

TENNESSEE MULTIPLE PROPERTY FORM

RECEIVED

Title: Historic Resources of Williamson County

MAR 03 1988

Historic Name: Lewisburg Avenue Historic District

Common Name: Lewisburg Avenue Historic District

NATIONAL REGISTER

Classification: District

Owner: Multiple Ownership

Location: Along sections of Lewisburg Avenue, South Margin Street and Adams Street in Franklin, Tennessee

Contributing:

Buildings	34
Structures	3
Sites	0

Non-Contributing:

Buildings	6
Structures	1
Sites	0

Total: 37

Total: 7

Description:

The Lewisburg Avenue Historic District is a notable collection of late 19th and early 20th century residential architecture located in Franklin, Tennessee. The district contains 31 residences of which 29 were built between ca. 1840 and ca. 1935 and are contributing elements in the district. The residences in the district display a variety of styles including Queen Anne, Italianate, Colonial Revival, Bungalow and English Tudor. Most are of frame construction with weatherboard siding and are one to two stories in height. The majority of buildings have not been altered and retain their original character. Also included in the district are 11 outbuildings such as garages and 4 structures such as sheds and historic fences. Of these, 9 were built before 1935 and are contributive to the district.

The area bounded by the district is located on the southern edge of the original town boundary of Franklin. When Franklin was platted in 1799 this area was not part of the subdivision of lots and was left open farmland for many years. At the corner of South Margin and Fifth Avenue an early road was built which ran southeast through the county and later became known as Lewisburg Pike. The oldest residence in the district is the Otey-Campbell House which was built ca. 1840 at the corner of South Margin and Fifth Avenue.

By the 1870s, Franklin began to grow to the west and south as its population increased and new residences were built along Lewisburg Avenue. Most of the land south of Margin Street along the street was known as "McEwen's Addition" which was subdivided after the Civil War by John B. McEwen. The 1878 map of Franklin shows several homes located along Lewisburg Avenue and the Sanborn maps of the late 19th and early 20th centuries illustrate extensive growth and development between 1880 and 1925. During these years the lands along the Pike were continually sold and subdivided for small residential lots.

Since the 1930s few new residences have been constructed along Lewisburg Avenue and it retains its appearance from the early 20th century. Most homes have been well preserved and maintained and alterations have been minimal.

Almost all of the properties were built prior to 1935 and are contributive to the district. Residences are set back thirty to forty feet from the sidewalk and the area is characterized by large shade trees and hedges. (Frame buildings have weatherboard siding.)

Individual Property Descriptions:

1. 501 S. Margin: The Otey-Campbell House is a one-story brick residence constructed ca. 1840; on the main facade is a one-story porch added ca.1900 with Doric columns and milled balusters; the entrance has double doors of single panels with diamond-light sidelights and transom; the house is of Flemish bond construction.; windows are 9/9 sash with frame lintels; the house has a stone foundation and exterior brick chimneys; the door on the east facade has been enclosed for a window. (C) At the rear is a ca.1900 contributing frame shed.
2. 102 Lewisburg Ave: Two-story brick, Colonial Revival residence built ca.1950. (NC) At the rear is a ca. 1950 frame garage.
3. 104 Lewisburg Ave: Two-story frame, Colonial Revival residence built ca. 1930; the main facade has a gable roof porch with square posts; windows are 6/6 sash.(C)
4. 106 Lewisburg Ave: Two-story frame Bungalow built ca.1915; the main facade has a porch with the original posts; windows are 12/1 sash, and the shed roof dormer on the main facade has 6/1 sash windows. (C).
5. 108 Lewisburg Ave: Two-story frame, T-plan residence built ca.1890; the main facade has ca.1910 porch with Doric posts; the main entrance has a double-light transom; windows are 9/9 sash with pedimented hoods; at the roofline is a ca.1920 shed roof dormer with 6/6 sash windows. (C) At the rear is a ca.1960 frame garage which is non-contributing.
6. 110 Lewisburg Ave: One and a half story frame Colonial Revival residence constructed ca.1920; the main facade has a one-story gable roof porch with Doric columns; the entrance has a multi-light door and sidelights; windows are 9/1 sash; on the main facade are three gable dormers. (C) At the rear is a one-story ca.1950 shed which is non-contributing.
7. 112 Lewisburg Ave: One-story frame Bungalow built ca.1920; the main entrance has an original multi-light door, and the main facade has 9/9 sash with frame lintels; on the north and south facades are one-story porches; at the roofline is a gable dormer with a small 9/9 sash window. (C)
8. 114 Lewisburg Ave: One-story frame, Italianate residence built ca.1890; the main entrance is recessed with an original glass and frame door; windows are arched and 9/9 sash; the wrought iron porch on the south facade and the one-story wing on the north facade were added.(C)
9. 116 Lewisburg Ave: One and a half story stone English cottage built in 1929; windows are 1/1 diamond light sash; the house has a gable roof with a small shed roof dormer on the main facade; the exterior is of cobblestone veneer. (C)
10. 118 Lewisburg Ave: One and a half story frame Bungalow built ca.1925, which has its original porch with square posts; the entrance has a multi-light door; windows are 9/1 sash; at the roofline is a shed roof dormer. (C)

11. 120 Lewisburg Ave: One and a half story stone Bungalow built ca.1925 with a jerkinhead roof and jerkinhead roof dormer on the main facade; the entrance has a multi-light door with six-light sidelights; windows are 9/9 sash; on the north facade is a porte cochere.(C)
12. 122 Lewisburg Ave: Built for Judge Wallace Smith ca. 1915. One-story frame, gable roof Bungalow; the porch has original square columns and purlins; retains original multi-light door and 9/9 sash windows.(C)
13. 1102 Adams: One-story frame, T-plan residence constructed ca. 1900 and retains a porch with original milled posts; the main entrance has a glass and frame door with a single-light transom; windows are 1/1 sash, and fish scale shingles are in the gable field.(C)
14. 200 Lewisburg Ave: One-story frame, T-plan residence built ca.1900; the main facade has a porch with Doric columns; the main entrance has leaded glass sidelights and transom; windows are 1/1 sash, and in the gable field are fish scale shingles; a shed dormer was added ca.1920.(C)
15. 202 Lewisburg Ave: One-story frame T-plan residence constructed ca.1895; the house has a porch on the main facade with the original square posts and an added lattice railing; the main facade has paired 1/1 sash windows with pedimented hoods; the gable field has eave brackets, dentils, and fish scale shingles. (C).
16. 204 Lewisburg Ave: One-story frame, T-plan residence ca.1895; retains an original one-story porch with Doric columns; the door is the original glass and frame design; windows are 1/1 sash; on the north facade is a modern attached garage. (C)
17. 206 Lewisburg Ave: One-story frame ca.1905 residence with a pyramidal roof and a porch on the main facade with Doric columns; the house has 1/1 sash windows and a hipped dormer on the main facade. (C)
18. 208 Lewisburg Ave: Two-story frame Colonial Revival residence built ca.1905; the main entrance has a transom and sidelights; the windows are 4/4 sash; the house has a bay window on the main facade, a hipped roof, and eave modillion blocks. (C) At the rear is a a.1960 guesthouse and garage both of which are non-contributing.
19. 210 Lewisburg Ave: One-story frame Queen Anne residence built ca.1880 with milled porch posts; elaborate corner vergeboard; pedimented hood molding over the windows and windows are 1/1 sash. (C) Ca.1900 frame shed in the rear. (C)
20. 213 Lewisburg Ave: Two-story ca.1890 Queen Anne residence; the porch has been removed; on the main facade is a projecting two-story bay window; the windows on the main facade are 1/1 sash with decorative surrounds; the house has eave brackets and a hipped roof. (C) At the rear is a ca.1980 gazebo which is non-contributing and along the sidewalk is a cast iron fence by Mastfous and Company of Springfield, Ohio which is a contributing structure.
21. 211 Lewisburg Ave: One-story ca. 1945 stone residence with multi-light sash windows. (NC)

22. 209 Lewisburg Ave: One-story ca.1935 stone Colonial Revival residence; the main facade has a porch with square columns and 8/8 and 6/6 sash windows. (C)

23. 207 Lewisburg Ave: One-story stone Bungalow built ca.1935; the main facade has a porch with square posts on brick piers; windows are 4/1 vertical sash and the house has a jerkinhead roof (C). At the rear is a ca.1935 frame garage which is contributing.

24. 205 Lewisburg Ave: One-story brick Bungalow built ca.1930; the main facade has a gable roof porch with square posts on brick piers; there is stucco and half-timbering in the gable field and knee-brace brackets; the house has multi-light sash windows. (C) At the rear is a ca.1930 frame garage which is contributing.

25. 203 Lewisburg Ave: One-story brick Bungalow built ca. 1920; the main facade has a gable roof porch with stone columns; the entrance has a single-light door, single-light sidelights, and a leaded glass transom; at the roofline is a gable dormer with leaded glass windows; the house has exposed eave rafters and knee brace brackets. (C) At the rear is a ca.1960 garage which is non-contributing.

26. 201 Lewisburg Ave: Built for Dr. W.A. Paschall in 1896. Two-story frame, Queen Anne residence; on the main facade is an added ca.1960 porch with Doric columns and Mansard roof; the main entrance has four-light sidelights; windows are 1/1 sash; the house has eave vergeboard and fish scale shingles in the gable. (C). At the rear is a ca.1920 contributing frame garage.

27. 123 Lewisburg Ave: One and a half story frame Bungalow built ca.1915; the main facade has a one-story porch with exposed rafters, purlins, and added wrought iron posts on stone piers; the main entrance has multi-light sidelights; windows are 15/1 sash; in the gable field is stucco and frame half-timbering and knee brace brackets; the gable dormer on the main facade also has knee brace brackets; the exterior is covered with metal siding. (C).

28. 121 Lewisburg: One and a half story Queen Anne residence built ca.1900; the main facade has a porch with Doric columns and a bay window with 1/1 sash and a leaded glass transom; on the upper facade is stucco and frame half-timbering with diamond-light windows; at the eaves is vergeboard (C). At the rear is a ca.1930 contributing frame garage.

29. 119 Lewisburg Ave: One-story stone Tudor, ca.1920 residence with a large arched porch on the south facade; windows are six-light casement with four-light transoms; in the gable field is stucco and frame half-timbering; the house has a hipped roof and a cut stone exterior (C). At the rear is a ca.1920 frame garage. (C)

30. 117 Lewisburg Ave: Built for George Armistead in 1901. One-story frame, Colonial Revival residence, with an original one-story porch with Doric columns; on the north facade is a small porch; on the main facade is a projecting central bay; the roofline has hipped dormer windows; the main entrance has multi-light sidelights; the eaves have exposed rafters. (C)

31. 115 Lewisburg Ave: One-story frame, T-plan residence built ca.1890; on the

main facade is a one-story porch with ca.1910 square columns; the main entrance has an original arched single-light and frame door with a single-light transom; windows are 1/1 sash; the window on the main facade, however, has a diamond-light upper sash; at the eaves is vergeboard. (C) At the rear is a ca.1960 two-story frame guesthouse which is non-contributing.

Period of Significance: ca. 1840 - ca. 1935

Area of Significance: Architecture

Criterion: C

Architect/Builder: Unknown

Statement of Significance:

The Lewisburg Avenue Historic District is a notable collection of late 19th and early 20th century residential architecture in Franklin, Tennessee. The district extends over a two block area and is located adjacent to the original town boundaries along South Margin Street and Fifth Avenue, South. Within the district are 31 residences of which 29 are contributing to the character of the district. Since 1935 there has been little construction along this section of Lewisburg Avenue and it retains its original character.

The land comprising the Lewisburg Avenue Historic District was originally open farmland to the south of the original town limits. The Otey-Campbell House constructed ca. 1840 is the oldest remaining house in the district and was built along the southern edge of the original town boundary. With the exception of this house no other residence exists in the district which was built prior to the Civil War.

Following the Civil War most of the land along this section of Lewisburg Avenue was purchased by John B. McEwen, a prominent businessman of the period. He subdivided lots along the street and to the west and this area was known as "McEwen's Addition". During the 1880s and 1890s many homes were built along this section of Lewisburg Avenue and in 1903 the area was formally annexed into the city limits.

Residences built in the district in the late 19th century included examples of the Queen Anne, Italianate and vernacular folk forms of the period. A fine Queen Anne design was built at 213 Lewisburg Avenue and an Italianate influenced residence was built at 114 Lewisburg Avenue. The majority of structures built in these years were one-story frame residence built in simple T-plans. Common features of these homes included extensive frame millwork on the porch and eaves, frame shingles in the gable fields and decorative pediments or cornices over the windows. Good examples of this style can be seen at 210, 202 and 109 Lewisburg Avenue.

Extensive construction within the district continued into the early 20th century and several fine Colonial Revival and Bungalow influenced residences were built before 1935. A good example of a Colonial Revival influenced residence is at 121 Lewisburg Avenue and displays Doric design porch columns. Brick Bungalows are found at 203 and 205 Lewisburg Avenue and a fine Tudor Revival style stone residence was built at 119 Lewisburg Avenue.

The original owners of these homes were middle class businessmen and merchants of Franklin. The house built at 201 Lewisburg Avenue was owned by Dr. W.A. Paschall who was a well known physician of the town. 122 Lewisburg Avenue was originally owned by Judge Wallace Smith, a lawyer and judge of the community. Other early residents included store owners, teachers and other middle class professions.

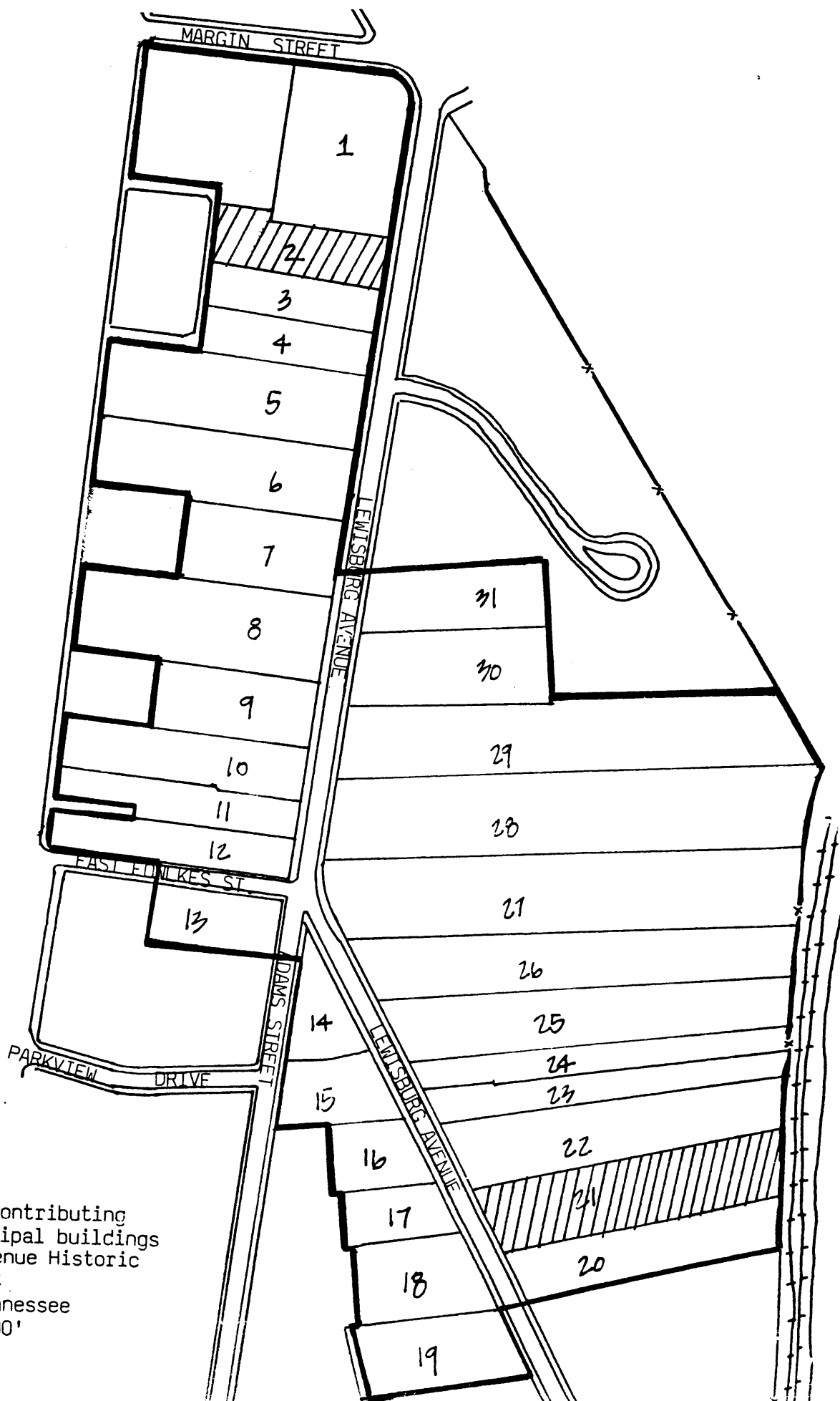
Since 1935 the area along Lewisburg Avenue has been maintained as a residential area. Few new homes have been built along the street and alterations have not been extensive. The majority of residences retain their original character and almost all are contributive to the character of the district. Outside of the existing Franklin and Hicheyville Historic Districts, the Lewisburg Avenue area contains the best remaining collection of pre-1935 historic architecture in the town of Franklin.

Acreage: Approx. 28 acres

UTM References: Franklin Quad/ A. 16/511720/3975000 B. 16/511810/3974750
C. 16/511660/3974600 D. 16/511910/3974460 E. 16/511780/3974350

Verbal Boundary and Justification: The boundary for the Lewisburg Avenue Historic District is illustrated on the accompanying sketch map of the district. The boundary is drawn to include the following blocks and parcels: 78-F-C-6 through 78-F-C-17, 78-F-D-1, 78-F-E-1 through 78-F-E-6 and 78-F-F-37 through 78-F-F-48. The boundary 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.

Supplemental Bibliographical References: Historic Williamson County, Bowman



- Non-contributing principal buildings
 Lewisburg Avenue Historic District
 Franklin, Tennessee
 Scale: 1" = 200'

