

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED **JL 20 1983**  
DATE ENTERED

**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** Franklin Downtown Commercial District *(Boundary Increased) Expanded*  
HISTORIC  
AND/OR COMMON

**RECEIVED**  
MAY 23 1983

**2 LOCATION**  
STREET & NUMBER *Multiple* 200 South Main *and* Street  
207 South College Streets  
CITY, TOWN Franklin VICINITY OF  
STATE Kentucky CODE 021 COUNTY Simpson CODE

**KY. HERITAGE  
COMMISSION**

**3 CLASSIFICATION**

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

**4 OWNER OF PROPERTY**  
NAME Multiple - See Continuation Sheet Item 4 Page 2  
STREET & NUMBER  
CITY, TOWN VICINITY OF STATE

**5 LOCATION OF LEGAL DESCRIPTION**  
COURTHOUSE, REGISTRY OF DEEDS, ETC. Simpson County Courthouse  
STREET & NUMBER Main Street  
CITY, TOWN Franklin STATE Kentucky

**6 REPRESENTATION IN EXISTING SURVEYS**  
TITLE Survey of Historic Sites In Kentucky  
DATE 1978 and 1980  
 FEDERAL  STATE  COUNTY  LOCAL  
DEPOSITORY FOR SURVEY RECORDS Kentucky Heritage Council  
CITY, TOWN Frankfort STATE Kentucky

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

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

This addition to the Franklin Downtown Commercial District is immediately adjacent to the southern boundry of the present historic district on the south side of Madison Street. (See map.) The addition contains four structures built between 1850 and 1927: the Dr. J.C. Douglas House, an Italianate I-house built circa 1850-1875; the Southern Kentucky Sanatorium and Annex, post-Victorian structures built circa 1900 and 1912 respectively; and the Grainger Apartments, a Georgian Revival structure built in 1927.

The Douglas House is a three bay, common bond brick, I-house with a hipped standing seam metal roof, bracketed cornice and two interior chimneys, was built circa 1850-1875. The building's Italianate features are most prominate on the front facade and double tiered porch. A continuity of design is executed on window and door hood moldings, cornice brackets, porch columns, balusters, rails and pendants. A two story, common bond brick, "T" addition (circa 1850-1875) is attached to the west (rear) facade of the house. This addition has an extremely low pitched, standing seam metal roof and bracketed cornice identical to those on the house. However, the window and door features on the "T" addition duplicate those on the Grainger Apartments.

Built in 1927, the Grainger Apartments is a two story, rectangular brick structure with a hipped roof and plain cornice. This building is attached to the west (rear) facade of the Douglas House "T" addition. A central portico containing a Georgian Revival entrance on the north (front) facade is balanced with Georgian Revival entrances and palladian windows on the east end of the facade (north facade of the "T" addition) and west end of the facade. An enclosed second story walkway connects the west facade of the building with the east facade of the Sanatorium Annex.

Built circa 1900, the Southern Kentucky Sanatorium is a two and one-half story structure constructed of native, rough-cut limestone. Basically square in shape, the building is irregularly massed with quoined limestone corners; a gabled projection at the northwest corner; a gabled projection on the north facade; and a hipped projection on the north facade. The 1/1 windows have quoined limestone surrounds, limestone sills and limestone lintels. The hipped roof contains five limestone chimneys and a hipped dormer on each side. A limestone porch, once located on the east (front) facade, has been removed and replaced with a one story modern addition across the entire east and north facades. A multi-stall carport has been added to the south facade. Plans are underway to remove these recent additions to expose the original facades. (Continued)

See Continuation Sheet - Item 7 Page 2.

# 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 checked="" 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 checked="" 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 ca. 1850; 1900; 1912; 1927 BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Historical significance of the expanded area of the Franklin Downtown Commercial District can be summarized by several considerations. The buildings included in the expanded area are located within the original town plan and square as laid out in 1820. The buildings located within the expanded area were all built between 1850 and 1927. The Southern Kentucky Sanatorium and Annex were Simpson County's first and only hospital until 1969. The buildings included in the expanded area depict the growth and development of Franklin's business core both architecturally and commercially.

The Dr. J.C. Douglas House is remarkably similar to the Duncan House (National Register) located at 301 North Main Street. Architectural similarities and location of the houses (Both are located one block north and south of the courthouse on the east side of Main Street.) would indicate the possibility of a relationship. However, little information is available for either house. Both houses are very fine examples of local Italianate architecture. Dr. J.C. Douglas, a local physician, lived in this house for many years until his death in 1925. Since that time, the house has been used as medical offices.

The Grainger Apartments were built on to the Douglas House in 1927. This building has continued to serve as apartments and is one of a few examples of Georgian Revival architecture in Franklin.

Built by Dr. William A. Guthrie, the Southern Kentucky Sanatorium and Annex served as the county's first and only hospital until 1969. For a time, the hospital also served as a training school for nurses. Since 1969, the buildings have continued to serve as medical offices. These buildings are a fine example of post-Victorian architecture and are virtually the county's only structures constructed entirely of native limestone.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Simpson County Courthouse.  
 Mrs. James Beach, Sr. and James H. Snider. Franklin and Simpson County: A Picture of Progress, 1819-1975. 1976.  
 F.A. Battery and W.H. Perrin. History of Kentucky Illustrated. 1886.

# 10 GEOGRAPHICAL DATA .725 acre

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

UTM REFERENCES

A	1, 6	5, 3, 7, 5, 2, 0	4, 0, 6, 3, 8, 0, 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet Item 10 Page 2.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE: Kevin A. Hunter, Staff Assistant  
 ORGANIZATION: Landmark Association DATE: 20 May 1983  
 STREET & NUMBER: P.O. Box 1812 914½ State Street TELEPHONE: (502) 781-8106  
 CITY OR TOWN: Bowling Green STATE: Kentucky 42101

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL \_\_\_ STATE \_\_\_ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE: *Mary Conroy Appel*  
 TITLE: *State Historic Preservation Officer* DATE: *July 14, 1983*

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
Entered in the National Register	
<i>Alvina Byers</i>	DATE: 8/18/83
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION	
ATTEST:	DATE:
for KEEPER OF THE NATIONAL REGISTER	

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Franklin Downtown Commercial District, Expanded  
CONTINUATION SHEET Franklin, Kentucky ITEM NUMBER 4

PAGE 2

Dr. J.C. Douglas House - Grainger Apartments  
200 South Main Street

Sara P. Alexander  
233 Craighead Avenue  
Nashville, Tennessee  
37205

Southern Kentucky Sanatorium - Southern Kentucky Sanatorium Annex  
207 South College Street

Maurice and Kay Carr  
Route 5  
Franklin, Kentucky  
42134

James and Bessie Milliken  
Route 6  
Franklin, Kentucky  
42134

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CONTINUATION SHEET Franklin, Kentucky ITEM NUMBER 7 PAGE 2

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A three story, rectangular, rough-cut limestone annex was built immediately to the rear of the Sanatorium in 1912. Architecturally compatible with the Sanatorium, this building contains a partially raised basement, 1/1 windows with limestone sills and segmented limestone lintels and limestone string courses delineating the three floors. A plain, flat frieze cornice is carried around each of the facades and is capped with a flat roof and limestone parapet. Although this annex is connected to the Sanatorium via a narrow concrete block addition, the primary entrance, with an arched limestone architrave, is located on the north facade.

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CONTINUATION SHEET Franklin, Kentucky ITEM NUMBER 10 PAGE 2

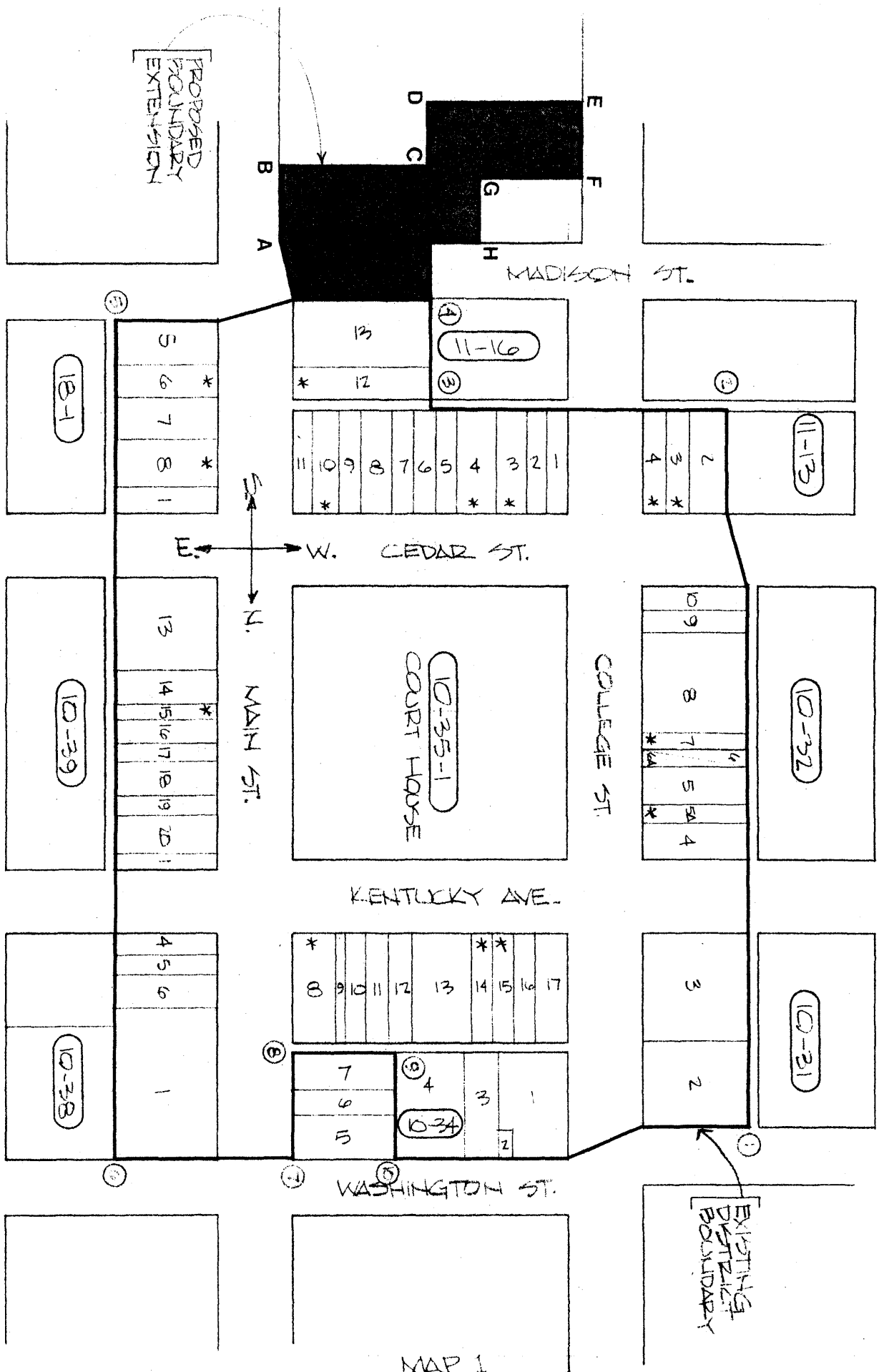
The limits of the expanded area to be included within the Franklin Downtown Commercial District are as follows:

Beginning at the northeast corner of the Douglas House, 200 South Main Street (point A), then south along the west side of South Main Street 83' to point B, then west along the Douglas and Grainger property line 160' to point C, then south along Sanatorium Annex property line 67' to point D, then west along Annex and Sanatorium property lines 171' to point E on the east side of South College Street, then north along Sanatorium property line 82' to point F, then east along Sanatorium property line 111' to point G, then north along Annex property line 68' to point H on the south side of Madison Street, then east along Annex-Grainger-Douglas property lines 220' to point A, thereby incorporating the Sanatorium, Sanatorium Annex, Grainger Apartments and Douglas House buildings.

Southern Kentucky Sanatorium  
207 South College Street  
Simpson County Tax Assessor's Map #11-17-6  
Lot Size: 111'x82'

Southern Kentucky Sanatorium Annex  
South College Street  
Simpson County Tax Assessor's Map #11-17-  
Lot Size: 60'x150'

Douglas House-Grainger Apartments  
200 South Main Street  
Simpson County Tax Assessor's Map #11-17-5  
Lot Size: 160'x83'



MAP 1

**FRANKLIN DOWNTOWN COMMERCIAL DISTRICT**  
FRANKLIN, KENTUCKY

SCALE: 1" = 100' SEPT. 19, 1982

REVISED/PROPOSED EXTENSION - 5/19/83