

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

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

1. Name of Property

historic name Water Street Historic District

other names/site number N/A

2. Location

street & number Water Street (SR 128) between Polk & Cedar sts  not for publication

city or town Clifton   vicinity

state Tennessee code TN county Wayne code 181 zip code 38485

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  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Herbert L. Hager 5/22/92  
 Signature of certifying official/Title Date  
**Deputy State Historic Preservation Officer, Tennessee Historical Commission**  
 State of Federal agency and bureau

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

\_\_\_\_\_  
 Signature of certifying official/Title Date

\_\_\_\_\_  
 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.  See continuation sheet.

determined eligible for the National Register  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper Alcorn Byers **Entered in the National Register** Date of Action 7/8/92

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 14	Noncontributing 2	
		buildings
		sites
		structures
		objects
14	2	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: hotel

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

RECREATION & CULTURE: museum

7. Description

Architectural Classification

(Enter categories from instructions)

Bungalow,

OTHER: Gable-Front & Wing

Materials

(Enter categories from instructions)

foundation granite, BRICK

walls weatherboard, vinyl, BRICK

roof tin, ASPHALT

other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

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

- 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 of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

**ARCHITECTURE**

**Period of Significance**

**ca. 1870-1940**

**Significant Dates**

**N/A**

**Significant Person**

(Complete if Criterion B is marked above)

**N/A**

**Cultural Affiliation**

**N/A**

**Architect/Builder**

**various unknown**

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS): N/A**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

**MTSU, Center for Historic Preservation**

Water Street Historic District  
Name of Property

Wayne Co., TN  
County and State

**10. Geographical Data**

**Acreage of Property** Approx. 10 acres

Clifton, TN 33NW

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 1 | 6 | | 4 | 0 | 9 | 7 | 0 | 0 | | 3 | 9 | 1 | 6 | 2 | 5 | 0 |  
Zone Easting Northing  
2 | 1 | 6 | | 4 | 0 | 9 | 9 | 6 | 0 | | 3 | 9 | 1 | 6 | 3 | 6 | 0 |

3 | 1 | 6 | | 4 | 0 | 9 | 9 | 6 | 0 | | 3 | 9 | 1 | 6 | 2 | 5 | 0 |  
Zone Easting Northing  
4 | 1 | 6 | | 4 | 0 | 9 | 7 | 0 | 0 | | 3 | 9 | 1 | 6 | 2 | 0 | 0 |

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Boyd Denner, Jennifer Martin, & C. Van West (from a draft by Richard Quin, former Preservation Planner, South Central Tennessee Development District.)  
organization Center for Historic Preservation date May 1992

street & number P.O. Box 80, MTSU telephone (615) 898-2947

city or town Murfreesboro state TN zip code 37132

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

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

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name see attached list

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Wayne County, TNDESCRIPTION

The Water Street Historic District is located in Clifton, Wayne County, Tennessee. Clifton lies in the northwest corner of Wayne County on the Tennessee River in midwest portion of the state. The town is located at the junction of State Highway 114 and State Highway 128. The population in 1980 was 870. It is the second largest town in the county behind Waynesboro, the county seat.

The nominated district is situated on a high cliff on the east bank of the lower Tennessee River. The district's most prominent feature is its location along the Tennessee River. The northwest corner of the district is situated within two hundred yards of the landing for the Clifton Ferry, one of the last of eight ferries remaining in the state. Resources in the district date from circa 1870 to 1940 and the remains of late nineteenth and early twentieth century prosperity survive in the domestic architecture of Water Street. A 1905 map of Clifton shows that the town plan was oriented toward the Tennessee River, and therefore, the Water Street Historic District's development, as was all Clifton, is tied directly to the success of river trade on the Tennessee and the prosperity of industry in Clifton during the late nineteenth and early twentieth century.

The most predominant architectural style in the district is the Bungalow. Property #7, the T. S. Stribling House (or Kloss/Stribling House) was constructed in 1924 by T. L. Kloss, a local businessman. Among its most prominent features are its horizontal massing, overhanging eaves, and wide inviting porch. It is one and a half story frame structure with a low-pitched gable roof with overhanging eaves supported by simple brackets.

Towards the end of the nineteenth century domestic building techniques were changing. More and more of the new houses being built were using the new balloon framing construction techniques with weatherboard. The houses are primarily one to two stories in height and are built of various materials, but predominantly are frame construction. The houses located in the Water Street Historic District demonstrate the mainstream architectural styles that were sought by the emerging middle class citizens of Clifton. The district includes a broad range of architectural styles including Bungalow, Crossplan and Gable-front and Wing.

The Gable-front and Wing Style was a result of the new balloon framing techniques and the Greek Revival movement according to A Field Guide to

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American Houses.<sup>1</sup> Gable-front facades dominated in rural areas beginning in the late nineteenth century. Later an additional perpendicular wing would be added to Hall-and-Parlor and I-House forms. Some were built with uneven roof-lines, one wing being higher than the other. More often, though, the entire house would be built as a unit with a roof ridge of uniform height as is the case with property #3. This two story structure is fronted by a one story porch which extends along the north facade of the side gable. Constructed circa 1900 this property has a tin roof and except for the addition of vinyl siding has not under gone any significant alterations. In the South, one-story Hall-and-Parlor plans were built with an added one story or two story gable-front wing. These houses gave more interior space than the typical Hall-and-Parlor plan and became very popular.

The only example of the Crossplan style in the district is property #5. Constructed in 1880, this two story house has a central projecting wing on its north facade which is topped by a gable roof. A three sided bay window is located on the first floor of the north facade. In Common Houses in America's Small Towns, John A. Jakle, Robert W. Bastian, and Douglas K. Meyer, state that "in a crossplan dwelling, the principal axis of the structure is perpendicular to the street with one or two wings forming a cross section midway back from the street" and that crossplan dwellings are found "primarily in towns which experienced growth in the 1880s and 1890s, and the early decades of the twentieth century."<sup>2</sup> The front door in many crossplan dwellings is located in one of the crossing arms and approached by a side porch. In some houses, though, the door is located in the front facade. There are two front doors on property #5. One is located on the west branch of the crossing arm and is approached by screened porch while the other door is on the east crossing and is accessed by a covered side porch.

Another example of architecture found in the district is the Minimal Traditional style. Property #4 is one of this style and compared to the other houses in the district this house has very little in architectural distinctiveness. It does however represent a style that became popular in the 1930s due in part to the economic depression. Characteristics of the Minimal Traditional are lack of decorative detailing, low or intermediate

<sup>1</sup> Virginia and Lee McAlester. A Field Guide to American Houses. (New York: Alfred A. Knopf, 1989.), 90.

<sup>2</sup> John A. Jakle, Robert W. Bastian, and Douglas K. Myer, Common Houses in America's Small Towns (Athens: The University of Georgia Press, 1989), 164

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roof pitches, and narrow eaves rather than overhanging eaves. Sometimes there is a large chimney or a front facing gable, though property #4 has no chimney. It has a concrete foundation, full length porch on the front facade with a gabled dormer above the porch. Most of the materials used in these houses are wood, brick, stone, or a combination of these materials.

The remaining style in the district is a Queen Anne house with Colonial Revival influences. This transition of style from the 1880s to circa 1910 ties in with the town's two major post Civil War boom periods. An example of this is property #1. The Queen Anne style dominated domestic building forms from 1880 until 1900. It remained widely popular through the turn of the century and gradually decreased in prominence after that according to A Field Guide to American Houses.<sup>3</sup> In the South this style is typical of the resurgent, cotton rich states of the New South. Property #1's most prominent feature is its wrap-around porch. It is a two-story frame house and has a low pitched hipped roof with large gabled dormers. Other features of the structure are two three sided bay windows and a two story portico on its front facade with balcony.

Water Street is parallel to the Tennessee River. From its highest point at the western end of the district, the street progresses in a linear manner along the river. A vacant grass lot, not in the district, is located along side of the street up to property #4. The remnants of a nineteenth century sidewalk remain on the south side of Water Street, but no sidewalks are located on the north side of the street.

The houses are situated on average of thirty feet from the sidewalk or street. The houses are an average of fifty feet from one another. The outbuildings are located behind or adjacent to the houses. The houses and outbuildings in the district are in good condition. Except for the addition of vinyl siding on three of the properties, the houses retain their original appearance.

Historically all of the properties served as residences except for property #1 and property #5 which both served as boarding houses in the late nineteenth and early twentieth centuries. Seven of the eight principal resources continue to serve as residences. Property #7 serves as the Stribling House Museum and is now owned by the Town of Clifton. This bungalow is the only surviving property associated with Thomas S. Stribling, one of two Tennessee writers to be awarded the Pulitzer Prize.

<sup>3</sup> McAlester, A Field Guide to American Houses, 266.

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Contributing resources (C) are significant to the historic and architectural development of the district, possess compatible design elements, and maintain the scale, use, and texture of the district. Non-contributing resources (NC) have little or no architectural significance or do not fall into the period of significance of the district. In all there are seven principal contributing resources and seven contributing outbuildings. There is one non-contributing principal building and one non-contributing outbuilding.

## INVENTORY

1. Water Street  
ca. 1870

Queen Anne with Colonial Revival Influence, two story, weatherboard, tin roof, gable on west and north roof with one over one double-hung sash windows, two internal brick chimneys, single leaf glass door with transom and aluminum storm door, east one over one double-hung sash window, three west windows form bay each window is one over one double-hung sash window, three sided Colonial Revival porch fronted by eleven wooden columns, four bay second story facade, single leaf glass door with transom, east one over one double-hung sash window, full second story porch fronted by three rounded wood columns and balustrade, stone foundation. This property is a currently a single residence, but originally functioned as a boarding house (C).

2. Water Street  
ca. 1960

Ranch House, one story, brick, asphalt shingle gable roof, half-glass door with aluminum storm door, paired double-hung sash windows on east side of facade, picture window with one over one sidelights on each side on east side of door, two double-hung one over one sash windows on west side of door, front gabled porch fronted by metal porch supports, brick foundation (NC).

Outbuilding: ca. 1900, storage shed, weatherboard, gable asphalt shingle roof, central single leaf wood door, stone foundation (C)

3. Water Street  
ca. 1900

Gable-Front and Wing, two story, vinyl siding, front and side tin roof, wooden fishscale shingles in tympanum, internal brick chimney, paired double-hung sash windows with louvered aluminum shutters on



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east and west gable ends of first and second floor facade, aluminum and screen storm doors with transom, east end of second floor facade has paired double-hung sash windows with louvered aluminum shutters, wing of second floor has two double-hung sash windows with louvered aluminum shutters, first floor porch fronted by round fluted column, stone foundation (C).

4. Water Street  
ca. 1930

Minimal Traditional with Colonial Revival influences, one story, vinyl siding, side gabled asphalt shingle roof with center gable on south facade, half-glass centrally located front door with transom, paired one over one double-hung sash windows on either side of door, porch on south facade is fronted by four round fluted columns, concrete block foundation (C).

Outbuilding: ca. 1940, garage, vinyl siding, gabled tin roof, double garage doors, concrete block foundation (C).

5. Water Street  
ca. 1880

Crossplan, two story, frame, cross-gabled tin roof, first floor screened porch on east end of north facade encloses half-glass front door with transom, with aluminum storm door, half-glass door with transom on west end of north facade fronted by aluminum storm door, three-sided bay window on first floor of north protruding gable, paired one over one double-hung sash windows on second floor of protruding central gable, single leaf door on west end of second floor of north facade fronted by porch, a single one over one double-hung on east end of north facade, concrete block foundation. This house currently serves as a single residence, but it originally functioned as a boarding house (C).

Outbuilding: ca. 1940, shed, concrete block, gable tin roof with shed extension on south facade, double garage door on east facade, concrete block foundation (C).

6. Water Street  
ca. 1930

Bungalow, one story and attic, vinyl siding, hipped asphalt shingle roof with hipped roof dormer, half-glass front door with transom fronted by aluminum and Plexiglass storm door, one double-hung sash window on each side of front door, porch on east and south facades is

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fronted by paired fluted square columns on brick piers with a trio of fluted square columns on brick piers at the southeast and southwest corners, concrete block foundation (C).

Outbuilding: ca. 1930, double car garage off of north corner of house, vinyl siding, gable tin roof, concrete block foundation (C).

Outbuilding: ca. 1930, shed attached to northeast corner of house, vinyl siding, gable tin roof, used for storage.

## 7. Water Street

1924 T. S. Stribling House (Kloss-Stribling Houses)

Bungalow, two-story, asymmetrical, weatherboard, hipped with cross gable asphalt shingle roof, half-glass door on north west cutaway corner, four over one double-hung sash window on east end of north facade, paired four over one double-hung sash window to east of front door, two paired four over one double-hung sash windows on west facade, porch on north and west facades is fronted by seven square panelled columns, northwest corner of porch forms eyebrow arch shape with "K" in the tympanum under the arch, concrete foundation, built for T. L. Kloss (C).

Outbuilding: ca. 1980, shed, brick, asphalt shingle roof, panelled half-glass and full wooden panelled doors on north facade, concrete foundation (NC).

## 8. 217 Water Street

ca. 1930

Bungalow, two stories, brick and weatherboard, gable asphalt shingle roof with weatherboard shed dormer with exposed rafter tails, glass panelled door fronted by aluminum storm door, one paired six over six double-hung sash windows on each side of front door, porch on south and east facades fronted by seven square wood columns with slanted sides on brick piers, brick foundation, weatherboard two car garage addition on west side (C).

Outbuilding: ca. 1930, garage, weatherboard, gable asphalt shingle roof, double weatherboard doors, brick foundation (C).

Outbuilding: ca. 1930, shed, board and batten, gable asphalt roof, single leaf door, stone foundation (C).

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Wayne County, TNSTATEMENT OF SIGNIFICANCE

The Water Street Historic District located in Clifton, Wayne County, Tennessee is eligible for the National Register of Historic Places under Criterion C as a locally significant example of late nineteenth and early twentieth century domestic river front architecture in Clifton and Wayne County.

The Town of Clifton was incorporated in 1854 and is named for the high cliff upon above which it is located. The town was established as a river landing for cotton crops coming from Maury County after the Duck River had proven to be unnavigable for transporting the crop. To gain access to the Tennessee River several of Maury County's planter elite, including Granville, Gideon, and Jerome Pillow, William and Lucius Polk, and Evan Young, established the Columbia Central Turnpike from Columbia seventy miles to the west to the Tennessee River. At the terminus of the Turnpike, the incorporators of the road purchased land from Stephen Roach, then offered it for sale. Thus, the town of Clifton was established.

After its incorporation on 1854 Clifton prospered as a port and a trade center for Maury County goods. Early signs of industry were already apparent by the 1850s when W. M. Johnson constructed and operated a cement furnace. By the outbreak of the Civil War, large numbers of steamboats were docked at Clifton and the town boasted a population of 800. The town played a major role during Nathan Bedford Forrest's campaign in Wayne County. By 1862 Forrest had constructed two flatboats by which to cross the Tennessee River and concealed them in Clifton. The Second Tennessee Mounted Infantry, U.S.A., commonly called "the Clifton Shebang", was stationed at Clifton to prevent Forrest from crossing the Tennessee River. By building scattered campfires and beating drums as they marched, Forrest's troops gave the Union army the impression that Confederate forces numbered 10,000 instead of the actual 2,100 men. By December 1863, Murphy's regiment had failed to stop Forrest and General John Bell Hood's troops drove the Union soldiers from Clifton in 1864. Occupation of Clifton by Federal troops had a damaging impact on the town. By the end of the war only four homes were left standing in the town.<sup>4</sup>

In his diary in May, 1864 James Glendenning Mary declared:

<sup>4</sup> Jerry O'Neil Potter, "The First West Tennessee Raid of General Nathan Bedford Forrest," The West Tennessee Historical Society Papers 27 (1974), 59-60.

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Clifton at the was desolation, not a dwelling was there. It consisted of a lot of Chimney stacks that stood up like grave monuments<sup>5</sup>, marking the places that had been the homes of its citizens.

Despite the damage that Clifton suffered during the Civil War, the town rebuilt itself and began to prosper as a production and trade center during the 1870s. Iron, leather, staves, dried fruit, lumber, and feathers were shipped from the river port. Also following the Civil War the area surrounding Clifton was being mined for minerals like iron ore. In 1872, the first county newspaper, the Wayne County Citizen, was published by T. F. Wooten and C. C. Stribling. By 1886, 200 square miles of the county's 700 square mile land mass were mineral lands. In addition to serving as a trade hub and mining center, Clifton also saw the expansion of agriculture following the Civil War. Fertile land around the town produced grain, cotton, and peanuts.

Because of its prosperity as a trade and production center economic growth continued in Clifton through the turn of the century. Steamboats including the Clyde, Memphis, Savannah, and the Saltillo, served Clifton in the first decade of the twentieth century. In October of 1904, the (Clifton) Mirror was founded. In September 1905, the cornerstone of Frank Hughes College was laid (now the high school). In 1907 the Mirror proclaimed the school to be "the best college building in this section of the county."<sup>6</sup> Also in 1905 a paint ore bank consisting 102 acres was located within a mile of Clifton. In 1905 the Mirror reported that Clifton received \$250,000 worth of merchandise annually at its port. In addition during one week of the year, "there were 3000 chickens and an immense quality of eggs shipped from here." From the town's two gins approximately \$40,000 worth of cotton was shipped from Clifton in 1905.

By 1907 Clifton was the only town on the Tennessee River that had an electric light and ice plant. During this period the Clifton Masonic Academy was established as well as local businesses like the Russ Hotel. During the same period a twenty-five acre cement furnace business was located on the river front of Clifton west of the Water Street Historic District. There were also phosphate deposits within the town limits. However, following the Civil War up until circa 1910 the most reliable

<sup>5</sup> James Glendinning Mary. "The Civil War - An Autobiography of Terrible Days," Unpublished MSS, collection of Jill Garrett, Columbia, TN.

<sup>6</sup> W. O. Thomas, "Clifton and Wayne County, Tennessee." The Taylor - Trotwood Magazine, 4 (February 1907), 560.

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industry in relation to income in the community was timbering. The principal kinds of wood were oak, poplar, ash, hickory, chestnut, pine. Of the industry W. O. Thomas stated in February 1907 in The Taylor-Trotwood Magazine:

some idea may be gained of this industry when it is stated that there are shipped annually from Clifton alone 3,000,000 feet of lumber and 300,000 cross-ties. . . There are several hundred thousand acres of fine timber lands in Wayne County that are yet untouched.

Timbering expanded Clifton's economy and in turn the population of the town more than quadrupled in less than forty years. Whereas the town's population in 1872 was 300 by 1905 it had reached 1,000 and two years later it peaked at 1,200.

By 1930 the community's isolated location, the decline in river shipping, and the depletion of the timber supply had slowed the town's economy. As W. O. Thomas had predicted in 1907, Clifton's lack of railroad access hindered further growth of industry in the town. Although the population of the town had decreased to 715 by 1930 and despite the national depression, Wayne County witnessed a significant population increase. In 1930 the U. S. Census reported the population for the county at 12,134 while in 1940 it increased to 13,638. This growth resulted in an additional 1,504 residents or a twelve percent increase. The three houses in the Water Street Historic District built during the 1930s are a good representation of how Clifton benefited from the rise in the county's population during this period. However, its business and manufacturing sectors continued to stagnate up till the beginning of World War II.

The remains of the late nineteenth and early twentieth century prosperity survive in the domestic architecture of Water Street. The Water Street Historic District's development is tied directly to the success of river trade on the Tennessee and the prosperity of Clifton during the late nineteenth and early twentieth century.

The Water Street Historic District's architectural significance emanates from the combination of regional vernacular statements that it possesses. The houses exhibit stylistic elements usually found in pattern book designs.

<sup>7</sup> Ibid.

<sup>8</sup> Charles Allred, Rural Relief: Rehab Possibilities in Wayne County, Tennessee (1935, 3. The Clifton Mirror, 25, December 8, 1904.

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The simple forms of the buildings are embellished with Victorian, bungalow, and Colonial Revival trim.

The Water Street Historic District's location in relation to the Tennessee River made the neighborhood a desirable area in which to live and operate boarding houses for those traveling the river. The street was home to middle class families who derived their incomes from Clifton's prolific river trade and the businesses it spawned. These families constructed dwellings suited to their socio-economic position. Structures which served as temporary lodging facilities reflect that function in their design and size.

Architectural styles in the Water Street Historic District vary considerably, but the most common architectural statement belongs to the Bungalow style. Three properties of this style can be found in the district, all built between the years 1924 to 1930. One of the Bungalows belonged to Pulitzer Prize winner T. S. Stribling. The Bungalow style was a typical choice of middle-class homeowners. Popularized through extensive publicity in magazines and pattern books these houses became the fashionable choice for new home builders. The T. S. Stribling House (Kloss-Stribling House), built for T. L. Kloss, is a two-story structure with an asymmetrical facade. Built in 1924 the Stribling House displays Bungalow features in its horizontal massing, low-pitched roof and overhanging eaves. The years that these houses were built in Clifton is considered late for the style since the earliest examples were constructed around the country in the first decades of the twentieth century and by circa 1925 the style began to decrease in popularity. However, because of Clifton's isolated location, the style did not flourish until this later period. There are two other houses in the district that exemplify the Bungalow style. Both have many characteristics of a bungalow house, such as the low-pitched, hipped roof that occurs on property #6 or the side gabled roof seen on property #8. Another feature both properties have are full porches with the roof being supported by tapered square columns on brick piers.

The second most common style is what Jakle, Bastian, and Meyer in Common Houses in America's Small Towns refer to as "Irregularly Massed Dwellings." Property # 3, a Gable-Front and Wing house, and property # 5, a Crossplan dwelling, fit this category of house type. Jakle et al propound that the occurrence of Gable-Front and Wing and Crossplan dwellings in the upper South was a result of vigorous growth in the 1880s and 1890s. The Crossplan dwelling (property # 5) operated as a boarding house as well as a residence during the period. The interior spaces of this dwelling type were small and irregular in their size and shape. This configuration of

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space allowed for the segregation of "various groups that used the house-visitors and residents, women and men, adults and children, family and servants-in distinct rooms." Constructed circa 1880 this example of the Crossplan style is typical of towns that experienced economic growth during the latter part of the nineteenth century. This two-story house resembles the shape of the letter T with a side gabled wing paralleling the street and another dissecting branch fronting the street with a gable roof.

Property # 3, a Gable-Front and Wing house, a style that became dominant in rural areas, is a descendent of the Greek Revival houses that dominated American Architecture from the 1830s to 1850s. Usually an additional side-gabled wing was added at right angles to the already existing gable-front section to give a compound, gable-front and wing plan. More commonly, however, the entire structure was built as a unit with a roof ridge of uniform height as seen in property # 3. This structure, built in circa 1900, has a tin roof, imbricating shingles in the tympanum and a single story porch extending along the north facade of the wing running parallel with the street.

The Water Street Historic District is architecturally distinct from other residential areas in Clifton. Notable residential properties are located in the town, but are isolated from other properties of comparable integrity. In other instances, distinguished residential properties are too few to form a historic district, although such properties may be individually eligible for the National Register. The Spurlock House, circa 1890, on West Pillow Street is a fine example of Queen Anne architecture, but it is not located near resources of similar architectural integrity or properties constructed within the same historic period.

The mix of formal architectural styles and regional vernacular statements combines with common setbacks and landscape elements such as the river, sidewalks, and trees, to create a cohesive residential historic district. The homes in the Water Street Historic District exhibit a range of architectural styles and reflect the personal tastes and socio-economic status of an emerging middle class in Clifton during the late nineteenth and early twentieth centuries.

<sup>9</sup> John A. Jakle, et al, Common Houses in America's Small Towns, 154.

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### VERBAL BOUNDARY DESCRIPTION

The Water Street Historic District Boundaries are:

Water Street: The south side of Water Street from Polk Street to property # 7 and the north side of Water Street from property # 8 to property # 4 where it meets the vacant lot. This area is roughly Water Street bounded by Polk Street to the west and Cedar Street to the east. See Accompanying Wayne County Property Tax Map, 31 - N.

### BOUNDARY JUSTIFICATIONS

The boundaries include all the historic property lines associated with the residences included in the Water Street Historic District and are sufficient to protect the historical integrity of the district. The district is surrounded by the Tennessee River on the west, and incompatible residences and businesses on the north, south and east.

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Wayne County, TN

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WATER STREET HISTORIC DISTRICT  
Clifton, Wayne County, Tennessee  
Photos by: Boyd Denner  
Date: September 1991  
Negs: Center for Historic Preservation  
1421 East Main  
Murfreesboro, Tennessee 37130

First property east of Polk Street on south side of Water Street, facing south, Rt. 2, Box 1B. Property #1.  
#1 of 10

First property east of Polk Street on south side of Water Street, facing northwest, Rt. 2, Box 1B. Property #1.  
#2 of 10

Sidewalk in front of property #1, facing east.  
#3 of 10

Second property east of Polk Street on south side of Water Street, facing south, Rt. 2, Box 1D. Property #3.  
#4 of 10

Third property east of Polk Street on south side of Water Street, facing southeast, Rt. 2, Box 1D. Property #3.  
#5 of 10

Third lot, first property east of Polk Street on north side of Water Street, facing north, Rt. 2, Box 1G. Property #4.  
#6 of 10

Fourth property east of Polk Street on south side of Water Street, facing south, Rt. 2, Box 1E. Property #5.  
#7 of 10

Fourth lot, second property east of Polk Street on north side of Water Street, facing northwest, Rt. 2, Box 1F. Property # 6.  
#8 of 10

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First property east of Cedar Street on south side of Water Street, facing southeast, T. S. Stribling House, Property # 7.

#9 of 10

First property east of Cedar Street on north side of Water Street, facing north, Rt. 2, Box 2A. Property #12.

#10 of 10

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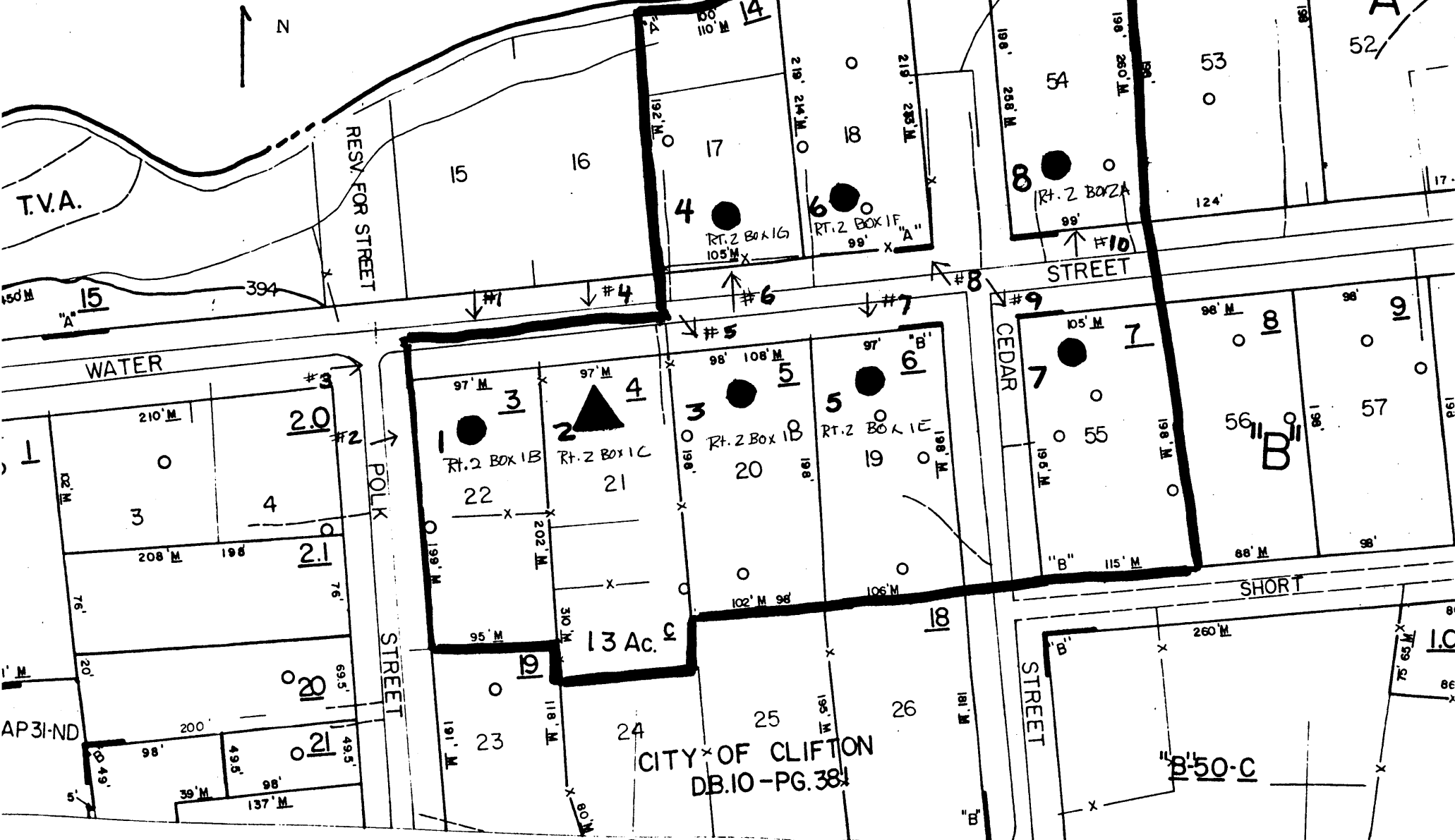
PROPERTY OWNERS

- |   |  |
|---|--|
| #1 - Mrs. Eugene Williams<br>Route 2, box 1B<br>Clifton, TN 38425         | #2 - James R. Culp, Est.<br>c/o Martin and Gladys Hardin<br>P. O. Box 116<br>Clifton, TN 38425 |
| #3 - George T. and Sherri Love<br>P. O. Box 221 (1D)<br>Clifton, TN 38425 | #4 - Russell and Tennie Ruble<br>2125 Glenalden Road<br>Germantown, TN 38138                   |
| #5 - Paul and Mattie Warrington<br>Route 2, Box 1E<br>Clifton, TN 38425   | #6 - Michael and Glenda Francis<br>114 Greeson Street (1F)<br>Waynesboro, TN 38485             |
| #7 - City of Clifton<br>P. O. Box 192<br>Clifton, TN 38425                | #8 - Elizabeth Howard<br>Route 2, Box 2A<br>Clifton, TN 38425                                  |

Water Street Historic District  
Clifton, Wayne County, Tennessee

- Contributing
- ▲ Non-contributing
- Photo Direction

Approximate Scale 1"=100" +  
Map 31n



CITY OF CLIFTON  
DB.10-PG.38

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