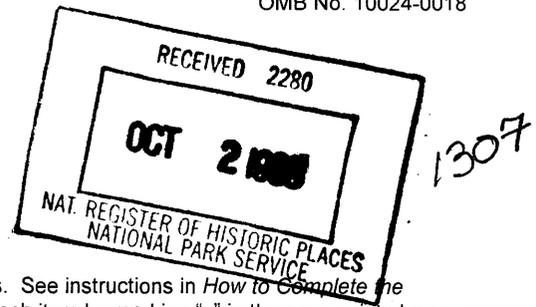


United States Department of the Interior
National Park Service

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 *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 Sprouse, Granville Babb, House

other names/site number N/A

2. Location

street & number 205 West College Street N/A not for publication

city or town Greenbrier N/A vicinity

state Tennessee code TN county Robertson code 147 zip code 37073

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 for 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. Hryca 9/28/98
Signature of certifying official/Title Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission
State or 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:)

Edson H. Beall Signature of the Keeper Date of Action 10/30/98

Sprouse, Granville Babb, House
Name of Property

Robertson County, TN
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in count)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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

Current Functions
(Enter categories from instructions)

RECREATION and CULTURE/Museum

7. Description

Architectural Classification
(Enter categories from instructions)

Queen Anne influence

Materials
(Enter categories from instructions)

foundation BRICK, WOOD
walls WEATHERBOARD, ALUMINUM

roof METAL
other BRICK, 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 N/A

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 year of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMERCE
 ARCHITECTURE

Period of Significance

1891-1911

Significant Dates

N/A

Significant Person

(complete if Criterion B is marked)

Sprouse, Granville Babb

Cultural Affiliation

N/A

Architect/Builder

Swift, Parke B., Builder

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:

Sprouse, Granville Babb, House
Name of Property

Robertson County, TN
County and State

10. Geographical Data

Acreage of Property Less than one acre Greenbrier, TN 307 NE

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>517380</u>	<u>4031140</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

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 Doris M. Hill, President
organization Greenbrier Historical Society date May 12, 1998
street & number 110 Fisher Drive telephone 615-643-4055
city or town Greenbrier state TN zip code 37073

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 Greenbrier Historical Society c/o Doris Hill, President
street & number 205 West College Street, P.O. Box 695 telephone 615-643-4055
city or town Greenbrier state TN zip code 37073

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 listing. 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 20303.

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Sprouse, Granville Babb, House
Robertson County, TN

VII. Description

The Granville Babb Sprouse House at 205 West College Street, Greenbrier, Robertson County, Tennessee, was built circa 1895, and is situated on lots 34 and 35 of the Graham Addition. The structure is a Late Victorian era design, two-story frame residence that rests on a brick foundation. The original Y-shaped, brick walkway at the east facade divides right to provide access to the front porch. This porch has separate entrances to the parlor and the central hallway. The left walkway division leads to the side-porch, which spans the front and side elevations and wraps around to the south kitchen elevation. Carpenter Gothic, Queen Anne, and Eastlake motifs are found in the designs of the supporting columns, brackets, and molding of both porches. The house's cross-gable roof construction presents a central east/west gable joined with south and north gables and a rear west gable, which was built as an early addition, probably in the early 1900s. Both the main roof and the shed-roof porches are covered by metal roofing. Two interior chimneys rise above the gable roof, and their strategic locations provided fireplaces to the four main downstairs rooms and two upstairs rooms. In the early 1990s, the structure was covered with vinyl siding, which is being removed to reveal the original yellow poplar weatherboard. The construction and design of the Granville Babb Sprouse House illustrates a young man's desire to create a stylish, family home in a small, rural community, where the vast majority of homes were three or four-room cottages or even smaller.

The focal point of the east facade is the central gable, which houses the large entrance and stairway hall. It extends beyond the porches and displays a large, original single-pane picture window topped by a stained-glass window, which is in storage during restoration. The second-story room directly above has a 4/4 window. To the right of this window, the Y-shaped, brick walkway in herringbone design, leads to the front porch with identical doors opening into the parlor and the entrance hall. The doors are original, Late Victorian era, with six lower panels, picture window over-sash, applied moldings and rope-carved pilasters on each side, and machine carved added cresting at the top with side rosettes. The doors have been painted on the outside, but the interior of the doors retains their original hand-graining simulating oak or mahogany. The many lower entrances are typical of this period. Every room originally had its own outside entrance, with two rooms having two entrances, giving easy access to the porch and offering a cross-ventilation system for hot summers. Other outside doors have two lower panels with over-sashes. Only the dining room outside entrance has been changed to a window.

The front porch on the east facade is almost completely intact. The original Eastlake spindlework with dropped houndstooth design bordering the outside porch ceiling, the supporting columns, which are vernacular turned columns, and the pilaster half columns were retained in their original conditions when the vinyl siding was added. Although some columns have suffered from dry-rot at the bottom, this damage can be repaired. Also, all existing porch flooring has been replaced by a three inch tongue-and-groove flooring, which was used originally.

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Sprouse, Granville Babb, House
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The south elevation is dominated by a porch, which wraps around to the rear, (west) elevation. A houndstooth design molding with a pendant on either side is on the east end of the roof. Originally, this molding probably extended the entire length of the porch and will be replaced in this manner. The supporting columns are in the Eastlake mode, but some are also borrowed from the Queen Anne and Stick styles which gives the slender posts very elegant proportions. The brackets have an interesting, almost Gothic, feel with the quatrefoil cloverleaf design in the center, borrowed from Carpenter Gothic. The roof, ceiling, and floor of the porch are in poor condition and are being replaced exactly as they were originally. All of the original decorative woodwork is intact, with the exception of one bracket, which can be reproduced. Supporting columns which have dry-rot will be repaired. The south wing contains the south gable eave, which covers a large, upstairs room and a downstairs room. The downstairs room has both a front and a rear door opening onto the porch.

The west gable elevation offers a rear view of the wraparound porch plus the rear windows and the large upstairs and downstairs central rooms. The west elevation also contains an early addition with an unknown date of construction, which now houses the kitchen and bathroom. The porch, as it reaches the southwest elevation, is less elegant in design, but the columns still have the chamfered corners, which were indicative of this style. The area is probably less elegant because it was "just the back porch." The original porch roof line was covered by the addition's roof but left an opening of approximately ten to twelve inches, which reveals the original wood shingles used on the roof at the time of construction. The porch surrounds the left wing and continues the entire length of the kitchen where poured concrete steps lead to the back yard. Other poured concrete steps are at the entrance to the front porch and on the southwest side of the wraparound porch.

The north elevation reveals the north gable covering the parlor, the lower west gable over the dining room, and the addition's gable covering the kitchen, with a shed roof over the bathroom, which was originally a pantry. No outside entrances are on this side of the house, and only the two paired windows of the parlor and the dining room, plus the single bathroom window accent the poplar weatherboard of the northern elevation.

The fenestration of the original windows is interesting. The 1/1 parlor windows on the east facade, the 1/1 parlor windows and the 4/4 dining room windows on the north elevation, and the 1/1 windows in the west elevation's large central room are all in pairs. On the south elevation, the first floor and all second floor windows are 4/4 singles. An exception to this pattern in the large picture window on the east facade. On the south elevation, the original 4/4 window was replaced by a large stained-glass window in 1995. This window has been removed and will be replaced by another 4/4 window of the original size.

With the exception of the rear addition, the original interior structure of the Sprouse House is unchanged. The only exterior change was the application of vinyl siding in the early 1990s. This

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Sprouse, Granville Babb, House
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siding has been removed, and any loss of vents, window moldings, and gable returns are being replaced. The framing is sheathed in its original, horizontal, poplar weatherboard.

To aid in the clarification of interior rooms, a numbering system is used to identify descriptions with interior floor plans.

The front porch has entrances to both the central stairway hall and the parlor. The entry hallway (1) is approximately a thirteen feet square, and is dominated by the picture window with stained-glass over-sash and by the staircase. The hallway walls are covered with the original horizontal beaded board that is painted white. Another outside door opens onto the eastern/front porch, and two sets of matching double doors with two, long panels on top and two, short panels on bottom lead to the parlor and a large, central room. These double doors retain their original decorative hinges and molded architrave.

The staircase in the entry hall leads to three upstairs rooms and an attic. The staircase is a typical newel, one-fourth turn, Late Victorian era staircase. Its fairly massive newel post is placed at an angle to the stairway. The picture/stained-glass window is built at the lower level of the staircase and measures four feet square for the lower sash and four by one and one-half feet for the stained-glass pane. Originally the staircase was probably hand-grained like the parlor woodwork and the double doors. The molded handrail and the stair treads are now stained, and the balusters and the risers are painted white. The balusters are square at the bottom, with inverted molding, then change to a circular shape with upper molding, and taper to a slender end as they join the handrail. All balusters are intact, and the staircase is in amazingly solid condition structurally.

The central room (2) is approximately thirteen feet by twenty-one feet and was probably used originally as a family sitting or through room as it might have offered a more casual setting than the parlor. A pair of 1/1 double-hung, sash windows, matching those of the parlor, is centered at the rear/west wall of the through room, which also has an outside door leading to the west wrap-around porch. The ceiling is beaded board, and the walls have been covered with sheetrock. This center or through room opens onto the southernmost, downstairs bedroom (number one) of the house.

The downstairs first bedroom (3) contains a 4/4 replacement window which will is being restored to one of the original design. The room has been covered with paneled ceilings and walls, but removal of these additions reveals the original beaded board on both the walls and ceilings. Two outside doors open onto the porch, one to the front/eastern facade and one to the back or western elevation. These two entrances to the room suggest it originally may have been used as an office by Granville Babb Sprouse and allowed him to confer with business associates without encroaching upon his family's activities, or it may have been a bedroom. The strategic placement of windows and the arrangement of many outside doors allowed for cross ventilation as well as

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Sprouse, Granville Babb, House
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easy access to the ever popular porch in the summer. A beautiful mantle that is original to the house adorns the grate, which at one time was backed by a similar arrangement in the center room. Each side of the mantle features a decoratively carved pilaster, which are similar to the paneled spandrel. The arched opening is presently enclosed. The floors in the entry hall, the large, central room, and the southern wing are all three and one-half or four-inch painted poplar.

The double doors leading from the entry hall have brass brackets for portiers used to separate the hall and living room. From the entry hall (1), the parlor (4) may be entered through paneled, double doors to the right of the hallway front entrance. The parlor is the structure's most stylish room with its original plastered walls, now covered by sheetrock, its two pairs of eight-foot l/l, double-hung, sash windows with nine-inch molded baseboards, one-pane transoms over the entry door and the dining room door, the twelve feet ceiling, and the original, golden oak mantle. The narrow, two and one-half inch pine flooring is painted brown, and all of the parlor woodwork contains the original wood-grained finish. These more elegant features indicate Granville Babb Sprouse's desire to impress his visitors and business associates and offer a marked contrast to the simpler characteristics of other areas of the home.

The focal point of the parlor (4) is the original golden oak mantelpiece, which was extremely popular in the 1880s and 1890s and reigned supreme for the next thirty years or so. This typically late Victorian era mantelpiece retains its original finish. The surround tile is missing but will be replaced since the color is known to have been green. The original cast iron surround and the original grate feature a matching button and daisy pattern. Free-standing, quarter-sawn golden oak columns on either side of the mantle accent the intact beveled mirror. The oak mantle, with its classic ogee or egg and dart molding around the mirror, Ionic pilasters on the columns with a rosette in the center, and the top shelf for displaying art objects would have been very fashionable at that time and would have been shipped in from Nashville or another large city.

The dining room (5), approximately fifteen feet square, may be entered from the parlor, the large central room, or a rear kitchen. An outside door, leading to the porch, was replaced by a window in the 1940s. Restoration plans resulted in the replacement of the door with one of like design. The northern side of the dining room features a pair of 4/4, double-hung, sash windows, and one of the home's three closets is on the northeast corner. A mantle and grate fireplace complete the eastern side, which is back-to-back to the parlor fireplace. The dining room floor is also of poplar. The original outside door in the dining room was replaced by a 2/2 short window to match those of the kitchen. Restoration plans include installing this outside door, which opened onto the rear porch.

The kitchen (6) and bathroom (7), on the rear/west elevation encompass the rear addition to the original structure. According to a former owner of the Sprouse House, the bathroom was a pantry in 1940, but the kitchen already had indoor plumbing. The time of the addition has been estimated to be circa 1920 or earlier. The present kitchen door, which opens onto the rear porch,

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will be replaced with a design similar to others in the house. The kitchen has three 2/2 short double-hung, sash windows, which were added circa 1940 to accommodate the placement of appliances and the sink. The only original furnishings in the addition are a kitchen sink in a metal cabinet and a tub in the bathroom. The bathroom has been upgraded and modernized and the tub was removed. The kitchen's flooring is poplar, and the bathroom's flooring was identical but is being replaced because of damage.

The staircase leads into a second-floor open area (8) with a stair-rail and a 4/4, double-hung, sash window on the east facade. The beaded board from two walls in this area have been removed, with one wall covered only by insulation and the other covered by particle board. The ceiling has been covered with ceiling tile but will be removed to expose the beaded board. Both of these walls will be covered again with beaded board, some of which is still stored in the attic area. At the top of the stairway, a doorway leads through a small closet area and to the southern projecting bedroom.

The southern projecting bedroom (9) features paper over the original beaded board walls, but the beaded board ceiling is still intact. Although the original fire-grate has been covered, a beautifully proportioned Late Victorian era mantelpiece of paneled design with a keystone in the center covers the space. Of the four mantelpieces in the house, each is totally different. A 4/4, double-hung, sash window is on the east and west walls.

A third upstairs bedroom (10), in the central area of the house, also features a beaded-board ceiling with sheetrock covering the walls. A very early closet completely lined with beaded board and (a similar door to others in the house) is located on the south wall. The room also contains a doorway leading to the attic space and one leading to the entry second-floor hallway area. All of the upstairs woodwork has been painted, but is original. Original hardware, metal escutcheons, and original glass knobs are still on the doors. The upstairs windows have many of the original panes.

Openings into the attic (11) give a clear view of the structural balloon style framing and the lathe and plaster walls of the parlor. The north gable, which includes this attic area, is approximately four feet higher than the other gables to accommodate the higher ceiling of the parlor below.

In 1940 a small servants' quarters was located just north of the kitchen, and a garage or carriage house with double doors, and a shed were located on the rear of the property. The shed had been a smokehouse at one time, but a floor was added for storage and a lean-to built for coal. An outside toilet was also located in the back yard at a convenient distance from the house. One by one these structures were removed as they aged or were no longer needed, and now none remain.

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Sprouse, Granville Babb, House
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The basic interior and exterior structure of the Granville B. Sprouse House is in intact. Although the house has experienced some neglect and removal of the vinyl siding has revealed the loss of molding above the windows and doors, and a loss of gable returns on the south, west and east eaves, these changes can be reversed. After restoration, plans include the furnishing of four rooms--the parlor, the dining room, the kitchen, and one upstairs bedroom--with period furniture along with historic portraits and artifacts. The entry hall, the central or through room, the upstairs entry hall, and one bedroom will be exhibit areas for historic artifacts, art shows, and personal collections on loan. The downstairs bedroom which has two outside entrances, will be the library.

Overall the interior living space of the Sprouse structure measures approximately two thousand five hundred feet, with the auxiliary areas (porches) containing approximately six hundred sixty square feet. During the late 1800s and the early 1900s, the Granville Babb Sprouse House represented a very stylish Late Victorian era home in the small, rural community of Greenbrier.

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Sprouse, Granville Babb, House
Robertson County, TN

VIII. Statement of Significance

The Granville Babb Sprouse House, at 205 West College Street, in Greenbrier, Robertson County, Tennessee, is significant under National Register criteria B and C for its association with Granville Babb Sprouse, a prominent businessman of Greenbrier and Robertson County, and for its significance as an example of Late Victorian era architecture in this small Tennessee town (1990 population 2,873). Under criterion B, the property is significant during the period from circa 1895 to 1911 when Granville Babb Sprouse, his wife Delphia Briggs Sprouse, and daughters Ruby and Bertha lived there. Granville started in the tobacco market in Greenbrier, offered employment opportunities there, and later became one of the most influential tobacco dealers in Robertson County. Under criterion C the house is significant because it features Queen Anne architectural influences, which is a representative style of the late 1800s when it was built and because it represented a somewhat grander architectural style for the small town of Greenbrier.

Greenbrier, located in the 12th Civil District, the largest district in Robertson County, is on the highest point on the railroad between Nashville and St. Louis, just twenty-two miles north of the state capital and six miles south of Springfield, which is the county seat. In the mid 1850s Edward Saunders Cheatham purchased vast stands of timber on the rim of the Great Basin in this area and opened a sawmill. The town was known as Cheatham's Station until the completion of the railroad in 1857, when the community was named Greenbrier. In addition to the pleasing climate of the Highland Rim location, the availability of the railroad was a major factor in the growth of the town.

Prior industrial and economic development and growth increased the potential for Granville Babb Sprouse to establish his tobacco business. The most important factor in the early growth of Greenbrier was the economic impact of Charles Nelson's Greenbrier Distillery in 1872, which stimulated other businesses and brought in many settlers, some of whom came from European countries. By 1885 the Greenbrier Distillery was one of the largest in the state. In 1895 Granville Babb Sprouse moved to Greenbrier and built his first tobacco factory there during a period of great economic growth for this young community. Charles Nelson's Distillery was in full production and supported many other industries such as barrel-making, raising cattle fed on sour mash, and other service related occupations. Into this booming economy Granville Babb Sprouse's tobacco business brought new employment opportunities for Greenbrier residents.

Granville Babb Sprouse was the original owner of the house at 205 West College Street. He was the son of John Wesley Sprouse and Tennessee Swift Sprouse, both members of prominent Robertson County families. On December 26, 1895, Parke B. Swift, known as "P.B.," sold Lots 33, 34, 35 and 36 of Graham's Addition (in the Town of Greenbrier) to Granville Babb Sprouse for the sum of \$1,000.00. Although determination has not been made for the exact date the house was constructed, examination of tax assessments for Park B. Swift and Granville Babb Sprouse for a ten-year period indicate that a house was built between 1891 and 1895. The house, now

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Sprouse, Granville Babb, House
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owned by the Greenbrier Historical Society, is located on Lots 34 and 35. The other lots were sold by previous owners.

Granville Babb Sprouse made his first purchase of tobacco while living in the Bethlehem section of Robertson County circa 1895. Making money out of this transaction, he moved to Greenbrier in 1896 and opened a factory/prizing house. He was joined in this business by his youngest brother John and together, they operated the Sprouse factory for twenty years. The location of this factory was noted by Greenbrier historian, Myrtle Pinson Mallory, as the southwest corner of Phelps and Church Streets. In 1892 William H. Simmons also built a factory on the northeast corner of Old Highway and Phelps Street. Both Simmons and Sprouse would later realize great achievement in the tobacco market.

The tobacco markets in Robertson County were new in the 1890s, since the Clarksville District in adjacent Montgomery County received most of the finer grades of tobacco grown in Robertson County. Not until 1904, when the Dark Tobacco District Planters Protective Association was organized, did the Springfield market gain an identity as a separate selling market. Both Granville Babb Sprouse and W.H. Simmons entered the business in the early years in Greenbrier and later extended their business involvement to Springfield, with Simmons entering the Springfield market in 1902 and Granville Babb Sprouse in 1908.

A Sprouse family photograph of Granville Babb Sprouse's Greenbrier prizing house (factory) shows twenty-two workers plus Granville, his brother John, and his father John Wesley Sprouse. Workers were identified as members of the Jones, Reeder, Eidson, Choate, Webster, Clinard, Baggett, Savage, Hulsey, Swift, Dorris, and Green families, all long-standing families of Greenbrier, many of whose descendants still reside there. Although the date of the photograph is not known, it was before 1916 when John Wesley Sprouse died.

A "Weekly Cash Report" of the W. H. Simmons Company, Granville Sprouse's chief competitor in Greenbrier, showed a payroll for seventeen workers during the week ending February 3, 1917. The report also showed the purchase of 33,855 pounds of tobacco for \$3,198.31. Although no statistical records were discovered for the Granville B. Sprouse Company, a comparison of the number of employees for each company indicates the Sprouse business output equaled or surpassed that of the W. H. Simmons Company.

In addition to his tobacco interests, Granville Babb Sprouse was a community leader and businessman, and as early as 1904 he was shown as one of the incorporators of the Bank of Greenbrier. His great-grandson, Michael Morris, stated that Sprouse was the mayor of Greenbrier, but documentation of this fact has not been found. Existing Greenbrier City records do not indicate any mayors prior to 1903, the year of incorporation, and Granville Babb Sprouse is not listed in these records. However, upon the death of Mr. Sprouse in 1947, the directors of the First National Bank of Springfield, Tennessee, stated in a resolution that he was a former Mayor of

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Sprouse, Granville Babb, House
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Greenbrier and one of the organizers and a director of the Bank of Greenbrier. This evidence strengthens the possibility that Granville Babb Sprouse could have been an "unofficial" mayor of Greenbrier before the city was incorporated in 1903.

The booming economy Greenbrier had experienced with the Greenbrier Distillery declined dramatically in 1909, with the passage of the "Four Mile Law" or state-wide prohibition. The closing of the distillery brought unemployment for many residents, not only for those who worked directly for the distillery but also for those employed by the many supporting industries. While the Greenbrier Distillery was declining, Granville Sprouse's tobacco business in Greenbrier was increasing and offering jobs for many families who formerly depended on the distillery and its allied industries. Members of these families worked for the Sprouse Tobacco Company in Greenbrier until its closing and later worked in the company's Springfield warehouses.

As his business interests began to grow in Springfield, Granville Babb Sprouse and his wife Delphia B. Sprouse made the decision to move from the home in Greenbrier to a grand home on North Main Street in Springfield, and on December 29, 1911, they deeded the house at 205 West College Street to Mary E. Waters for the consideration of two thousand dollars cash in hand.

In addition to the tobacco factory which Granville Babb Sprouse owned in Greenbrier, he later entered the Springfield market as it became more successful, and he made an excellent choice by entering into this burgeoning industry on a large scale. In 1908 he was named as a stockholder in a large tobacco warehouse on North Main Street in Springfield and operated under the name of G. B. Sprouse & Company until 1922. In 1916 he purchased interest in another firm, which became known as Pitt and Sprouse. In 1917 he bought Pitt's interest in the building, tore down the old building and erected a large brick building, which was occupied by G. B. Sprouse & Company until the death of John Sprouse in 1939.

The volume of Granville Babb Sprouse's tobacco factories, his involvement in the development of the Springfield market, which became known as the "World's Finest Dark-Fired Market," and the longevity of his company indicate his significant involvement in the tobacco industry and the economy of Robertson County. Granville Babb Sprouse opened his first prizing house or tobacco factory in Greenbrier in 1895, and his business continued through his son-in-law, Joseph O. Kemper, and his grandson, Granville B. Kemper, until Granville B. Kemper, known as "G. B." retired in 1985. The Granville Babb Sprouse family's involvement in the Robertson County tobacco industry totaled ninety years, which is believed to be the longest running, family-owned tobacco business in Robertson County's history.

In a recent interview Mrs. Mildred Kemper, granddaughter-in-law of Granville Babb Sprouse and widow of Granville B. Kemper, stated that Granville Babb Sprouse made a tremendous impact on the tobacco industry in Robertson County. She also said that he made two fortunes during his life, and although he was never totally "washed out," because of his vast real estate holdings in

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Sprouse, Granville Babb, House
Robertson County, TN

Springfield and throughout Robertson County, he certainly experienced bad financial years as the tobacco market fluctuated. His keen sense of entrepreneurship led him to enter the young, growing Springfield tobacco market in addition to his Greenbrier holdings, to invest in the market ownership on a large scale, and to leave the legacy of an operating family business for his son-in-law and grandson.

Not only Granville Babb Sprouse's business pursuits, but also his civic involvement made him an important part of the community. On February 3, 1921, he was sworn in as Mayor of Springfield, and he served in this capacity until 1924. Also, after the failure of the Peoples Bank of Springfield, of which Granville Sprouse and his brother John had been stockholders, they and other prominent citizens of Springfield started a movement to organize the First National Bank. On February 16, 1925, the new bank opened for business, and Granville B. Sprouse was named to the first board of directors, in which capacity he served until his death on November 14, 1947.

In the First National Bank's resolution at the time of Granville B. Sprouse's death, the directors described him as a man of splendid business ability who accumulated fine property and whose advice and counsel in the operation of the bank were very valuable. They also stated he was kind and considerate, loved his fellow man, both the rich and the poor, and they loved him in return. "He loved life and lived it like a man. He was valuable to his community."

Evidence of the long association Granville Babb Sprouse enjoyed with the residents of Greenbrier may be seen in his funeral announcement in the Robertson County Times of November 20, 1947. Listed as Honorary Pallbearers, along with the members of the Springfield Tobacco Board of Trade, the directors of the First National Bank, and other notables from across the state, were Ed Justice, Joe Jones, and Lark Williams, patriarchs of prominent Greenbrier families. These men, members of their families, and many other Greenbrier residents and families continued to work at Granville B. Sprouse's tobacco warehouses long after he moved to Springfield.

Under criterion B the period of significance for the house and its association with Granville B. Sprouse is from 1895, the year in which he purchased the house, until 1911, when he sold the house and moved to Springfield. During these years when Granville Babb Sprouse lived in Greenbrier, he contributed to the Greenbrier community through his commercial enterprises and the development of personal ties to the residents, both of which had long-lasting benefits to the citizens of Greenbrier. The house is significant as it is associated with Granville Babb Sprouse's early years in the what would eventually become a successful Greenbrier tobacco market.

The years of significance for the Sprouse house under criterion C are from 1891 to 1895, the years between which the house is believed to have been built and the purchase of the property by Granville Babb Sprouse in 1895. The Sprouse House possesses architectural significance as an example of Late Victorian era architecture in Greenbrier, where only one other house of this style remains. This house, built by Sam Carter, a manager of the Greenbrier Distillery warehouse,

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Sprouse, Granville Babb, House
Robertson County, TN

does have the typical porch, but does not possess the stylish interior features of the Sprouse House, such as the high ceilings, the transoms, a stained-glass window, the openness of the entry hall and the through room, and two sets of double doors. The Carter House has also been changed by several interior alterations.

The Sprouse House also possesses architectural significance in the historic area where it is located. This area of old Greenbrier has houses of various architectural designs from the small, one-story cottages to bungalows of the 1920s and 1930s as well as three early, two-story structures. However, the Sprouse House is the only one of Late Victorian era design which exists there today. Its strategic location at the corner of College and Maple Streets also makes it a very visible symbol of Greenbrier's past, since it can be viewed from two blocks away on the eastern side. The preservation of the Granville Babb Sprouse House as a landmark is very important to the citizens of Greenbrier.

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Sprouse, Granville Babb House,
Robertson County, TN

IX. Major Bibliographical References

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Sprouse, Granville Babb, House,
Robertson County, TN

X. Boundary Description

Verbal Boundary Description

The boundary for the Granville Babb Sprouse House is shown on the accompanying Robertson County tax map 126 C-B and is illustrated by a solid line. The map scale is drawn at 1" = 100'. The property consists of Lots 34 and 35 of the Graham Subdivision to the town of Greenbrier, Tennessee, and is designated as Parcel 13 on the tax map. The nominated property is located on 205 West College Street, at the corner of College Street and Maple Street.

Boundary Justification

The nominated property contains all the extant historical property associated with the Granville Babb Sprouse House.

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Sprouse, Granville Babb, House,
Robertson County, TN

Photographs

Sprouse, Granville Babb, House
205 West College Street, Corner of College and Maple Street
Greenbrier, Robertson County, Tennessee

By: Sheila Watts and Doris Hill
Date: March and May 1998
Negatives: Tennessee Historical Commission
2941 Lebanon Road
Nashville, TN 37243

East facade, facing west
1 of 25

Detail of sidewalk, east facade, facing west
2 of 25

Detail of front porch, east facade, facing southwest
3 of 25

Southeast elevation, porch, facing west
4 of 25

South elevation, facing north
5 of 25

Detail of woodwork, southeast elevation, facing northwest
6 of 25

Southwest elevation, facing northeast
7 of 25

West elevation, facing east
8 of 25

North elevation, northwest elevation, facing south
9 of 25

North elevation, northeast elevation, facing south
10 of 25

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Sprouse, Granville Babb, House,
Robertson County, TN

Northeast elevation, facing southwest
11 of 25

First floor entry hall, facing south
12 of 25

Entry hall staircase, facing southeast
13 of 25

Double doors leading to central room, facing west
14 of 25

Central room, first floor, facing west
15 of 25

Mantle in bedroom 1, facing north
16 of 25

Parlor, facing northwest
17 of 25

Double doors in parlor, leading to entry hall, facing south
18 of 25

Detail of mantle in parlor, facing west
19 of 25

Dining room mantle and closet, facing northeast
20 of 25

Kitchen in early addition, facing west
21 of 25

Bathroom in early addition, under repair, facing north
22 of 25

Upstairs entry hall, facing east
23 of 25

Mantle, bedroom 2, facing north
24 of 25

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Sprouse, Granville Babb, House,
Robertson County, TN

Window, bedroom 2, facing southeast
25 of 25

Since the house is a work-in-progress, a second set of photographs were taken in July and August of 1998:

East facade, facing west, early gable work restoration
1 of 28

East gable, facing west, early gable woodwork restoration
2 of 28

East gable, facing west, later restoration and roof installation
3 of 28

East facade, facing west, roof installation
4 of 28

North and east gable roofs, facing southwest, roof installation
5 of 28

Southeast porch, facing west, restored flooring
6 of 28

Southeast porch, facing west, repaired posts and flooring
7 of 28

South facade, facing north, downstairs window installed
8 of 28

South gable, facing north, early restoration
9 of 28

South gable, facing northwest, later restoration
10 of 28

West gable, facing east early restoration
11 of 28

West gable, facing northeast, later restoration
#12 of 28

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Sprouse, Granville Babb, House,
Robertson County, TN

West facade, facing east, door opening to porch
13 of 28

Rear porch, facing north, installation of door replacing window
14 of 28

Rear porch, facing north, installation of kitchen door
15 of 28

West facade, facing east, vinyl removed
16 of 28

North elevation, facing south, vinyl removed
17 of 28

Northeast elevation, facing south, vinyl removed
18 of 28

Kitchen, facing west, early restoration
19 of 28

Kitchen facing, southwest, early restoration
20 of 28

Kitchen, facing south, door and original cabinet installed
21 of 28

Bathroom, facing northwest, early restoration
22 of 28

Bathroom, facing southeast, early restoration
23 of 28

Entry to upstairs bedroom 2, facing west
24 of 28

Mantel, upstairs bedroom 2, facing north
25 of 28

Upstairs bedroom 3, facing southwest
26 of 28

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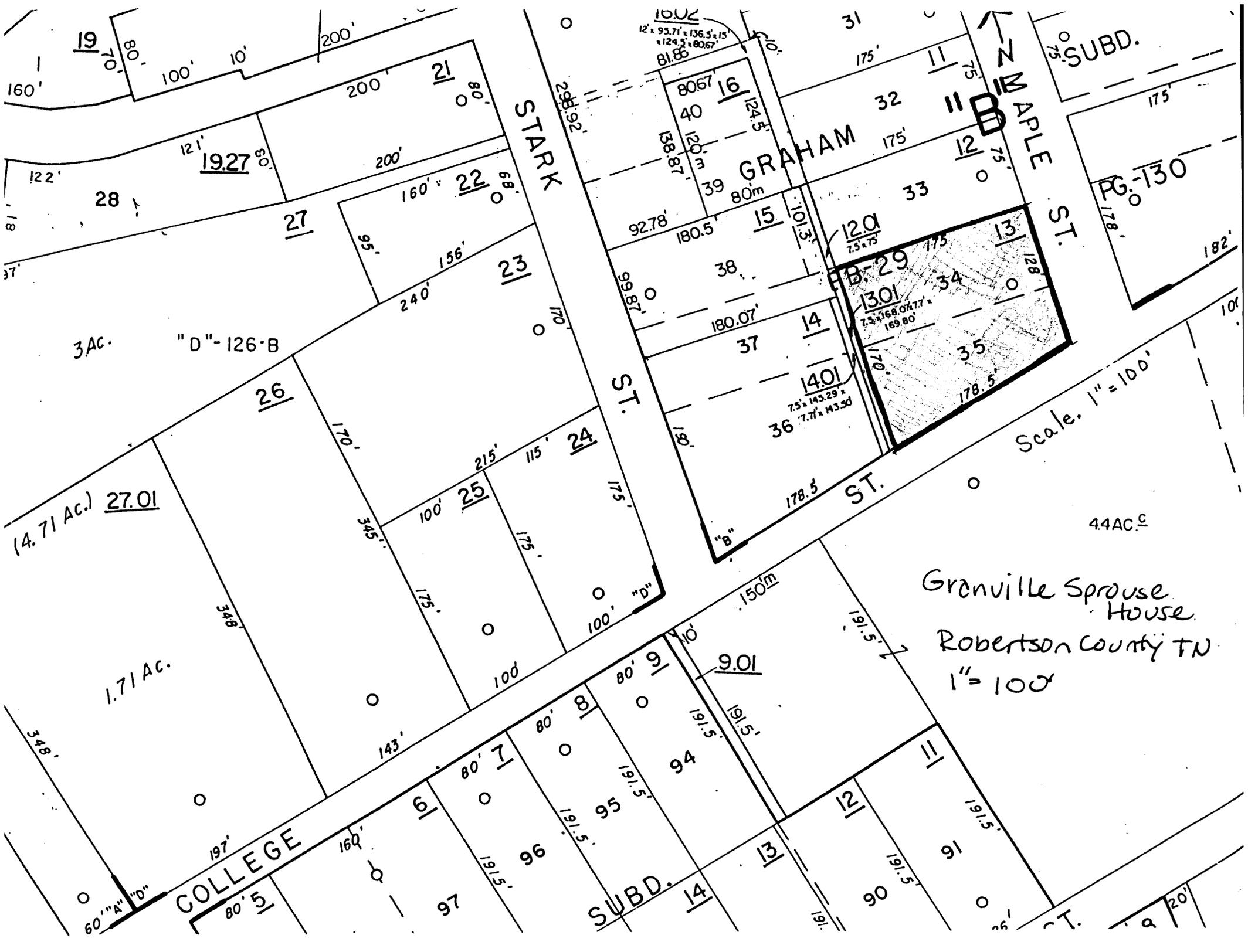
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Sprouse, Granville Babb, House,
Robertson County, TN

Closet in bedroom 3, facing east
27 of 28

Historic photograph circa 1920-1930 of south elevation, facing north
28 of 28



19
160' 70' 80' 100' 10' 200'

19.27

3 AC. "D"-126-B

(4.71 AC.) 27.01

1.71 AC.

COLLEGE ST.

STARK ST.

ST.

GRAHAM ST.

MAPLE ST.

SUBD.

PG-130

Scale. 1" = 100'

44 AC.±

Granville Sprouse House
Robertson County TN
1" = 100'

10.02
12' 95.71' x 136.5' ±
124.5' x 80.67'
81.85

16
40
120
138.87
80.57
124.5'

120
75 x 75

130
7.5 x 168.07 ±
169.80

140
75 x 143.29 ±
7.77 x 143.50

9.01

94

SUBD.

12

13

14

90

91

92

93

94

95

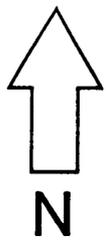
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97

98

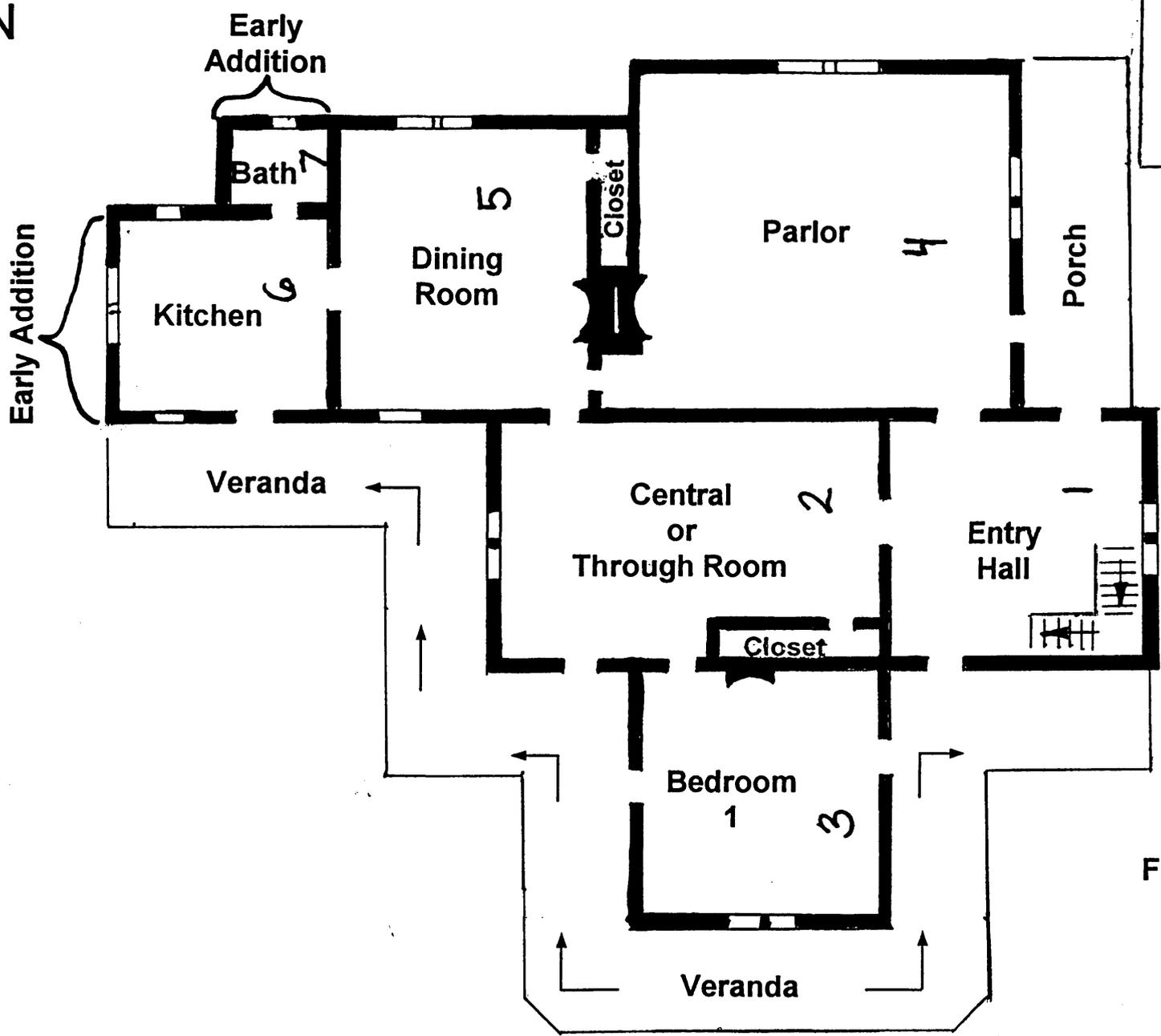
99

100



Floor Plan
Granville Babb Sprouse
House
Greenbrier
Robertson County
Tennessee

Not to Scale



Early Addition

Early Addition

Bath

Kitchen

Dining Room

Closet

Parlor

Porch

Veranda

Central
or
Through Room

Closet

Entry
Hall

Bedroom

Veranda

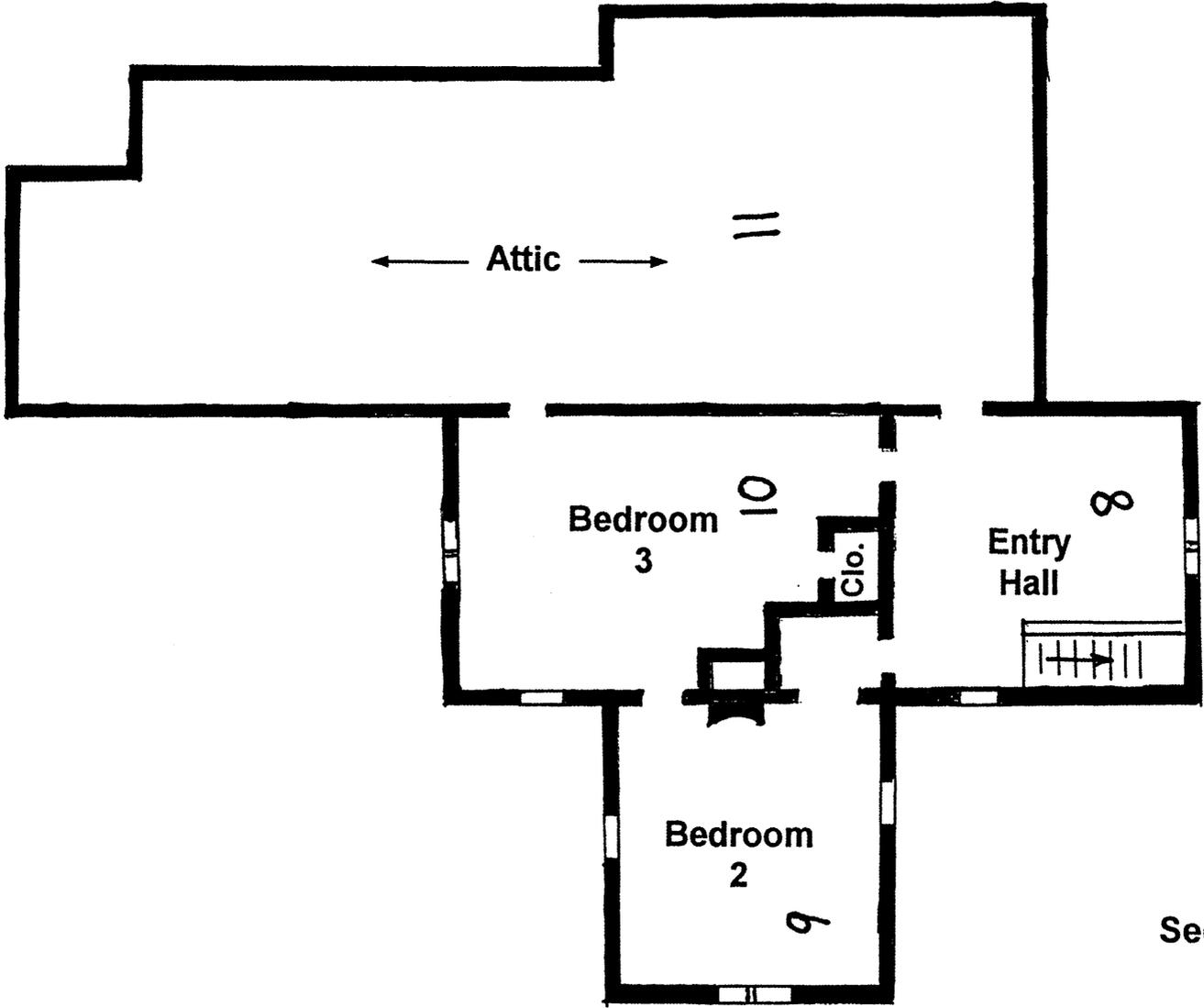
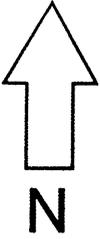
First Floor

College Street

Maple Street

Floor Plan
Granville Babb Sprouse
House
Greenbrier
Robertson County
Tennessee

Not to Scale



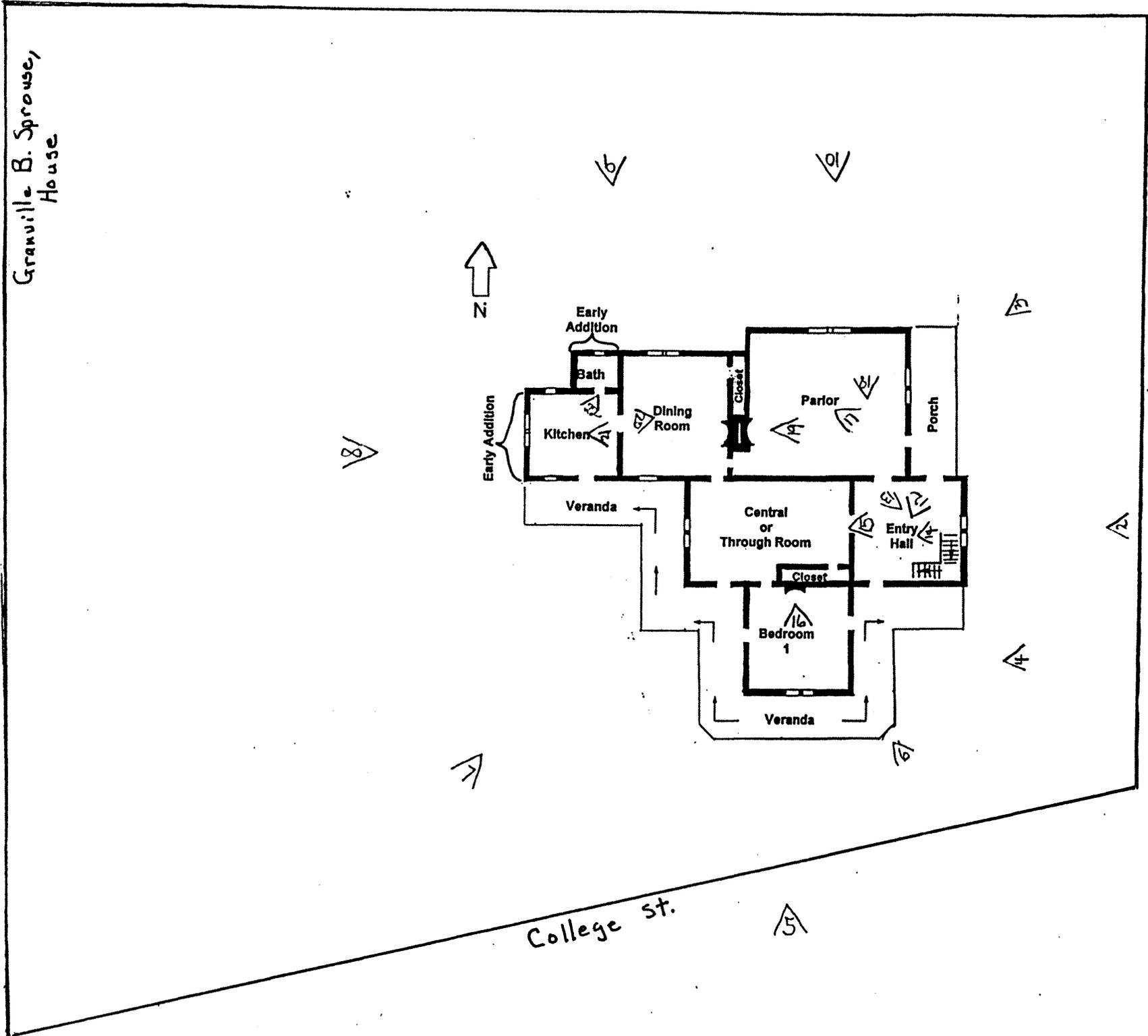
Maple Street

Second Floor

Colleae Street

Photo-Key
Exterior and First Floor

Granville B. Sprouse,
House



College St.

Maple St.

Floor Plan
Granville Babb Sprouse
House
Greenbrier
Robertson County
Tennessee

Not to Scale

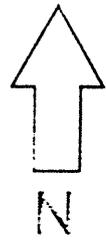
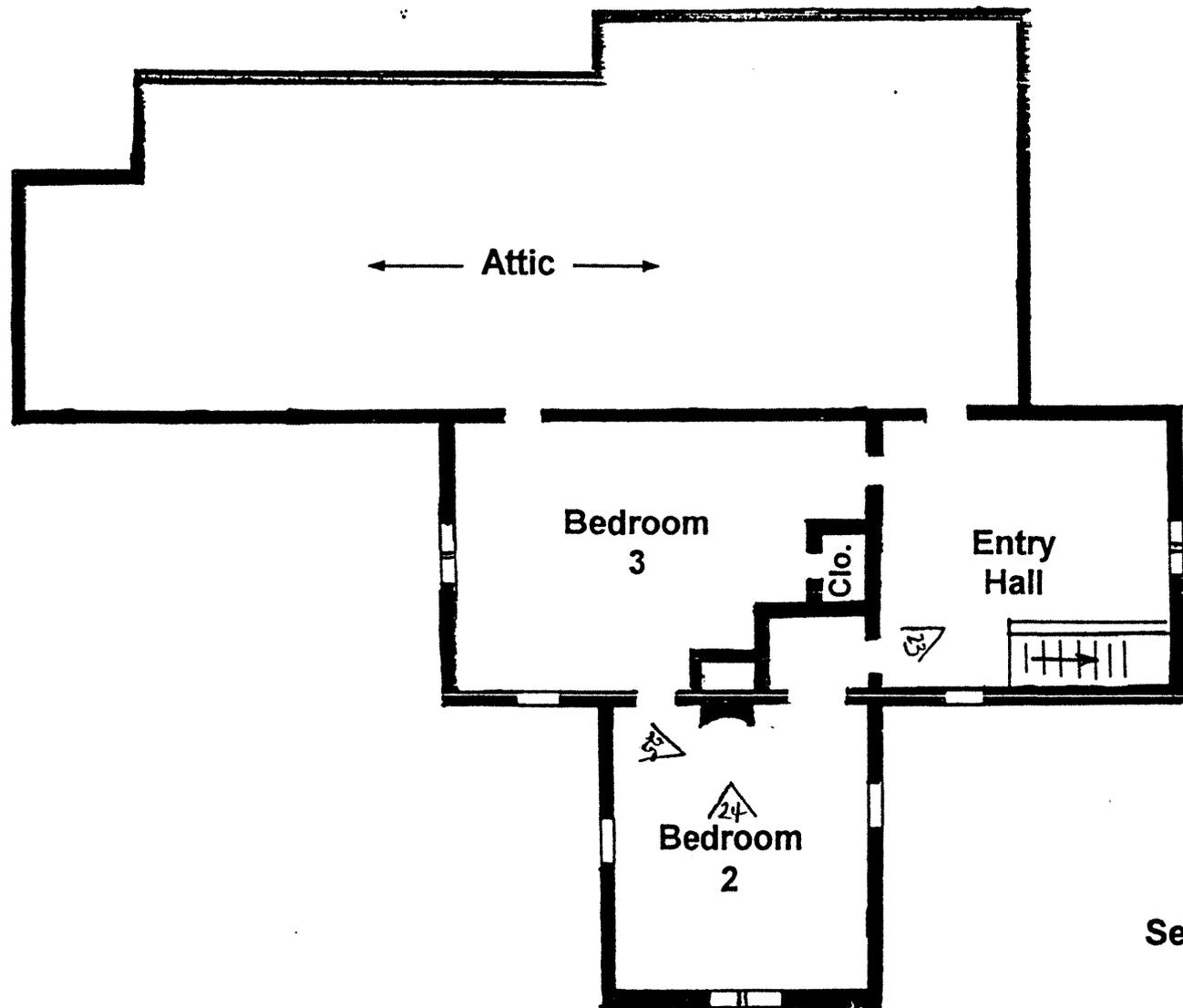


Photo-Key
Second Floor



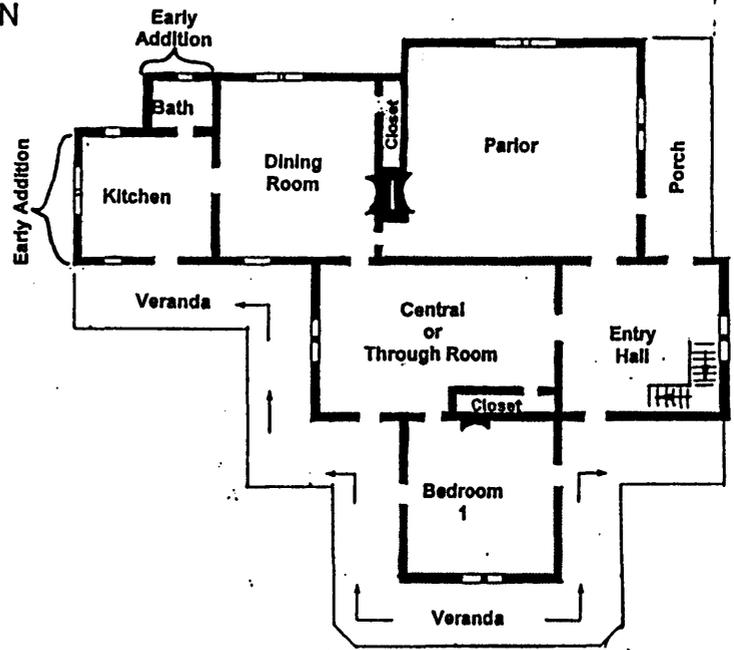
Maple Street

Second Floor

College Street

170'

175'



128'

178.5'

College Street

maple Street
Site Plan