the south end of the front façade (west). The façade is three bays (W, D, W, 2W) where the paired windows occupy the projecting bay. The entry door is single-leaf. The windows on either side of the door are 8-light fixed sash. Primary windows are 4(vertical)-over-1, double-hung wood sash. An entry porch is inset in the front ell. It has slender square, wood columns atop brick piers. (1988 NR#23)

A c.1990, 1 ½-story from garage is located directly behind the house. It appears to be clad in a fiber-cement weatherboard and has a clipped gable roof. The front gable end has three windows. The building does not occur on Sanborn maps through 1950. According to the 1988 NR nomination, a c.1930 garage was located at the rear of the property; however, there is no indication that this garage is extant. (NC)

26. 208 Lewisburg Avenue, Dr. James A and Eliza R. North House, 1895
Colonial Revival

Contributing

This 2-story, hipped residence is clad in vinyl siding. Its roof is low-pitched and covered in asphalt shingles. The roof has wide overhanging eaves with dentils. An interior brick chimney pierces the roof. Gabled vents are on the side and rear roof slopes. The front façade (east) is 3 bays (W, W, W) on the 2nd floor and 3 bays (3W, D, W) on the 1st floor. The tripartite window occupies a projecting bay with half-hip roof and chamfered sides. Beneath each window on the projection is a horizontal, wood-paneled apron. Windows are 4-over-4, double-hung wood sash. A single-bay entry porch extends from the entry door. It has a hipped roof and paired, square wood columns. Two windows are on each side elevation, confirming the house is two rooms deep. (1988 NR#18)

A. c1960s, two-car garage with attached apartment is located at the northwest corner of the property. The garage is front-gabled. The apartment is not visible from the public right-of-way. It appears that the garage is clad in vinyl siding. (NC)

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27. 209A&B Lewisburg Avenue, c.1935

Contributing

English Cottage/Colonial Revival

This 1-story, stone-veneer cottage is L-shaped with a side-gabled roof and a wide gabled wing projecting from the façade (west). A smaller projecting bay extends from the wing on the façade and has a lower roofline. The roof is low-pitched and covered in asphalt shingles with no eave overhang. A prominent exterior stone chimney is on the façade of the projecting wing. The front façade is 4 bays (2W, W, W, 2W) with 6-over-6 and 8-over-8, double-hung wood sash windows. Inset at the northwest corner of the façade is a small entry porch with square columns and arched frieze. The entry door is located within the porch on its south wall. A gabled bay projects from the rear of the north elevation. (1988 NR #22)

A c.1940s, detached garage is located northeast of the house at the end of a concrete driveway. The frame garage has a front-gabled roof and an overhead metal door. (C)

A c.2005 pool house or apartment is located at the rear of the house. It is not visible from the street. (NC)

28. 210 Lewisburg Avenue, c.1880

Contributing

Gable Front-and-Wing/Queen Anne

This 1-story, Queen Anne-styled residence is side-gabled with a cross-gabled wing extending from the north end of the front façade (east). The house is largely concealed by planted trees and hedges. The projecting wing features a gable end with decorative fish scale shingles, carved wood vergeboard, and a paired wood-louvered vent topped by a round-arched light. Beneath the gable is a slightly projecting, cutaway bay with paired windows and spindled trim at the corners. Primary windows are 1-over-1, double-hung wood sash topped by a pedimented hood molding. A small entry porch is inset in the front ell and has turned wood support posts. The house is clad in weatherboard siding. The asphalt-shingled roof features an interior, corbelled brick chimney. The driveway is brick. Towards the rear of the house and adjacent to the driveway are what appear to be a stone or concrete hitching post and carriage step. A frame shed noted on the 1988 NR nomination appears to not be extant. (1988 NR#19)

At the northwest corner of the property is a 2-story garage/apartment that appears to date to c.2010. There is a single car garage door with 8 lights. The frame building has a gabled roof. (NC)

29. 211 Lewisburg Avenue, Mills-Jewell House, 1886

Contributing

Queen Anne

This 2-story, Queen Anne house is L-shaped with a side-gabled roof. The house features a small hipped bay projecting slightly from the south end of the front façade (west), followed by a front-facing gable wing. A large, 2-story gabled wing extends from the rear and is historic to the house. According to the c.1950 Sanborn map update, an entry porch is along the south elevation of the rear wing. A later gabled wing addition extends to the east. The house is clad in weatherboard siding and the roof covered in asphalt shingles. The gable eave of the front wing features decorative carved wood false rafter ends. A 2-story projecting bay window extends from the wing. It has a hipped roof and chamfered sides. Each floor of the bay window contains four, 1-over-1, double-hung wood sash with paneled aprons. The windows are divided by molded wood frames. North of the projecting bay window is a single-leaf entry door with molded surround and transom. The door occupies the hipped bay. To the north are two windows occupying the main body of the house. All windows are 1-over-1 sash. (1988 NR#20, incorrect address of 213 and incorrect location on map)

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A contemporaneous, c.1885 wrought iron fence is along the front property line. The 1988 NR nomination indicates that the fence was designed by Mastfous and Company of Springfield, Ohio. **(Contributing Structure)**

A c.1980 open gazebo with turned wood support posts, brackets, wide molded and frieze, and domed roof is northeast of the house at the end of a gravel driveway. **(NC)**

**30. 501 Margin Street, Otey-Campbell House, 1840
Center Passage/Greek Revival**

Contributing

This impressive, 1-story brick residence is L-shaped with a side-gabled roof. The house is oriented to the north. The brick is laid in Flemish bond and the house rests on a field stone foundation. The roof is low-pitched and covered in asphalt shingles. It has slightly overhanging boxed eaves. Exterior end chimneys pierce the eave. The front façade is symmetrical and 3 bays (W, D, W) with a double entry door flanked on either side by diamond-light sidelights with paneled wood aprons. A diamond-light transom spans the entrance. Windows are 9-over-9, double-hung wood sash with a wood lintel. A single-bay entry porch with gabled roof extends from the front door. It features a closed gable end, plain wood frieze, round Tuscan columns, and a turned post balustrade. The porch is present by the 1898 Sanborn map, though is likely not original to the building. Side gable ends feature a three-light fixed window in the gable. An ell wing, likely a mid-19th century addition, extends from the rear of the house. Its east elevation contains two, 9-over-9 windows as well as a former entry that was removed and replaced by a 12-over-12, double-hung wood sash window. It is flanked by 4-light sidelights and topped by a lintel. Concrete steps lead to the former entrance. The west elevation of the wing contains a 6-over-6 window in the gable end, on either side of an exterior end chimney. At ground level east of the chimney is a rear, double-door with multiple lights and a wooden screen door. A 1-story frame addition is inset in the rear ell. (1988 NR#1)

A c.1910, frame shed is located southwest of the house at the end of a gravel driveway. It is clad in weatherboard siding and has a side-gabled metal roof. Its east elevation contains a wide entryway with modern double door built of wooden lattice. A flat-roofed carport with metal roof extends to the north. Sanborn maps confirm this was built between 1908 and 1913. The 1913 Sanborn map indicates it was used as an outhouse. **(C)**

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

N/A

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

c.1840 to c.1960

Significant Dates

c.1840

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

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Statement of Significance Summary Paragraph

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) is significant at the local level under Criterion C for Architecture. The period of significance begins with the date of construction of the earliest extant building (c.1840) and extends to c.1960 to include post-World War II development, particularly the construction of automobile-related outbuildings. All subsequent development is less than fifty years of age. The district largely developed as a middle and upper-middle class residential neighborhood extending south from the original town boundary. It was developed by some of Franklin’s most influential and successful citizens, many of whom contributed to the economic prosperity of the City throughout the 19th and 20th centuries. Its impressive collection of residential architecture comprises a wide array of architectural types and styles that reflect evolving trends in design since the mid-19th century. Among the represented architectural styles within the district are Greek Revival, Italianate, Queen Anne, Folk Victorian, Free Classical, Tudor Revival, Colonial Revival, and Craftsman. House types represented within the neighborhood include vernacular gable front-and-wing, hipped/pyramidal cottages and center passage, as well as English Cottages and bungalows. The district includes two historic, stone retaining walls, as well as a wrought iron fence. The vast majority of resources within the district are well-preserved and retain a high degree of historic integrity.

Narrative Statement of Significance

In October of 1799, the town of Franklin and Williamson County were established by an act of the Tennessee Legislature. Sited along the western banks of the Harpeth River, the town site was planned by Abraham Maury who set aside 109 acres of land for the establishment of a town. Maury reserved two acres for a Town Square and planned sixteen city blocks, each containing twelve lots, and located between Main Street, Main Cross Street, Bridge Street, Church Street, Indigo Street, and Cameron Street (Figure 2). He named the town in honor of Benjamin Franklin. Franklin was selected as the county seat and quickly became a bustling commercial and political center within the county.³ The region surrounding Franklin was noted for its rich fertile soil. Prosperous plantations and farms emerged throughout the county, and Franklin’s advantageous location along the Harpeth River, coupled with its role as the county seat, fueled economic and population growth. Shortly after its establishment, Franklin was incorporated in 1815.

³ Carter 1969; Philip Thomason, Andra Martens, and Cate Hamilton, “Franklin Historic District (Additional Information),” National Register Nomination Form, National Park Service, 2016.

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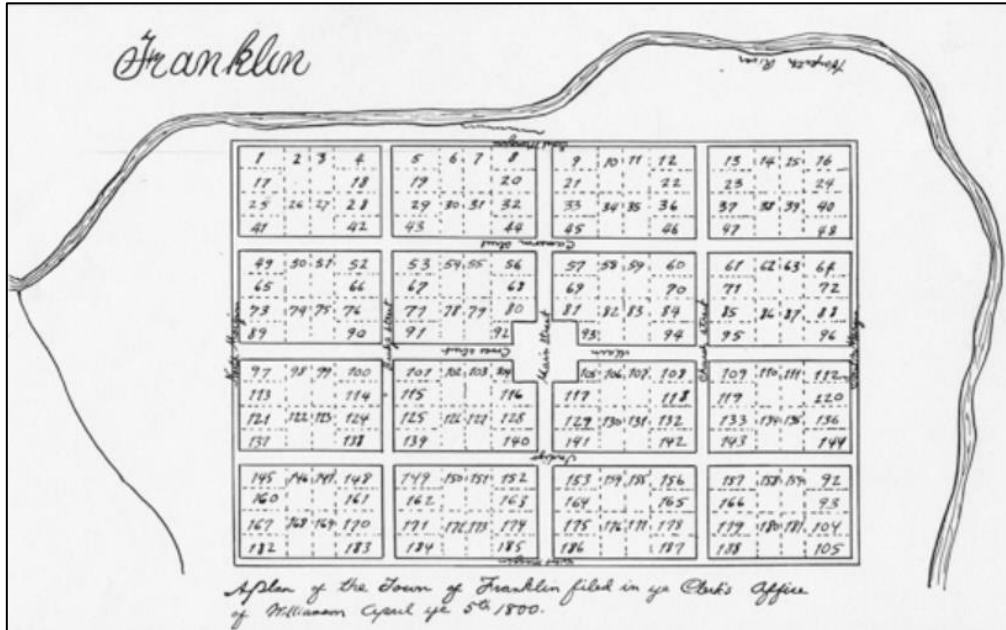


Figure 2. Original Plat (1799) of Franklin; South Margin Street forms the southern boundary of the original town.

As the town of Franklin developed during the early years of its establishment, the land to the south of the original town remained largely rural, agricultural farmland. The *Lewisburg Avenue Historic District* and its surviving resources convey the changing landscape along the former toll road as it transitioned from rural farmland to a residential corridor lined with grand, middle and upper-middle class houses. The earliest residence in the district is the Otey-Campbell House (Resource #30), which fronts the south side of S. Margin Street, the original southern boundary of the town. It is the only residence erected prior to the Civil War. The house has long been considered a local landmark in Franklin. Randal McGavock is believed to have contributed to its construction as is has many similarities to his residence at nearby Carnton Plantation (NR#73001857).⁴ McGavock records confirm several alliances between McGavock and Otey families in Virginia and Tennessee. In 1848, Sally McGavock, niece of Randall, married John H. Otey, a native of Virginia. The couple is believed to have resided at the house fronting S. Margin Street. During the early years, the house was sited within a small farmstead along the periphery of the town of Franklin.⁵

⁴ Virginia McDaniel Bowman, *Historic Williamson County: Old Homes and Sites*, Nashville, TN: Blue & Gray Press, 1971; p.138-139.

⁵ *Ibid.*

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Figure 3. Photograph of the Otey-Campbell House, 1932

Source: Nashville Banner, February 28, 1932

Prior to the Civil War, roads throughout the state were primarily built by private companies who would place tollhouses along the routes to collect fees. One such route was Lewisburg Pike (also the Franklin-Louisburg Pike, and presently Louisville Avenue). Reminiscences of Dr. Samuel Henderson from 1834 to 1876 reference the beginnings of the Franklin-Louisburg Pike. According to Henderson, surveying for the pike began in May of 1852, and he was responsible for building a portion of the road that passed his property.⁶ Though the privately funded turnpikes kept state taxes low, they proved quite costly for farmers and merchants trekking to markets who would often have to stop and pay multiple times along a route. The Civil War added further stress as the roads were severely damaged by heavy military traffic.⁷ The Lewisburg Pike endured particular hardship during the Civil War. On April 10, 1863, General Earl Van Dorn and his 28th Mississippi Cavalry attempted a raid on Franklin approaching via the Lewisburg Pike. Reports indicate that wounded and dead lay in the street and open meadows alongside Lewisburg Pike.⁸ Following the Civil War, public funding gradually replaced private construction of roads throughout the state.

Though the Otey-Campbell House was “caught up in the fierce attack” in 1863, it survived unscathed.⁹ However, the house and its three acres were sold at auction to William G. Clouston in 1865, with the deed to be made in the names of Martha Jane and Margaret Ann Clouston, daughters of Edward G. and Scena McCabe Clouston. The house was later referred to as the Clouston Place as it remained in the family for more than 50 years. In the 1930s, the house was acquired by James H. Campbell.¹⁰

⁶ Lyn Sullivan Pewitt, *Back Home in Williamson County*, Bicentennial Edition, Franklin, TN: Hillsboro Press, 1986; p.86.

⁷ Civil War Trails, Battle of Franklin historic marker.

⁸ *Ibid*, p.138.

⁹ *Ibid*, p.138.

¹⁰ *Ibid*, p.139.

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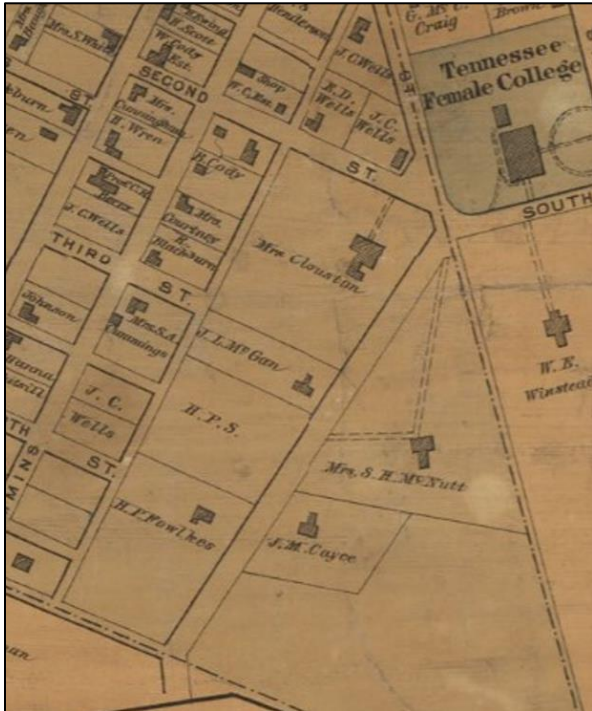


Figure 4. Section of 1878 Beers Map of Williamson County

In the years following the Civil War, the damage to Lewisburg Avenue was repaired and traffic along the route began to increase. The first residence constructed after the Civil War within the district is the Fowlkes-Mayberry House, built in 1866 at 114 Lewisburg Avenue (Resource #8). The residence was built for Henry Fowlkes who served in the Tennessee State Senate in 1879 as Speaker of the House. Henry Pleasant Fowlkes (b.1843-d.1917) was a farmer and a lawyer. He occupied the residence until his death in 1917. By the 1870s, Franklin was expanding to the west and south, with new residences emerging along Lewisburg Avenue between S. Margin and present-day Fowlkes Street. The first was the Cayce-McGory House (Resource #9), built in 1872 at 115 Lewisburg. According to the 1870 census, John M. Cayce (b.1827-d.1902) was employed as a jeweler. Upon his death, he was recognized as a notable silversmith and watchmaker in Franklin.¹¹ J.L. McGan residence was built at 108 (Resource #5) in c.1875. The 1878 Beers map of Williamson County depicts four residences, set within large residential lots, along Lewisburg Avenue and within the historic district. These include Clouston Place, and the homes of J.M. Cayce, Henry P. Fowlkes, and J.L. McGan. A large lot of land

situated between the McGan and Fowlkes houses was owned by an individual with the initials of H.P.S. A house was not built here as of 1878.

Development continued southward during the latter decades of the 19th century. This was largely made possible by the subdivision of land owned by Colonel John B. McEwen, a prominent attorney and businessman in Franklin. During the Civil War, he served as the city's mayor (1861-1865). McEwen was a prominent landowner, purchasing and selling large tracts of land and city lots during the post-war years. Among his landholdings was a large tract of land south of the city limits.¹² McEwen subdivided the land, laying out large residential tracts between Lewisburg Avenue and Columbia Pike to the west, south of Fowlkes Street (formerly Buchanan Street).¹³ The addition extended south of Stewart Street, a cross street between Adam Street and Lewisburg Avenue (Figure 5). A parcel located at the split of Lewisburg Avenue and Adams Street and identified as lot 28 was initially reserved for use as a park, though it would later be developed by a residence. An article in the *Tennessean* in 1890 announces the new subdivision, noting that three residences were already constructed (Figure 6). Streets were named in honor of Confederate generals, with lots averaging 95 by 250 feet.¹⁴

¹¹ Ancestry.com. *U.S., Craftperson Files, 1600-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.

¹² Philip Thomason and Teresa Douglas, *Adams Street Historic District National Register of Historic Places Nomination Form*, National Park Service, 1999; Section 8, Page 11.

¹³ It is believed that the McEwen Addition was first subdivided in the 1880s, though the plat drawing is dated 1892.

¹⁴ "Addition to Franklin," *The Tennessean*, September 26, 1890.

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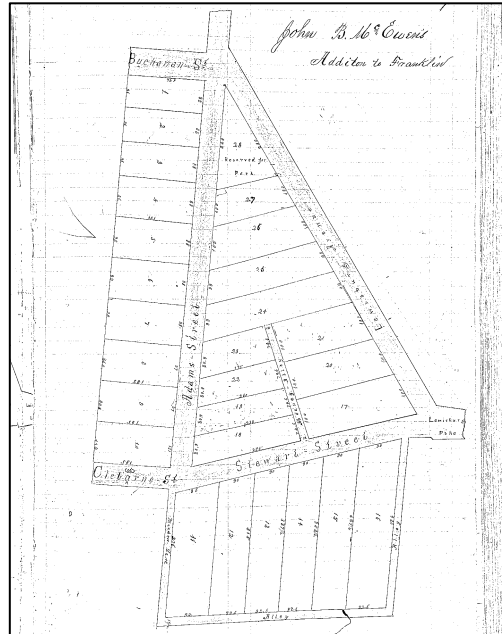


Figure 5. McEwen's Addition, Plat Book 16, Page 1, 1892

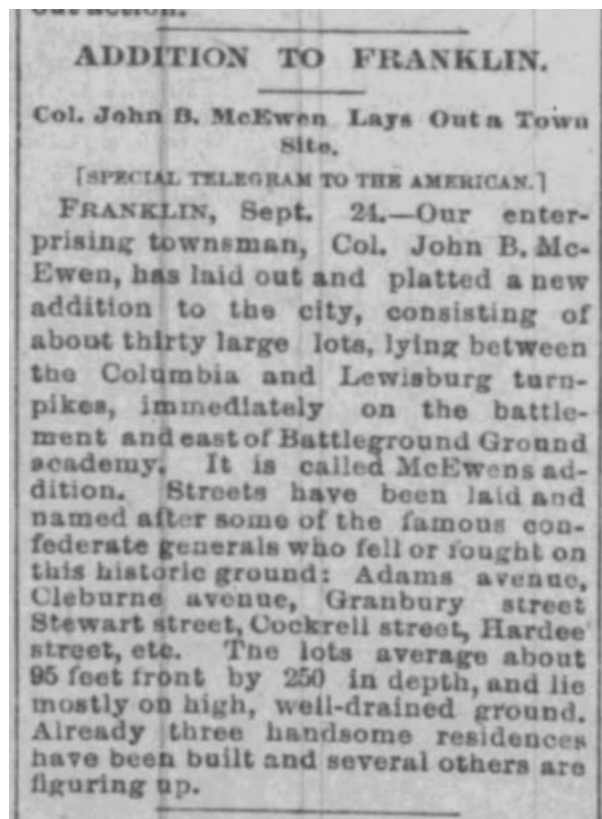


Figure 6. The Tennessean, September 26, 1890

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Most of the land encompassing the McEwen Addition is located within the Adams Street Historic District (NRHP-listed 1999). However, Lewisburg Avenue Historic District inventory resources #1 and 18 to 28 (odd) are attributed to the subdivision of the McEwen land in the 19th century. These range in date from c.1880 to 1912, and all are vernacular house forms. The first is the house located at 210 Lewisburg (Resource #28). This was followed in the 1890s by residences at 202 and 204 Lewisburg (Resources #20 and #22); and the Dr. James and Eliza North house at 208 Lewisburg Avenue (Resource #26). Though located outside of McEwen's Addition, the residence of Dr. W.J. Paschall was erected in 1896 at 201 Lewisburg Avenue (Resource #19).

The first two decades saw continued residential development within the district with the introduction of seven new houses, three of which are located within the McEwen Addition. Among those residences include the George Armistead House, built in 1901 at 117 Lewisburg Avenue (Resource #11). Armistead was the former publisher of *The Review Appeal* and later an editor of the *Nashville Banner*. The Carrick-North House (Resource #24) was built in 1912 at 206 Lewisburg Avenue, and the Richardson-Jewell House (Resource #23) was erected in 1919 at 123 Lewisburg Avenue. In 1903, the entirety of the Lewisburg Avenue Historic District was formally annexed into the city limits.

The 1920s saw the most significant residential building campaign along Lewisburg Avenue. Among these include the Judge Wallace- Smith Adair House (Resource #16) at 122 Lewisburg and built in 1923. The McCall-Koetje House (Resource #25) was built in 1927 at 207 Lewisburg Avenue. Located at 205 Lewisburg Avenue and erected in 1929 is the Sparkman-Freeman House (Resource #23). New development slowed by the 1930s, and the last residence was built c.1940 at 102 Lewisburg Avenue (Resource #2). A 1949 aerial photograph shows the district largely as it appears today. Properties fronting the east side of Lewisburg Avenue featured deep yards that appear to feature gardens and planted trees. Outbuildings are somewhat discernable in the photograph. During the post-World War II years, the construction of detached garages was common. Since placed on the NRHP in 1988, little has changed within the district. It is evident that property owners take considerable pride in their residences and landscaping. Since placed on the National Register in 1988, the district, as well as several additional adjacent properties, has become a locally designated historic district. In 2022, the city adopted design guidelines for its historic districts including guidelines for the preservation, repairs, replacements and alterations to historic residential buildings. According to the guidelines, historic residential buildings are those classified as contributing properties to the district. Such endeavors will ensure the continued preservation of the Lewisburg Avenue Historic District. A historic marker recognizing the significance of the Lewisburg Avenue Historic District was installed in 1993 by Heritage Foundation of Franklin and Williamson County, Williamson County Historical Society.

Architectural Context

The Lewisburg Avenue Historic District encompasses an impressive array of domestic building types and styles that portray distinct trends in residential design from the 1840s to the mid-20th century. These residential properties reflect the early settlement and development of the middle-class, residential corridor and the growing prosperity of the City of Franklin. The district is dominated by vernacular dwellings such as the gable front-and-wing, pyramidal cottage, center passage, and side-gabled cottages. English cottages and American-inspired bungalows also occur throughout the district. Among the varied architectural styles applied to the historic dwellings include the Greek Revival, Italianate, Queen Anne, Folk Victorian, Tudor Revival, Colonial Revival, and Craftsman. Each house type and style convey a unique period in American residential

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architectural design that coincide with the development of the district from c.1840 through the mid-20th century.

Greek Revival Style (c.1820-1860)

The first popular Romantic style of architecture that emerged by the 1820s is Greek Revival, which dominated the newly independent United States through much of the first half of the 19th century. The style evoked architectural precedents of the Greek democracy thought to be appropriate for the new American republic. Similar in overall form and symmetry as the earlier Federal style, Greek Revival architecture is most often recognized by a low-pitched roof, wide band of trim emphasizing the cornice or porch roof; and prominent entry porches or full-width porticos supported by columns typically of the Doric style. The front door surround most often features sidelights and a rectangular transom.¹⁵ Only one representation of Greek Revival architecture occurs within the Lewisburg Avenue Historic District. The only residence built prior to the Civil War, the Otey-Campbell House at 501 S. Margin Street (Resource #30) features gable end chimneys, a symmetrical façade, full-height with classical columns, and an entry door with sidelights and transom.

Italianate (c.1840-1885)

Another Romantic, or picturesque, architectural style is Italianate, which was inspired by the architecture of the Italian Renaissance. Popular nationwide, Italianate residences are generally two or three stories with low-pitched hipped or gable roofs enhanced by wide overhanging eaves with decorative brackets beneath. Windows tend to be tall and narrow, often arched or curved above with elaborated crowns. Some Italianate architecture contain square cupolas or towers.¹⁶ Only one (1) property within the historic district reflects restrained elements of the Italianate style. Constructed in 1866 at 114 Lewisburg Avenue (Resource #8), the Fowlkes-Mayberry House features segmental-arched windows with modest crowns and a recessed entrance within an arched opening.

Queen Anne (1880-1910)

Late-19th century architecture within the historic district is dominated by Victorian-inspired design. During this period, rapid industrialization and expansion of the railroads led to dramatic changes in residential design and construction. The introduction of balloon frame construction allowed for complex and irregular plans, an escape from the box-like forms of earlier decades. In addition, doors, windows, roofing, siding, and decorative materials could be mass-produced in large factories and shipped at a relatively low cost.¹⁷ A variety of distinct styles emerged in the United States during the Victorian era. Among those include Queen Anne and two of its sub-styles - Folk Victorian and Free Classical. Five (5) residences within the Lewisburg Avenue Historic District exhibit elements of the Queen Anne style and its sub-styles. Each is a relatively modest representation of the style with restrained applications.

The Queen Anne style is characterized by a steeply-pitched roof of irregular shape and multiple projecting gable bays. Patterned shingling is common, as well as cutaway bay windows, and other methods to avoid a

¹⁵ McAlester 2017; 244-248.

¹⁶ McAlester 2017; p. 283.

¹⁷ McAlester 2017; p.314.

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smooth wall appearance. Facades are typically asymmetrical with a partial, or full-width porch that oftentimes wraps around the side elevations. Towers are a common element of Queen Anne houses, along with decorative brick patterning, vergeboards in gable ends, spindlework, Classical columns, and decorative brackets. Constructed in 1866, the Mills Jewel House at 211 Lewisburg Avenue best represents the Queen Anne style in the historic district. The two-story dwelling features multiple projecting gabled bays and patterned shingling and vergeboard in the gable ends. Another fine representation of Queen Anne is the c.1880 residence at 210 Lewisburg Avenue (Resource #28). The house features multiple projecting bays, and patterned shingling, a Palladian-styled vent, and decorative vergeboard in the gable end. Decorative spindlework further enhances the dwelling.

Queen Anne Sub-Style: Folk Victorian (c.1870-1910)

Folk Victorian is considered a restrained variation of Queen Anne. It is defined by the presence of Victorian decorative detailing on simple folk house forms. Details are usually either Italianate or Queen Anne-inspired and are generally confined to porch and cornice detailing. Window surrounds are generally simple or may have a modest pediment above. Spindlework in the porch frieze is common. Unlike Queen Anne, Folk Victorian houses generally lack textured, or varied, wall surfaces; however, patterned shingles in gable ends may occur.¹⁸ Only one (1) residence within the district reflects Folk Victorian design elements. The vernacular, gable front-and-wing house located at 1102 Adams Street (Resource #1), constructed c.1900, features turned wood porch posts and patterned shingling in the front gable end. The window surrounds feature simple, flat pedimented heads.

Queen Anne Sub-Style: Free Classical (c.1890-1910)

About 35 percent of Queen Anne houses are classified as a adopting a Free Classical design. This sub-style uses classical columns, rather than the delicate turned posts and spindlework, as porch supports. The classical columns are either full height or raised on a pedestal. The columns are often grouped together in units of two or three. Palladian windows, cornice-line dentils, swags and garlands and other classical details are also common. The sub-style is similar to Colonial Revival houses with asymmetrical facades.¹⁹ An exemplary representation of Free Classical Queen Anne in the historic district is the 1 ½-story house at 121 Lewisburg Avenue (Resource #15), erected c.1900. The house is characterized by its multiple projecting bays and a porch with wide frieze with dentils and large classical columns. Other distinguishing features include gable ends with stucco and half-timbering, and decorative vergeboard. A unique, projecting window bay is stuccoed with curved corners and leaded glass transom.

In a few instances, a house is classified as Eclectic. Such occurrences adopt elements of both sub-styles of Queen Anne. An example of an Eclectic style is the house at 204 Lewisburg Avenue (Resource #22), erected c.1895. A cutaway bay on its façade features decorative carved trim with downturned finials, while its entry porch features Scamozzi columns.

Colonial Revival (c.1880-1955)

In addition to the popular Victorian-inspired residential architecture of the late-19th century, the Eclectic movement drew inspiration from a wide spectrum of Western architectural tradition, including Ancient classical, Medieval, and Renaissance Classical. The movement occurred in two phases. The first occurred at

¹⁸ McAlester 2017; p. 398.

¹⁹ McAlester 2017; p. 346.

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the end of the 19th century, and was renewed around 1920, spreading rapidly across the country. Styles that emerged from this movement and were inspired by English and Anglo-American Period Houses include Colonial Revival, Neoclassical (or Classical Revival), and Tudor Revival. Colonial Revival emphasized simplicity and symmetry. Houses reflecting this style are most often side-gabled with symmetrical facades. Entry doors are usually accented by a decorative crown or pediment supported by pilasters. Fanlights and sidelights are common, as are double-hung sash windows with multi-pane glazing.²⁰ Seven (7) houses within the Lewisburg Avenue Historic District draw upon the Colonial Revival style. They range in date from c.1895 through c.1940. Built in 1895, the Dr. James A and Eliza R. North House (Resource #26) at 208 Lewisburg Avenue has a low-pitched roof featuring overhanging eaves with dentils. The house has multi-light, double-hung windows, a symmetrical façade, and a single-bay porch. Another fine example is the house located at 110 Lewisburg Avenue (Resource #6), built c.1900. The side-gabled dwelling has a symmetrical façade with three gabled dormers, an entry door with multi-light sidelights, and an entry porch with classical columns.

Tudor Revival (c.1890-1940)

This dominant style of domestic architecture was popular nationwide throughout the early-20th century. The style is inspired by late Medieval and early-Renaissance English precedents, ranging from modest folk cottages to grand manors. Common features distinguishing the style include steeply-pitched roofs, usually side-gabled; a façade dominated by one or more prominent front-facing gables; tall, narrow windows, usually in multiple groups; massive exterior chimneys; and a round-arched entry door. Masonry exteriors and half-timbering, particularly in gable ends, frequently characterize Tudor Revival-styled residences. A classic representation of Tudor Revival is the grand residence at 116 Lewisburg Avenue (Resource #10), erected in 1929. The house features a steep roof, stone veneer, and multiple gables and projecting bays. Side gable ends are stuccoed with half-timbering, and windows are double-hung sash with diamond-shaped lights.

Oftentimes, picturesque Tudor Revival-inspired houses were designed with restrained use of the style. In some cases, the overall form is similar to that of traditional Tudor Revival houses with projecting gabled bays and high-pitched roofs. In other instances, the house may be simpler in form and roof line. In either case, the picturesque feel of an English cottage is evident, sometimes employing distinctive Tudor Revival detailing. For example, the stone-veneered bungalow located at 120 Lewisburg Avenue (Resource #14) features a prominent exterior stone chimney on the façade, multi-light double-hung windows and stucco and half-timbering in clipped gable ends.

Craftsman Style (1905-1930)

The Craftsman style is among the most popular architectural styles in the United States of American origin. Character-defining elements of the style include a low-pitched hipped or gable roof with exposed rafter ends, and prominent battered, or tapered, columns on masonry piers applied to large front porches. Gable ends often feature decorative brackets and half-timbering. Typical windows consist of a multi-pane upper sash (commonly vertical panes) and a single-pane lower sash.²¹ The style was largely made popular by print media such as magazines and mail order catalogs. The style is most commonly associated with the bungalow house form on which it is often applied. This form is characterized by its compact size (one-story or one-and-one-half-story), front or side-gabled roofs, large front dormers, and porches with two-part supports.

²⁰ McAlester 2017; 407-410.

²¹ McAlester 2017, p.567.

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Four (4) dwellings within the Lewisburg Avenue Historic District are representative of Craftsman-styled bungalows. Erected in 1919, the Richardson-Jewell-Adgent House (Resource #17) is a large bungalow with gable end brackets. Its prominent entry porch features square wood posts on heavy, tapered stone pedestals. Another fine example of a Craftsman bungalow is the house located at 203 Lewisburg Avenue (Resource #21), built c.1920. The side-gabled house features a prominent entry porch with heavy stone columns. Gable ends are stucco with half-timbering, and the front roof slope features a gabled dormer.

Secondary Buildings

Historic residential neighborhoods commonly feature a variety of domestic outbuildings located to the rear of the house. Garages, carriage houses, privies, utility sheds, and small secondary apartments frequently occur. The increase in automobile ownership, and technological improvements such as plumbing and electricity, ultimately resulted in removal of some domestic outbuildings and the construction of more modern facilities, particularly automobile garages. In the district, one- and two-car garages dating from the early- to mid-20th century are common, as well as simple frame sheds. Constructed c.1940, the front-gabled, single-car garage at 209 Lewisburg Avenue (Resource #27) best represents traditional, detached garages in the district. Three (3) garages adopt Craftsman-styled design features to coordinate with the design of the main house. The detached garage at 119 Lewisburg Avenue (Resource #13) is an exemplary illustration of a Craftsman-inspired garage in the district. Most of the garages and sheds reflect some degree of exterior alterations. Some feature additions or have added upper half-stories.

Many outbuildings are quickly disappearing from the residential landscape as larger, garage apartments are constructed. Surviving secondary buildings in the historic district are important in understanding the evolution of residential living since the mid-19th century.

Summary:

As amended, the Lewisburg Avenue Historic District survives as an exemplary collection of middle-class residential house types and styles that speak toward the prosperity and growth of the city of Franklin. The c.1840, Otey-Campbell House was constructed prior to the building of Lewisburg Avenue when the area was largely agricultural, outside the limits of the original town. During the Civil War, Lewisburg Avenue, a primary toll road leading into Franklin, consequently experienced the devastation of war. As the city's economy revived in the years following the Civil War, land subdivisions along Lewisburg Avenue allowed for the development of the impressive, middle-class residences sited within large, landscaped lots. The architectural styles represented within the district convey distinct trends in American architectural design since the mid-19th century through the mid-20th century. Houses within the district are remarkably well-preserved, exhibiting minimal, if any, exterior alterations.

Lewisburg Avenue Historic District (Boundary Decrease,
Boundary Increase, and Additional Documentation)

Williamson, TN

Name of Property

County and State

9. Major Bibliographic References

Bibliography (Insert bibliography here- cite the books, articles, and other sources used in preparing this form.)

“Addition to Franklin,” *The Tennessean*, September 26, 1890.

Ancestry.com. *Tennessee, U.S., Enumeration of Male Voters, 1891* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

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Bowman, Virginia McDaniel. *Historic Williamson County: Old Homes and Sites*, Nashville, TN: Blue & Gray Press, 1971.

D.G. Beers & Co., “Map of Williamson County, Tennessee,” Philadelphia: D.G. Beers & Co., 1878.

McAlester, Virginia Savage. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2017.

Pewitt, Lyn Sullivan, *Back Home in Williamson County*, Bicentennial Edition, Franklin, TN: Hillsboro Press, 1986.

Sanborn Map Company, Franklin, Tennessee, Tennessee Map Index, 1908, 1913, 1928, updated 1940s and 1950s.

Thomson, Philip and Andra Martens, and Cate Hamilton, *Franklin Historic District (Additional Information)*, National Register Nomination Form, National Park Service, 2016.

Thomason, Philip and Teresa Douglas, *Adams Street Historic District National Register of Historic Places Nomination Form*, National Park Service, 1999.

Williamson County Property Records.

Lewisburg Avenue Historic District (Boundary Decrease,
 Boundary Increase, and Additional Documentation)

Williamson, TN

Name of Property

County and State

Previous documentation on file (NPS):		Primary location of additional data:	
<input type="checkbox"/>	preliminary determination of individual listing (36 CFR 67 has been requested)	<input checked="" type="checkbox"/>	State Historic Preservation Office
<input checked="" type="checkbox"/>	previously listed in the National Register	<input type="checkbox"/>	Other State agency
<input type="checkbox"/>	previously determined eligible by the National Register	<input type="checkbox"/>	Federal agency
<input type="checkbox"/>	designated a National Historic Landmark	<input type="checkbox"/>	Local government
<input type="checkbox"/>	recorded by Historic American Buildings Survey #	<input type="checkbox"/>	University
<input type="checkbox"/>	recorded by Historic American Engineering Record #	<input type="checkbox"/>	Other
<input type="checkbox"/>	recorded by Historic American Landscape Survey #	Name of repository:	
Historic Resources Survey Number (if assigned):			

10. Geographical Data

Acreeage of Property 21.3 **USGS Quadrangle** Franklin, TN

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

The following five coordinates are those identified on the 1988 National Register nomination. However, improved technology allows for more accurate coordinate readings. As such, the original coordinates are considered inaccurate, and the revised boundaries are more appropriately defined by a new set of coordinates. The revised coordinates are listed below and the location of each is keyed to the location map.

1988 Nomination Coordinates

- | | |
|------------------------|-----------------------|
| A. Latitude: 35.919250 | Longitude: -86.870095 |
| B. Latitude: 35.916995 | Longitude: -86.869101 |
| C. Latitude: 35.915645 | Longitude: -86.870765 |
| D. Latitude: 35.914379 | Longitude: -86.867997 |
| E. Latitude: 35.913389 | Longitude: -86.869439 |

Revised Coordinates

- | | |
|------------------------|-----------------------|
| A. Latitude: 35.921080 | Longitude: -86.870080 |
| B. Latitude: 35.920900 | Longitude: -86.869490 |
| C. Latitude: 35.919030 | Longitude: -86.869870 |
| D. Latitude: 35.919040 | Longitude: -86.868810 |
| E. Latitude: 35.918260 | Longitude: -86.867480 |

Lewisburg Avenue Historic District (Boundary Decrease,
Boundary Increase, and Additional Documentation)

Williamson, TN

Name of Property

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F. Latitude: 35.916540	Longitude: -86.867640
G. Latitude: 35.915890	Longitude: -86.868890
H. Latitude: 35.915860	Longitude: -86.869500
I. Latitude: 35.917510	Longitude: -86.870170
J. Latitude: 35.917970	Longitude: -86.871290
K. Latitude: 35.918300	Longitude: -86.871210
L. Latitude: 35.918260	Longitude: -86.870840
M. Latitude: 35.920520	Longitude: -86.870400

Verbal Boundary Description

The following boundary description and justification are taken from the original National Register nomination, completed in 1988.

1988 – The boundary for the Lewisburg Avenue Historic District is defined on the north by the southern boundary of the Franklin Historic District and modern residences, on the east by the L&N Railroad tracks, and on the south and west by modern residences.

2022 Boundary Decrease, Increase and Additional Documentation

The boundaries of the district include all properties nominated in 1988, with exception to parcel 078F F 04800, located at the south end of the district. The boundary follows the rear property lines of each parcel within the district. Due to changes in size to several parcels of land since the 1988 listing, the boundaries are adjusted to exclude developed, subdivided parcels.

The 2022 Boundary Increase and Decrease and Additional Documentation map shows the revised boundaries, as well as the acreage that is excluded or added since the 1988 National Register nomination.

Boundary Justification (Explain why the boundaries were selected.)

As amended, the boundaries of the Lewisburg Avenue Historic District comprise a cohesive collection of historic, middle-class residences along Lewisburg Avenue. The district is adjacent to the south of the original town plan of Franklin. The district is bordered to the north by the Downtown Franklin Historic District and to the west by modern residential development. The Adams Street Historic District is adjacent to the west and south; and the L&N Railroad corridor more or less forms the eastern boundary.

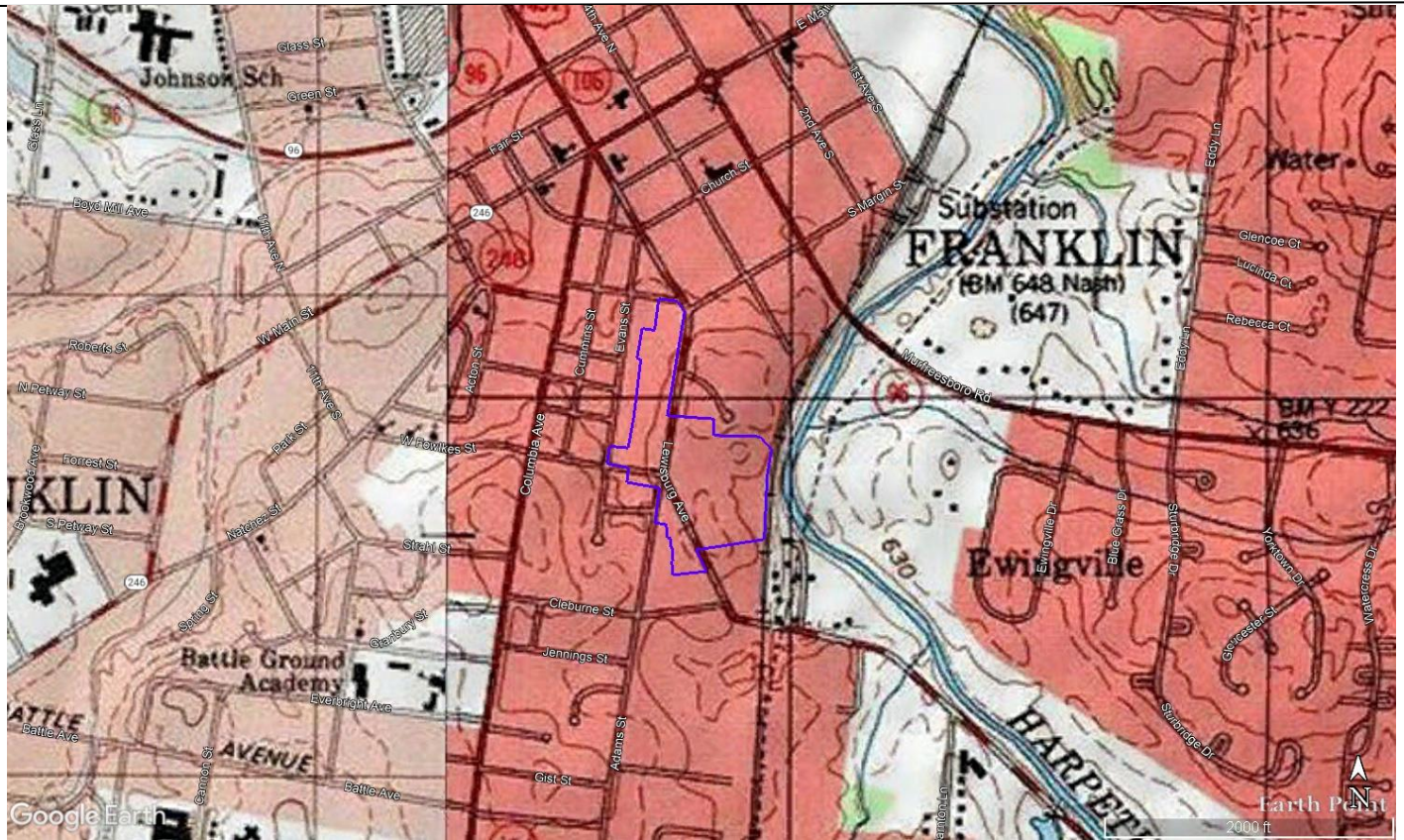
Since listed on the National Register in 1988, several parcels of land within the district have reduced in size, specifically these changes are restricted to the depth of the parcel rather than its width. The present boundaries are drawn to include the entirety of the current parcels of land. As such, adjustments to the boundaries of the district include two decrease areas. The boundary decrease also includes the entirety of parcel 078F F 04800, located at the south end of the district. The exclusion of this parcel is due to the loss of the former residence. The amended district also includes a narrow strip of land extending from Evans Street that has been absorbed into the parcel for 120 Lewisburg Avenue.

Lewisburg Avenue Historic District (Boundary Decrease,
Boundary Increase, and Additional Documentation)

Williamson, TN

Name of Property

County and State



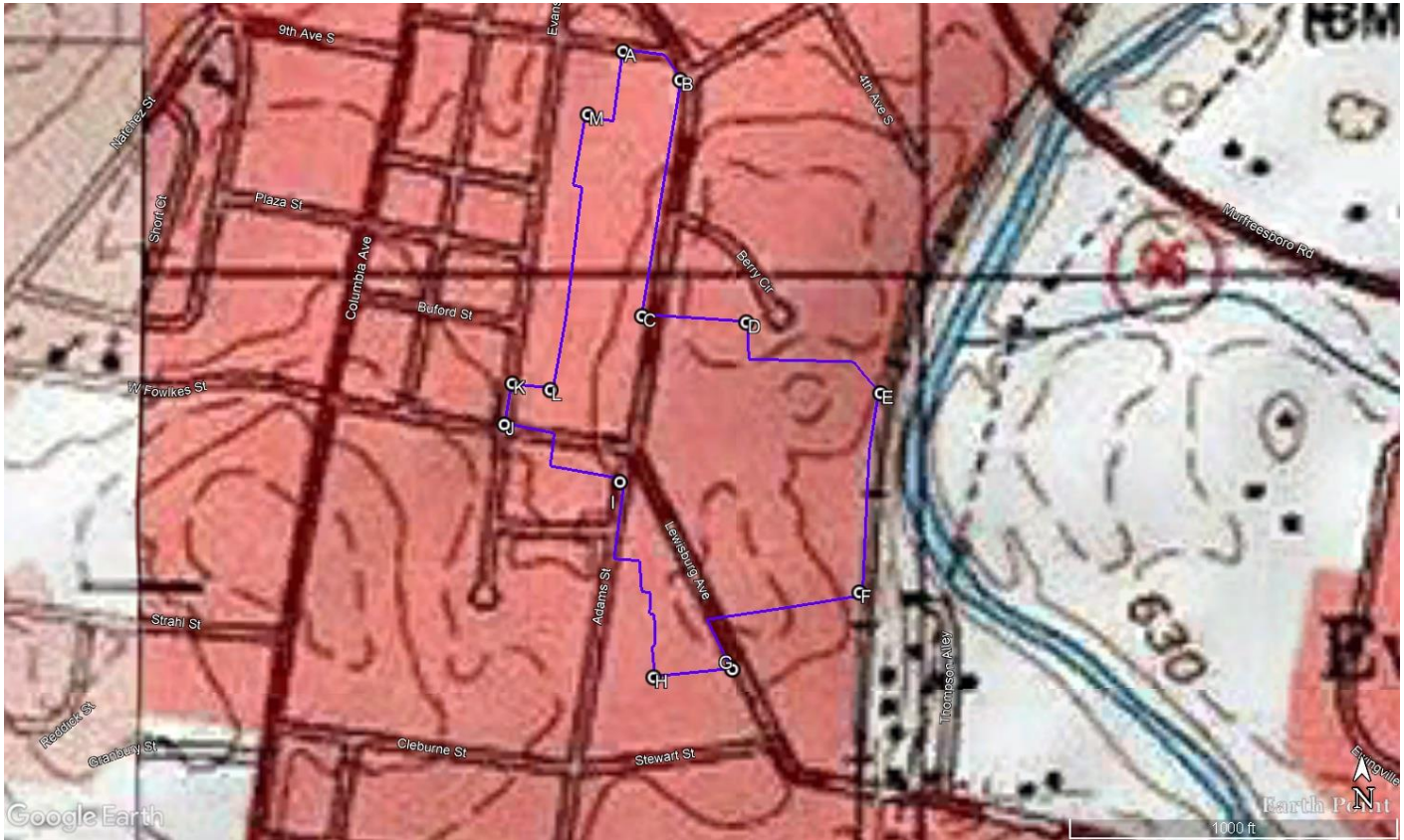
LEWISBURG AVENUE HISTORIC DISTRICT (INCREASE/DECREASE, ADDITIONAL DOCUMENTATION)
LEIPER'S FORK, TN (1981) AND FRANKLIN, TN (1997) USGS TOPOGRAPHIC MAPS

Lewisburg Avenue Historic District (Boundary Decrease,
Boundary Increase, and Additional Documentation)

Williamson, TN

Name of Property

County and State



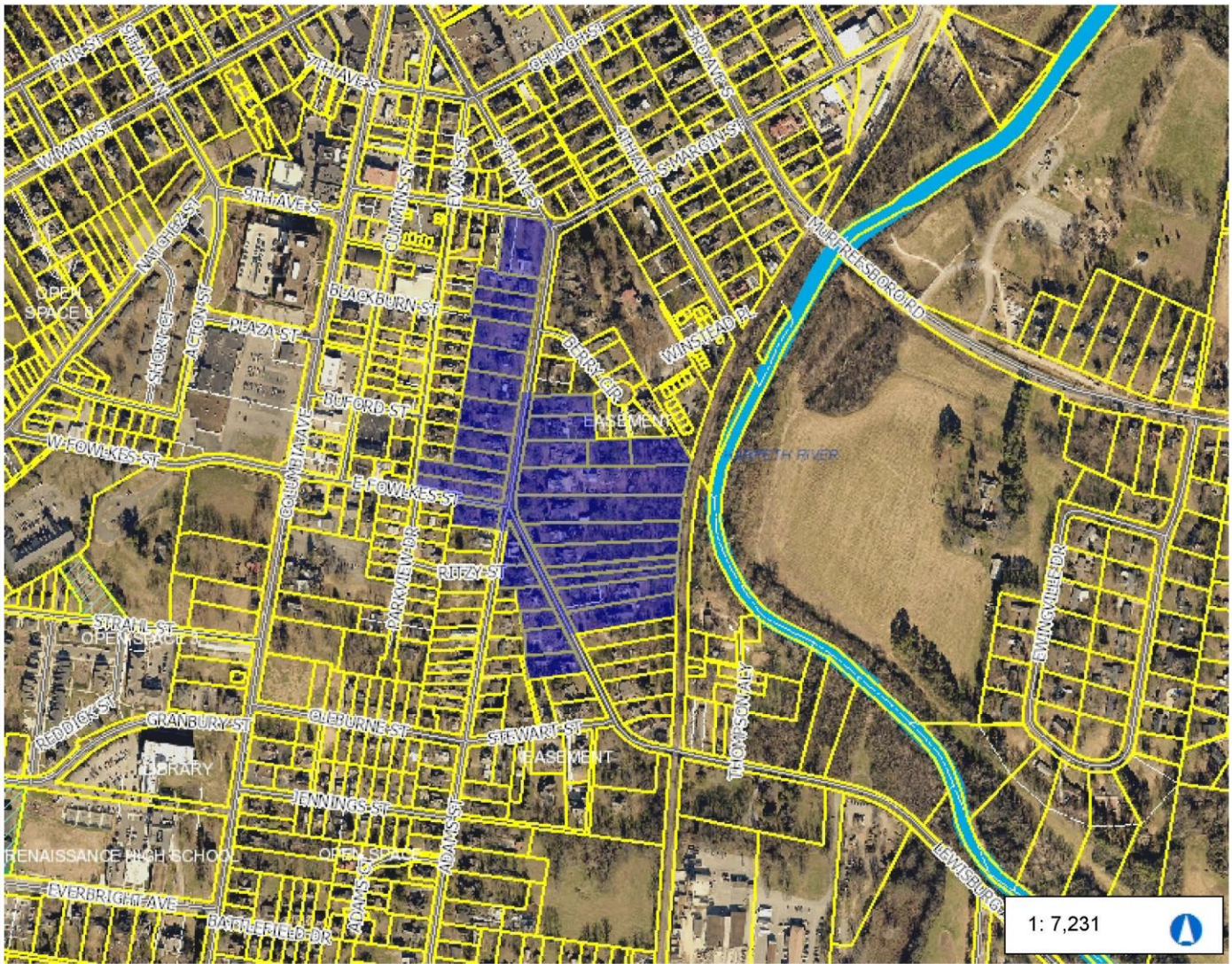
Location Map: Lewisburg Avenue Historic District Boundary, USGS topographic mapping showing locations of keyed coordinates

Lewisburg Avenue Historic District (Boundary Decrease,
Boundary Increase, and Additional Documentation)

Williamson, TN

Name of Property

County and State



0.2 0 0.11 0.2 Miles
NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Williamson County Parcel Map with Aerial Photograph Overlay Showing the Amended District Boundary (Shaded Blue)

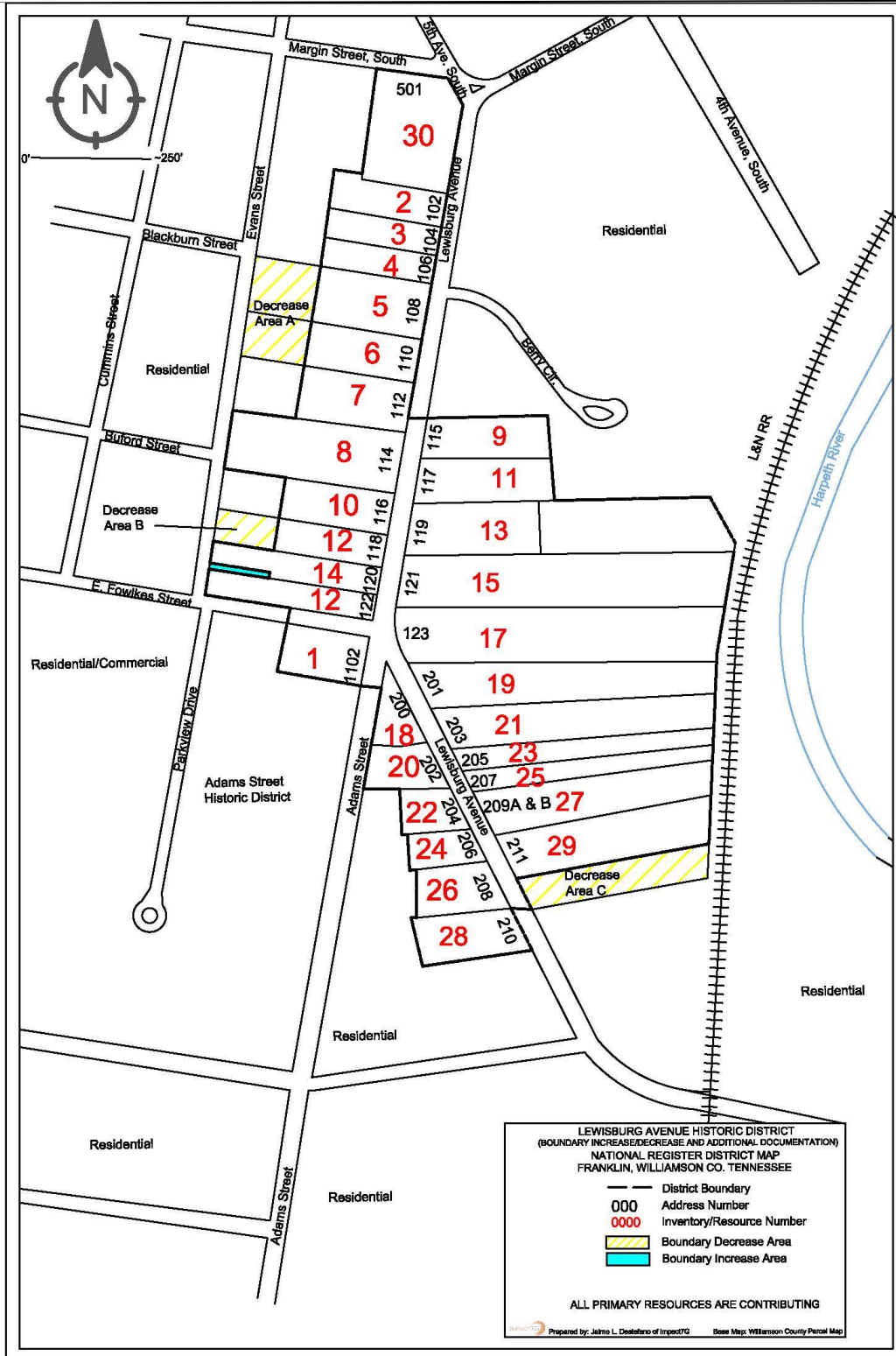
DRAFT

Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation)

Williamson, TN

Name of Property

County and State



Lewisburg Avenue Historic District Boundary Map, 2022

Lewisburg Avenue Historic District (Boundary Decrease,
Boundary Increase, and Additional Documentation)

Williamson, TN

Name of Property

County and State

11. Form Prepared By

Name Jaime L. Destefano, MSHP

Organization Impact7G, Inc.

Street & Number 1300 FM 2673, PO Box 2194 Date August 2022

City or Town Canyon Lake Telephone 404-694-2066

E-mail jdestefano@impact7g.com State TX Zip Code 78133

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints)
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. should be included on a Continuation Sheet following the photographic log and sketch maps)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Lewisburg Avenue Historic District
(Boundary Decrease, Boundary Increase and
Additional Documentation)

Williamson, TN

Name of Property

County and State

Photo Log

Name of Property: Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase and Additional Documentation)
City or Vicinity: Franklin
County: Williamson State: TN
Photographer: Michelle Taylor, Impact7G
Date Photographed: May 20, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 23. 501 S. Margin Street (Resource #30), front façade. Photographer facing south
- 2 of 23. 501 S. Margin Street (Resource #30), storage shed. Photographer facing northwest
- 3 of 23. 1102 Adams Street (Resource #1), front façade. Photographer facing northwest
- 4 of 23. 1102 Adams Street (Resource #1), garage, southeast elevation. Photographer facing northwest
- 5 of 23. 211 Lewisburg Avenue (Resource #29), southwest oblique. Photographer facing northeast
- 6 of 23. 211 Lewisburg Avenue (Resource #29), wrought iron fence. Photographer facing northwest
- 7 of 23. 208 Lewisburg (Resource #26), northeast oblique. Photographer facing southwest
- 8 of 23. 206 Lewisburg (Resource #24), front facade. Photographer facing southwest
- 9 of 23. 204 Lewisburg (Resource #22), front facade. Photographer facing southwest
- 10 of 23. 203 Lewisburg (Resource #21), front facade. Photographer facing northeast
- 11 of 23. 201 Lewisburg (Resource #19), front facade. Photographer facing east
- 12 of 23. 200 Lewisburg (Resource #18), front facade. Photographer facing southwest
- 13 of 23. 123 Lewisburg (Resource #17), front facade. Photographer facing east
- 14 of 23. 122 Lewisburg (Resource #12), front facade. Photographer facing northwest
- 15 of 23. 121 Lewisburg (Resource #15), front facade. Photographer facing east
- 16 of 23. 120 Lewisburg (Resource #14), northeast oblique. Photographer facing southwest
- 17 of 23. 119 Lewisburg (Resource #13), garage. Photographer facing east
- 18 of 23. 117 Lewisburg (Resource #11), stone retaining wall. Photographer facing southeast
- 19 of 23. 117 Lewisburg (Resource #11), front facade. Photographer facing southeast
- 20 of 23. 116 Lewisburg (Resource #10), front facade. Photographer facing northwest
- 21 of 23. 114 Lewisburg (Resource #8), front facade. Photographer facing northwest
- 22 of 23. 112 Lewisburg (Resource #7), front facade. Photographer facing northwest
- 23 of 23. 108 Lewisburg (Resource #5), front facade. Photographer facing northwest

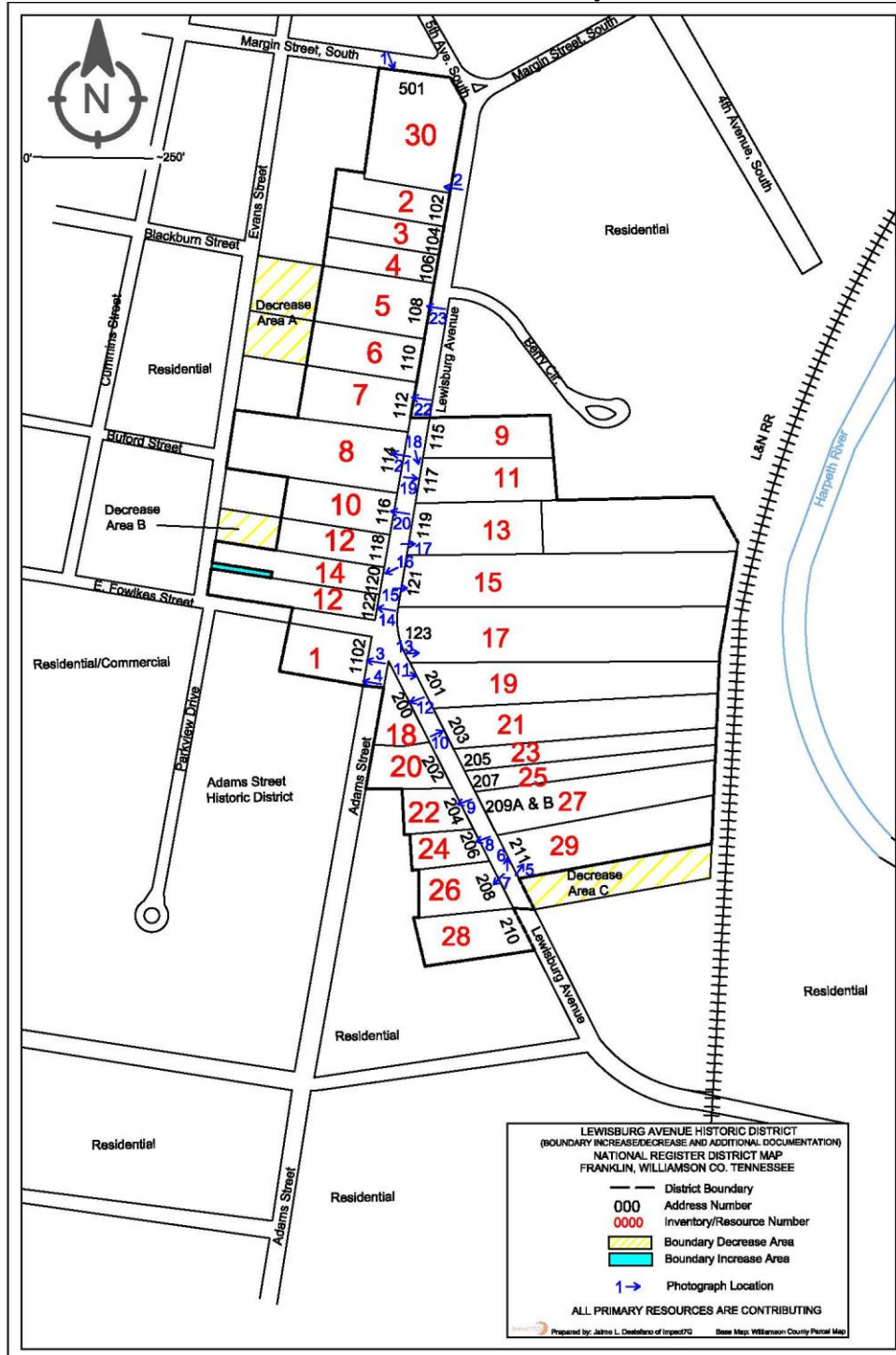
Lewisburg Avenue Historic District
 (Boundary Decrease, Boundary Increase and
 Additional Documentation)

Williamson, TN

Name of Property

County and State

Site Plan with Photos Keyed



Photograph Log

DRAFT

Property Owner:

(This information will not be submitted to the National Park Service, but will remain on file at the Tennessee Historical Commission)

Name	Varies
Street & Number	Telephone
City or Town	State/Zip



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