

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	SEP 20 1976
DATE ENTERED	DEC 12 1976

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

\*\* SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC  
The Lotz House  
AND/OR COMMON  
The Garden Room, Inc.

**2 LOCATION**

STREET & NUMBER  
1111 Columbia Avenue  
CITY, TOWN  
Franklin  
STATE  
Tennessee  
VICINITY OF  
\_\_\_\_\_  
COUNTY  
Williamson  
CODE  
47  
CODE  
187  
CONGRESSIONAL DISTRICT  
Sixth  
NOT FOR PUBLICATION

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME  
The Garden Room, Inc., Mr. and Mrs. Larry W. Brown  
STREET & NUMBER  
1111 Columbia Avenue  
CITY, TOWN  
Franklin  
STATE  
Tennessee  
VICINITY OF  
\_\_\_\_\_

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Williamson County Courthouse  
STREET & NUMBER  
Court Square  
CITY, TOWN  
Franklin  
STATE  
Tennessee

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Tennessee Historical and Architectural Survey  
DATE  
July 1976  
DEPOSITORY FOR  
SURVEY RECORDS  
Tennessee Historical Commission  
CITY, TOWN  
Nashville  
STATE  
Tennessee  
FEDERAL  STATE  COUNTY  LOCAL

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The property known as the Lotz House consists of a two-story frame house with a four-columned, two-story front porch and a simple two-story back veranda. The house is basically L-shaped, with each floor consisting of a central hall and three large rooms. There is a cellar below the two rooms on the north side, and the original kitchen is said to have been located there.

Distinctive features of the exterior include some rather elaborate carvings or millwork, said to be solid cherry, over the windows and doors and on the pediment over the front porch. The supports of the eaves also have decorative features. On the north side of the house is a double door, with a continuous piece of millwork above. Each leaf of this double door opens into a different room.

Former residents of the house remember that there was a veranda extending around the back of the house inside the "L". This was removed in later years, and various appendages were added. When the house was purchased by the Heritage Foundation of Franklin and Williamson County, these appendages were removed, and the simple two-story veranda was added. This has been enclosed by the present owners, who have also added a redwood and fiberglass greenhouse, built on the foundation of one of the former appendages. The former residents also remember that the balcony of the front porch was originally semi-circular with a wrought iron railing. The front porch and walk were brick.

The distinctive features of the interior include a curving staircase with a walnut banister and a carved newel post. The mantels in each of the three downstairs rooms are original, but are not in good condition. The floors are the original blue poplar, patched with pine in the places where the original back stairs were removed. The interior was in an extremely deteriorated condition when purchased by the present owners. The plaster and lathing had been attacked by termites, and were not salvageable, so drywall was installed on walls and ceilings. The crown mouldings were also added.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1858

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The Lotz House, built in 1858, is one of the few antebellum frame houses remaining in Franklin today. The original owner, Albert Lotz, purchased five acres of land from Fountain Branch Carter in the spring of 1858. Today the Lotz House still stands diagonally across Columbia Avenue and to the north of Carter House, which is owned by the state of Tennessee, and operated as a museum house by the Association for the Preservation of Tennessee Antiquities. The Lotz House is said to have been used as a hospital after the Battle of Franklin.

In about 1870 Albert Lotz sold the house to Robert G. Buchanan. Buchanan then sold it, around 1900, to his daughter and son-in-law, Mr. and Mrs. Caruthers, who owned it until approximately 1930. From that point, the house deteriorated steadily until, in 1974, the Heritage Foundation of Franklin and Williamson County bought it to save it from demolition. The Heritage Foundation restored the exterior, and then sold it, in June 1975, to Mr. and Mrs. Brown, who have refurbished the interior, and who operate a gift shop there. The funds acquired from the sale of the house by the Heritage Foundation are to be the beginning of a revolving fund which will be used to purchase other endangered structures. The renovation of the building for use as a shop is an example of the economic feasibility of adaptive use in historic preservation.

The Lotz House, therefore, is significant not only for its architecture, but also as a good example of a building no longer desirable as a residence being adapted to a new use, thus preventing its demolition and replacement by a modern structure.

