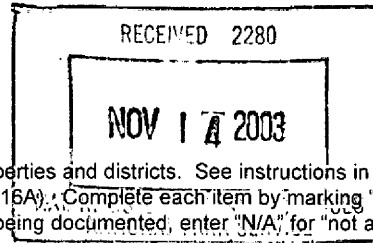


United States Department of the Interior  
National Park Service

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 Craig-Beasley House

other names/site number Gaines House

2. Location

street & number 503 Boyd Mill Avenue

NA not for publication

city or town Franklin

NA vicinity

state Tennessee

code TN

county Williamson

code 187

zip code 37067

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.)

*Robert L. Harper*

11/13/03

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

12-23-03

Craig-Beasley House  
Name of Property

Williamson 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	
4		buildings
		sites
	1	structures
		objects
4	1	Total

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

**Number of Contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling  
DOMESTIC: secondary structure

DOMESTIC: single dwelling  
DOMESTIC: secondary structure  
RECREATION AND CULTURE: sports facility

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

BUNGALOW/CRAFTSMAN

foundation LESTONE  
walls WOOD and WEATHERBOARD  
roof METAL (TIN, COPPER), ASPHALT  
other GLASS, CONCRETE

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1916-1953  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1916, 1953  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(complete if Criterion B is marked)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

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 Department of History  
\_\_\_\_\_

Craig-Beasley House  
Name of Property

Williamson County, Tennessee  
County and State

**10. Geographical Data**

**Acreage of Property** 2.9 acres (Leipers Fork 63 NW)

**UTM References**

(place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>510688</u>	<u>3975175</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 Laura Stewart, Paul Fritz, D. Lorne McWatters  
organization Middle Tennessee State University, Dept. of History date May 1, 2003  
street & number MTSU, Box 23 telephone (615)-898-5805  
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 Mr. and Mrs. Kenneth Gaines  
street & number 503 Boyd Mill Avenue telephone 615-595-8280  
city or town Franklin state TN zip code 37067

**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.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Craig-Beasley House, Williamson Co., TN

---

## VII. Architectural Description:

The Craig-Beasley House is located at 503 Boyd Mill Avenue in Franklin, Tennessee, on 2.9 acres on the outskirts of the city's historic districts. The Craig-Beasley House is an expansive, two-story, wood frame bungalow with Arts and Crafts style detailing and a rough-cut stone foundation (photo 1). The large windows in every first floor room give the home a feeling of lightness and openness, following the Arts and Crafts tradition of bringing nature and the outdoors into the home. The house was built in 1916, but in 1953 a new owner added several outbuildings, including a detached garage and greenhouse (C), a stable (C) and a storage shed (C). The same owner added a tennis court (NC) in 1972.<sup>1</sup> The house and outbuildings occupy an almost pastoral setting as the property slopes from the buildings through various deciduous and evergreen trees and across an expansive lawn in the rear. The home's exterior, floor plan, lawn, and outbuildings remain remarkably unchanged, although slight interior alterations to the kitchen were made by the present owner in 2001. The home is believed to have been designed and built by local lumber mill owner and builder J.F. Craig, who also designed and built Franklin's Craig Court apartments and a number of other homes in the area.<sup>2</sup>

The property is enclosed on three sides by a white wood post and planked fence (NC), and is separated from the house to the east by a wire fence (NC). Concrete stepping stones and three concrete steps lead to the home's concrete front walkway, and a pebbled driveway on the west side leads from the street around to the back of the home (photo 2).

The home is a wood frame bungalow with a rough-cut limestone foundation, and a cross-gable roof covered in asphalt shingles with projecting eaves and exposed rafters. The main medium pitch side gable roof runs east to west (photo 3), while the front (north) façade displays three smaller low pitch front gables in a distinctive asymmetrical arrangement (photo 2). A large gabled dormer with decorative triangular knee braces and three 9:1 windows projects from the center of the upper story. A second gable with triangular knee braces spans one third of the lower story front section of the home and covers a row of three windows, one a central 15:1, double-hung, wood-sash and the others 9:1, double-hung, wood-sash. The third gable, also with triangular knee braces, projects over steps leading to the front porch. This triple gable combination provides a unique visual quality, giving the home a Arts and Crafts-style appearance that differs from Franklin's simpler, single-gable bungalows. The exterior elevations of the first floor are covered with weatherboard siding, while

---

<sup>1</sup> Williamson County, TN. *State of Tennessee Real Estate Appraisal Card*, 503 Boyd Mill Avenue (2003).

<sup>2</sup> Rick Warwick, Historian, personal conversation with Laura Stewart on April 4, 2003, Franklin, Tennessee.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Craig-Beasley House, Williamson Co., TN

---

the second story is covered with square wood shingles. Along with bay and diamond-shaped windows, exposed rafter ends, brackets, knee braces, and distinctive columns on the porches, the varied siding offers an excellent rendition of a special Arts and Crafts bungalow. Even the triangular ventilation openings under the east and west elevation gable peaks are designed and painted to enhance the home's Arts and Crafts features.

A set of five concrete steps with iron hand railings of an unknown date leads up to the front porch. The porch roof, covered with copper, spans two-thirds of the north facade and wraps around one-half of the east side of the home (photo 4). The porch foundation is constructed of rough-cut stone supporting a concrete floor, and the porch rests on six battered paneled wood columns with unusual stepped brick bases. Within each stepped brick portion of the base is a decorative, recessed, arched section filled with red brick (photos 5 and 6).

The front porch of the house is open, displaying a sloped ceiling with exposed rafters (photo 7). The side porch, on the east elevation, is enclosed with a light wood frame, wire-mesh screens, and a storm door (photo 8). This portion of the porch was screened in at a later date than the home's original construction.

The main entrance, centrally located on the north façade, is a single, original fifteen-light wood-and-glass door with ten-light sidelights on each side (photo 9). East of the door, along the porch, is a pair of large 15:1, double-hung, wood-sash windows. West of the door is the trio of unusually tall windows that rest under one of the gables. The central window is 15:1, double-hung, wood-sash and the outer windows are 9:1. Like almost every window in the home, these are trimmed with white wood sills and molded lintels, adding an ornamental element to the exterior which reflects the trim used on the interior as well.

The west elevation (photo 10) displays a bay with a central 21:1, double-hung, wood-sash window flanked by 15:1 side windows and covered with a low-pitch, hipped roof with exposed rafter ends. To the north of the bay are one 12:1, double-hung, wood-sash window and one small 6:1, double hung, wood-sash window. To the south are two symmetrically placed 12:1, double-hung, wood-sash windows. The upper story contains a centrally placed band of three 9:1, double-hung, wood-sash windows, with a small, fixed, four-light, diamond-shaped window to the north and a small, rectangular, six-paned casement window to the south. The lower story is sided with weatherboard, and the upper story with wood shingles. A wide, painted wood belt course between the two sections accentuates the different textures and enhances the horizontal line of the house. Painted wood vents

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Craig-Beasley House, Williamson Co., TN

---

under the eaves at the peak of the gable roof, along with large wood knee braces, also add to the house's Arts and Crafts decorative elements.

The home's south (rear) elevation (photo 11) displays multiple roof planes, including a second-story shed dormer with two 9:1, double-hung, wood-sash windows. Unlike the rest of the house, the dormer's siding, soffits and fascias have been replaced with vinyl at an unknown date. The windows on this elevation also appear to be replacements. The porch roof, with exposed rafter ends, is flat, covering a porch area that was enclosed sometime after the original 1916 construction date. This flat roof becomes a hipped roof as it extends over the kitchen and also displays exposed rafter tails. Three 6:1, double-hung, wood-sash windows, added as replacements for an original single window, look out from the kitchen into the yard. An original interior chimney, now stuccoed, is visible on the east side of the shed dormer.

The upper story of the east elevation includes a trio of windows identical to those on the west elevation (photo 4), flanked by the same fixed, four-light, diamond-shaped window that appears on the south side of the west elevation. The lower story has two sets of paired, 9:1, double-hung, wood-sash windows to the south of the screened porch (photo 12). Although much of the lower story is spanned by the porch, the decorative elements of the east elevation are identical to those on the west elevation of the house. Unlike the front porch roof, which is covered with copper, or the main roof, which is asphalt shingle, this section of the porch has a tin roof. This part of the porch also displays exposed rafter ends, as does the south section of this elevation (the east exterior wall of the kitchen).

The interior of the house at 503 Boyd Mill Avenue maintains a high degree of architectural integrity, with only slight changes made to update the kitchen and bathrooms. Most of the wood flooring is original, with oak on the first story and heart of pine on the second. Almost all of the wood-paneled or wood-and-glass doors and windows throughout the house are original, and are cased in a relatively plain, wide, wood trim, painted white, that generates a sense of refined elegance and visual continuity. High ceilings on the first floor, approximately twelve feet high, along with large and numerous windows give the house a spacious and bright appearance, apparent as soon as one enters the living room through the front entrance door.

The spaciousness of the house is complemented by the design of the first floor, which includes a library west of the living room that receives natural light through windows on both the north and west elevations (photo 25). The library opens from the living room through a wide doorway, and the windows are 12:1, double-hung, wood-sash on the west elevation and a 15:1 flanked by two

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Craig-Beasley House, Williamson Co., TN

---

12:1, double-hung, wood-sash windows on the north elevation. The west wall displays all original built-in shelves and cabinets on either side of the centrally located window and window bench, following the Arts and Crafts tradition of incorporating built-in furniture in larger and more elaborate homes.

Following a similar aesthetic as the door and window trim, both the living room (photo 26) and dining room (photo 27) display coffered ceilings with painted, recessed-paneled beams. The dining room has a chandelier hanging from a white medallion. All of these are original features.

The north side of the living room opens to the front porch through the main entrance door with its multi-pane sidelights, and through a pair of 12:1 windows (photo 28). The east side of the room has a centrally located fireplace flanked by fifteen-light doors that open to an enclosed porch on the east side of the house. Matching the trim throughout the house, the mantelpiece (photo 29) is relatively plain, with white painted wood mantel shelf and recessed panels. The brick fireback is surrounded by a marble exterior, and the outer hearth is also constructed of marble. The fireplace appears to be original, as there are no indications of modifications.

The dining room opens out from the living room through a wide doorway, and the room is lit by two large, 15:1 double-hung, wood-sash windows on the west side. Access to the kitchen is gained through a six-light glass and wood-paneled door in the southeast corner and through a wood-paneled door in the southwest corner of the room (photo 30). This second doorway was originally the entrance to a butler's pantry, a small room removed by the current owners in a 2001 kitchen remodeling. Photo 31 shows the original location of the pantry, which was along the west wall.

In 2001 the current owners also removed a wall that ran roughly across the middle of the kitchen as it is now configured. The location of the wall can be seen in the white-painted wood trim along the ceiling and in the line of replaced wood along the floor (left of the bench in photo 32). Although the built-in cabinets are original, the original kitchen cabinets have been replaced and the windows along the south elevation widened from one 6:1 window to three 6:1 windows. Unlike the other windows in the house, the kitchen windows have false muntins in the top sections.

The kitchen opens into the hallway on the west side through a wood-paneled door, and the hallway leads through the fifteen-light rear (south) door on to an enclosed porch (photo 33). Originally open, the rear porch was enclosed at an unknown date with large, wire-mesh screens. It has a concrete floor and tongue-and-groove wood ceiling and opens to the yard on the south side of the house through a glass and wood-paneled door with a transom and a sidelight (photo 34).



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Craig-Beasley House, Williamson Co., TN

---

The hallway extends from the rear porch door to the living room, accessed through another of the many fifteen-light glass doors. The floor of the hallways is the original oak. The house has a partial basement that can be entered through a wood-paneled door (photo 35) on the east side of the hall under the stairway. Photo 36 shows part of the basement, including the limestone foundation wall.

Across the hallway from the kitchen and basement doors is an original bathroom, decorated with tile and accessed through a wood-paneled door (photo 37). Casement windows open to the rear porch on the south elevation.

Moving north along the hallway, and on the west side, is the master bedroom, currently decorated with floral painting added by the current owners (photo 38). Two large 12:1 double-hung, wood-sash windows provide light from the west side, and wood-paneled doors provide access to a large closet on the southwest corner and to the sitting room on the north side of the bedroom.

A sitting room is located north of the bedroom, and can be entered either through a doorway from the bedroom, from the central hallway, or from a hallway south of the library (photo 39). The room is accented by three large windows in a bay that projects from the room on the west side. The two outer windows are 15:1, double-hung, wood-sash, while the central window is larger, 18:1. The sitting room includes a fireplace on the south side (photo 40), decorated by a wood mantelpiece with nine wood brackets under the mantel shelf.

Between the sitting room and the library are a hallway and bathroom (photo 41). The hallway opens to the sitting room to the south, library to the north, and living room to the west. The tiled bathroom sits on the west end of the hallway, lit by a 6:1, double-hung, wood sash window on the west elevation.

The second story of the house is reached by ascending a dogleg stairway that rises from the north end of the hallway (photo 42). Decorated with three-tier newel posts with recessed panels, the staircase rises to a landing that includes built-in shelves with doors and trim (west wall), built-in cupboards (south wall, under dormer), and decorative murals (photo 43), then turns 180 degrees to reach the top. The landing looks out on the back (south) yard through a pair of 9:1, double-hung, wood-sash windows.

Another balustrade with simple square wood newel posts, square balusters, and dark painted handrail sits at the top of the staircase (photo 44). To the west is a full bathroom with sloping ceiling and original heart-of-pine flooring (photo 45) that extends throughout the second floor of the

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Craig-Beasley House, Williamson Co., TN

---

house. The bathroom has a multi-light wood casement window that opens on the west end of the room (photos 3, 10).

Along the hallway and north of the bathroom is the office (photo 46), lit by a row of three 9:1, double-hung, wood-sash windows on the west side and a large closet on the north side. The west wall of the closet includes a four-light, diamond-shaped, sliding window (photo 3).

At the end of the hallway, facing north toward Boyd Mill Avenue on the front (north) elevation, is a bedroom (photo 47) with three wide, 12:1, double-hung, wood-sash windows and a large closet on its east side. The east wall of the closet has a four-light, diamond-shaped, sliding window identical to its counterpart on the west elevation (photo 4).

A second bedroom is located on the east side of the upper story (photo 47). Its layout and size are identical to the office across the hall, except that a doorway on the south side accesses a relatively small closet that, in turn, opens into a small bathroom (no photo). As with the larger bathroom on the west side of the hallway, this bathroom has a sloping ceiling. Instead of a casement window, this room has a fixed, four-light, diamond shaped, sliding window (photo 12).

The property's 2.9 acres contain a number of distinctive features and outbuildings. To the west of the home, a loose pebble driveway extends along the side, curving behind to form a parking area. An asphalt tennis court (NC) built in 1972 sits on the west side across the driveway (photo 13), and a small garden plot lies just beyond it.

The detached garage (C) built in 1953 is located behind the house on the southwest side (photo 14). The garage is a single story, front gable building with Arts and Crafts detailing designed to match the main house. The double, diagonally paneled, wood doors close with a single latch. In 2002 the present owners sanded and refinished these doors to their original state. The front gable roof has projecting eaves, exposed rafters on the sides, and triangular knee braces. The lower half of the area above the doors is covered in wood shingles, and the upper portion with stucco. Wood louvered vents are located under the eaves at the gable. The garage is sided with narrow weatherboard, and each side has one twelve-light awning window (photo 15). A glass-paned, wood-frame greenhouse with a cinder block base and a nine-light glass and wood-paneled door was attached to the rear of the garage at an unknown date after 1953. The greenhouse contains an interior galvanized steel support system that allows the upper windows to be raised and lowered easily. The current owners have made no alterations to the green house apart from replacing several broken window panes. The interior of the garage has a concrete floor and a bathroom from an unknown date in the

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Craig-Beasley House, Williamson Co., TN

---

southeast corner. The garage is framed with wide wood boards and large square posts, and the ceiling is wood tongue and groove (photo 16).

South of the house, and southeast of the garage, is a 1953 stable(C) currently used as a storage shed (photo 17). The stable is a one and a half story, wood-frame structure with wood siding, a front gable roof with exposed rafters, and a front awning supported by three rough-hewn wood columns. The gable end is covered in plain wood shingles and has a small window cutout with an ornamental wood cross attached above it. The two-bay entrance is not enclosed, and the interior is framed with wide boards and what appear to be dimensional wall studs and ceiling joists (photo 18). The stable consists of one main room, with two rear stalls. A small wood shed roof supported by rough-cut wood posts covers these rear stalls (photo 19). A wood door and two four-paned windows are located on the stable's west side.

A small 1953 shed (C) is located southeast of the stable (photo 20). This single story wood structure has a shed roof and a row of nine single-paned windows on the front (south) elevation (photo 21). According to next-door neighbor Dorothy Stevenson, Dr. H.P. Beasley kept cows on the property and used this building as a milking shed.<sup>3</sup>

Behind these outbuildings, the yard extends mainly southward and slopes gently downhill through a variety of deciduous and evergreen trees into a large open grassy pasture (photo 22). One neighbor's home sits about one-hundred yards southwest of the house (photo 23), another about fifty yards to the west (photo 24). A small garden plot occupies a portion of the yard to the west of the home, near the tennis court. Although neighboring homes are visible from the front yard, the property's size and back yard vegetation provide a feeling of rural expansiveness and privacy.

The Craig-Beasley House is located on a quiet residential street just off Franklin's historic West Main Street. The five houses that comprise the eastern end of this neighborhood are the only early twentieth-century houses on the block with the exception of historic Magnolia Hall (NR William S. Cambell House 10/29/1975), built in 1840, at the far west end of the street. The homes on either side of the Craig-Beasley House have large lots, although the rest of the neighborhood lots are relatively small. The remaining length of Boyd Mill Avenue is primarily comprised of relatively new homes. Surrounded by small, ordinary homes, the Craig-Beasley House sits in prominence as the street's most unique and recognizable property.

---

<sup>3</sup> Dorothy Stevenson, neighbor, personal conversation with Laura Stewart on February 6, 2003.

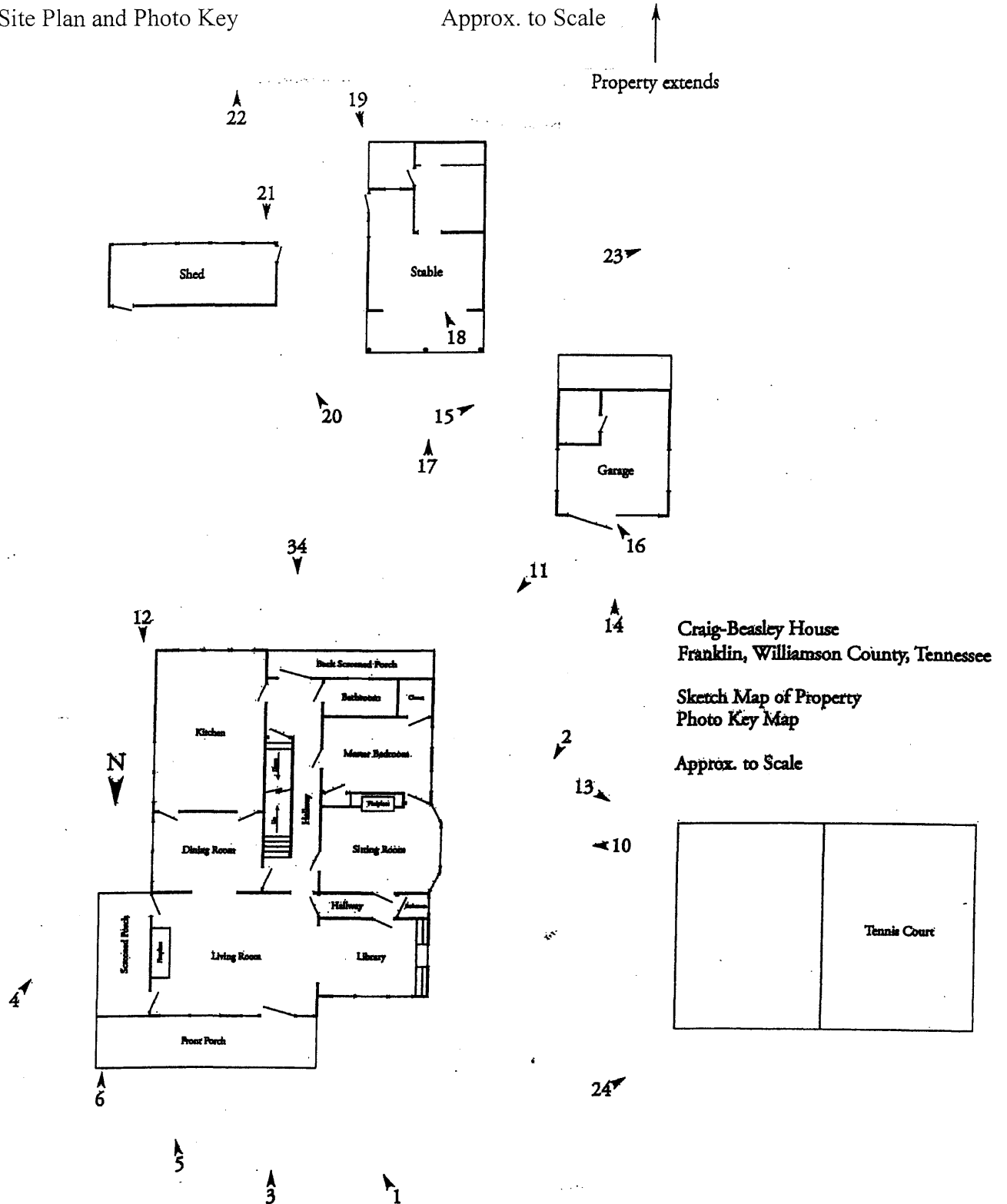
# National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Craig-Beasley House, Williamson Co., TN

Site Plan and Photo Key

Approx. to Scale



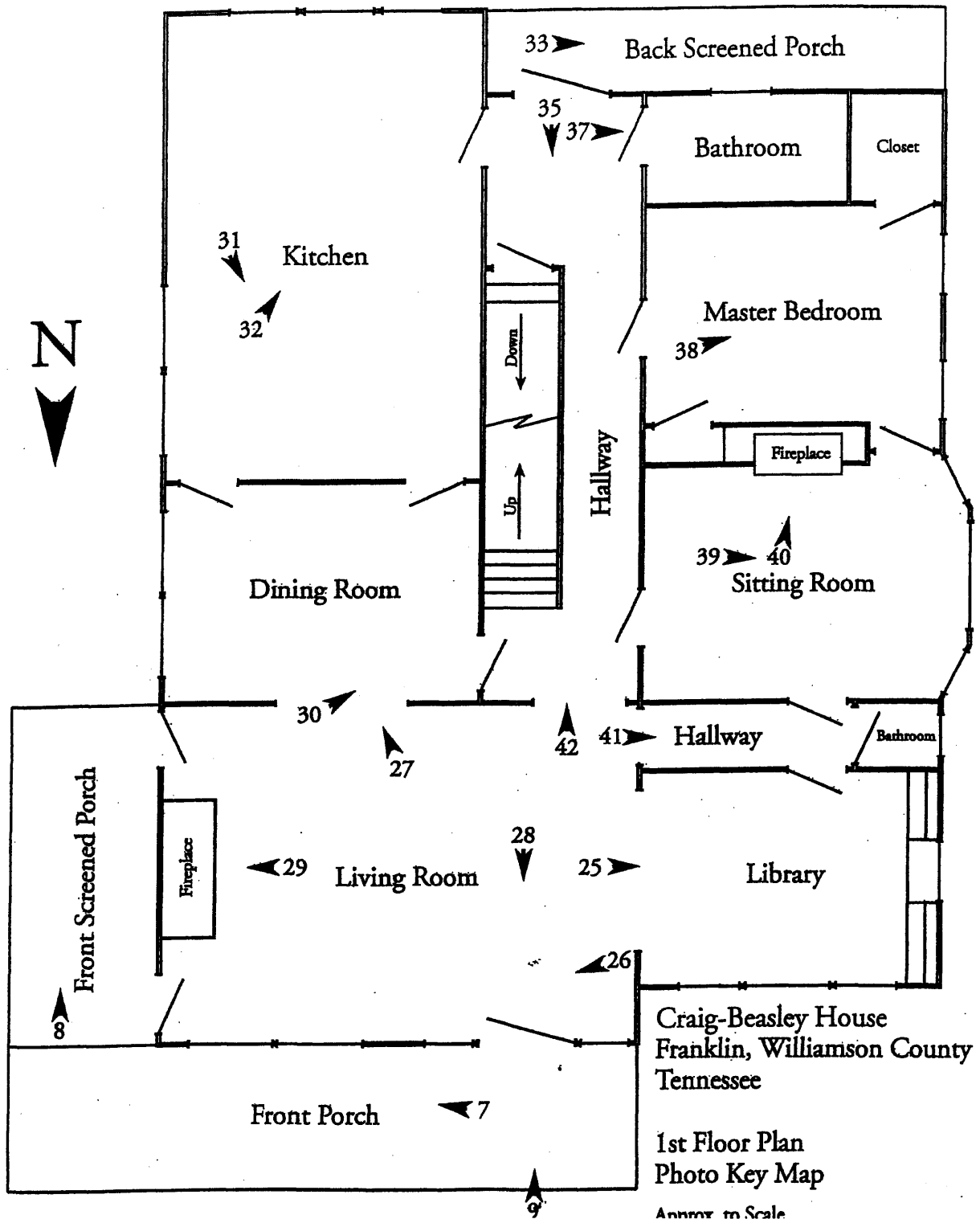
# National Register of Historic Places Continuation Sheet

Section number 7 Page 9

Craig-Beasley House, Williamson Co., TN

First Floor Plan and Photo Key

Approx. to Scale



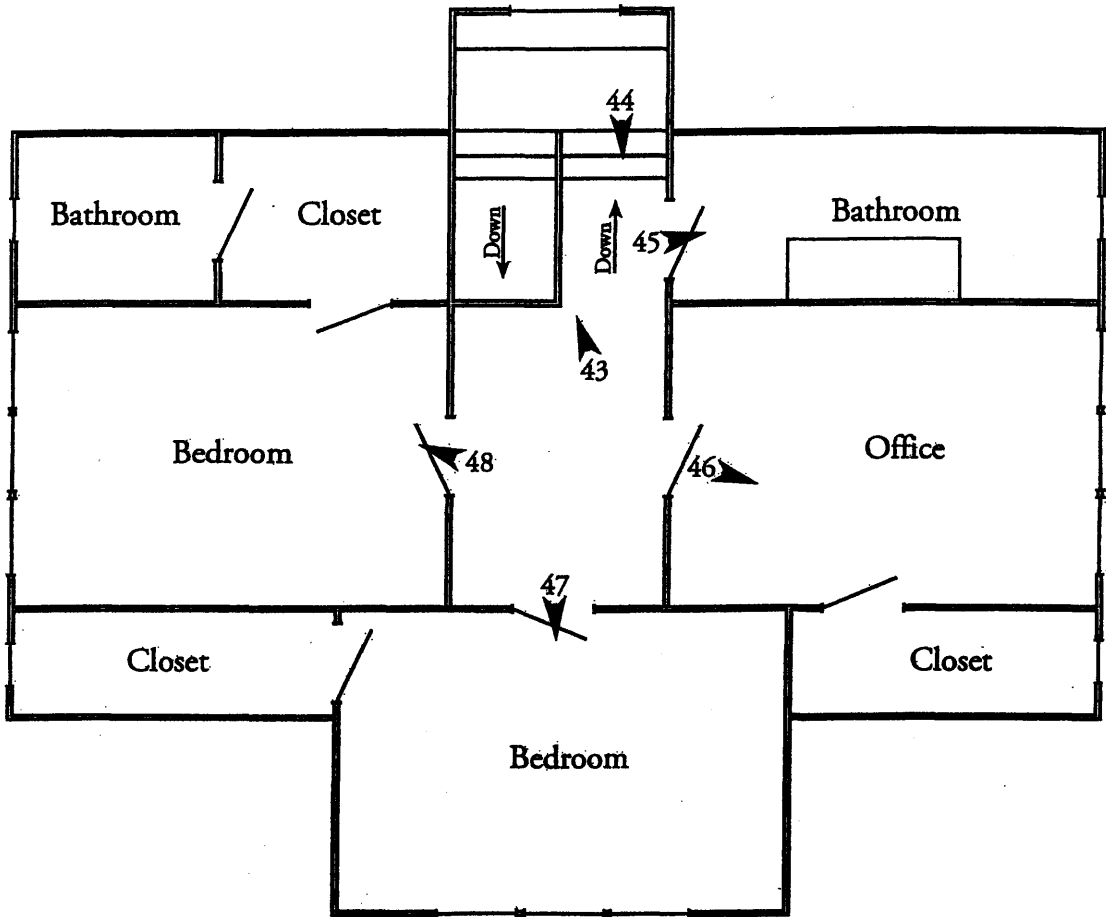
# National Register of Historic Places Continuation Sheet

Section number 7 Page 10

Craig-Beasley House, Williamson Co., TN

Second Floor Plan and Photo Key

Approx. to Scale



Craig-Beasley House  
Franklin, Williamson County, Tennessee

2nd Floor Plan  
Photo Key Map

Approx. to Scale

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Craig-Beasley House, Williamson Co., TN

---

## VIII. Statement of Significance:

The Craig-Beasley House is eligible for the National Register of Historic Places under Criterion “C” as an architecturally significant and substantially unchanged example of an Arts and Crafts style bungalow within Franklin and Williamson County. Although smaller, less detailed forms of these bungalows still exist throughout Franklin and Williamson County, the Craig-Beasley House is unusual due to its high-style Arts and Crafts-inspired details. Containing classic elements of the finest Arts and Crafts inspired bungalows, the home’s features include a low-pitched roof with wide eaves, exposed rafters, and multiple gables, a wrap-around porch, a gabled dormer window, unusually large wood trim windows, built-in shelves and cabinets, and excellent use of natural materials including wood, stone and glass.<sup>4</sup> This unique and almost unchanged example of an Arts and Crafts style bungalow maintains a high level of architectural integrity and is eligible for nomination to the National Register of Historic Places for its significance in architecture in Franklin and Williamson County.

The Arts and Crafts movement originated as a stylistic revolution against what some saw as the extravagance of the flamboyantly excessive architecture in the Victorian period. Bungalows, made popular by the firm of Greene and Greene of Pasadena, California, rose to prominence as a style for smaller homes from approximately 1905 through 1925. Also popularized in the United States by the Arts and Crafts style bungalows and interiors of Gustav Stickley, the style focused on horizontal planes, open rooms, connection to the environment, natural and local materials, comfort, and simplicity. Design features include exposed rafters, divided multiple window lights, large sleeping porches with columns, and roof gables, and unique decorative features included carved knee braces on every elevation and recessed decorative column panels.<sup>5</sup>

Built in 1916 and containing many outstanding examples of classic features of Arts and Crafts style bungalows, the Craig-Beasley House also has a number of distinctive attributes that make it distinguishing. Interior detailing includes polished original oak wood floors on the first story and original heart-of-pine floors on the second story, as well as dark-stained wood windows and doors on the north elevation that add aesthetic interest to the interior. Stylish built-in features, including

---

<sup>4</sup>Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984), 454.

<sup>5</sup>[www.coloradohistory-oahp.org/guides/architecture/styles/craftsman.htm](http://www.coloradohistory-oahp.org/guides/architecture/styles/craftsman.htm), accessed on April 2, 2003.  
Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Company, 1994), 208-220; David Cathers and Alexander Vertikoff, eds., *Stickley Style: Arts and Crafts Homes in the Craftsman Tradition* (N.P.: Simon and Schuster, n.d.), 34-37; McAlester, *Field Guide*, 453-454.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 12

Craig-Beasley House, Williamson Co., TN

---

decorative wood and marble fireplaces, library bookcases, and built-in cupboards add to the complete picture of domestic function. On the exterior, large double and triple window arrangements on both the first and second stories characterize the fenestration of the house, allowing the large trees and outdoor landscaping to enter the interior, connecting to its natural landscape and surroundings. Use of local stone in the foundation follow the Arts and Crafts movement's emphasis on local materials and craftsmanship.

Bungalows in Williamson County typically follow a pattern that is noticeably different than the Craig-Beasley House. Most are smaller, primarily one story homes, with few decorative details. The windows and porches tend to be small, and many have plain stone exterior walls. Although Franklin is fortunate to have retained a number of these well-kept but less unique bungalows within the Lewisburg Avenue Historic District (NR 4/13/1988) and interspersed throughout the town, the Craig-Beasley House is locally significant as the largest and most distinctive Arts & Crafts bungalow in the county.<sup>6</sup>

The size of the Craig-Beasley House sets it apart from other bungalows in the Franklin area. It is two full stories and sits on a sizeable lot of almost three acres. Its windows, while following the tradition of pairs and ribbons of double-hung, wood-sash, are larger and more prevalent than those in similar bungalows. This is especially noticeable on the east and west elevations. Some of the smaller windows on these elevations are diamond-shaped, adding an effective decorative element to the house.

The home's stylistic details on every elevation also add to its special nature. The curved decorative knee braces give the home an almost Stick style appearance, a style which preceded Queen Anne. Each elevation has a variety of surfaces, including wood siding, wood shingles, and louvered gables. The porch columns, while following a basic pattern of battered wood columns on stepped brick bases that extend directly to the ground, are highly noticeable due to their high style detailing and decorative, recessed brick arches.

At the turn of the twentieth century, Franklin was a small town of about 2,000 people. Boyd Mill Avenue was located just beyond the city limits, in a fairly undeveloped area. During the first two decades of the twentieth century, however, Franklin experienced a period of growth and expansion of both the town and its middle class. Primarily agricultural, Franklin acquired a number of new

---

<sup>6</sup>Mary Pearce, Richard Warwick, and Jeri McLeland Hasselbring, eds., *National Register Properties Of Williamson County* (Franklin, TN: Hillsboro Press, 1995).



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 13

Craig-Beasley House, Williamson Co., TN

---

industries, including Lily Mills, the Harpeth Automobile Company, the Interurban street car, and Webb's Oil Company. As industry expanded and the town grew, the population and the suburbs grew along with it.<sup>7</sup>

The Craig-Beasley House lot was originally part of a large parcel of land sold to a group of well-known local developers and real estate agents. In 1915, J.L. Parks Sr. sold several undeveloped lots along Boyd Mill Avenue to J.F. Craig, Newt Cannon Jr., and W.A. Roberts. The 1915 deed indicates that this section of land was already subdivided into a number of individual lots.<sup>8</sup>

Based on local oral history, as well as information from several of the deeds during this time, it is believed that the home was built by local builder and businessman J.F. Craig. Craig owned the Craig Lumber Company and served as the chairman of the Progressive Club, which became the Kiwanis Club in 1922, an organization dedicated to bringing industry and manufacturing to Franklin<sup>9</sup>. Craig built a number of extant structures in Franklin, including the homes surrounding the Craig-Beasley House, the Craig Court Apartments on Fair Street, and four homes included in the Lewisburg Avenue Historic District (NR 4/13/88).<sup>10</sup>

During the next several years, the property changed hands a number of times. According to real estate assessment data, the present home was built in 1916, one year after the plots were sold.<sup>11</sup> In 1919, J.F. Craig sold one of these lots, the current 503 Boyd Mill Avenue, to Berry T. Beasley, a farmer from Leiper's Fork who moved to Franklin after becoming too old to farm. The 1919 deed lists the property as "being a house and lot." indicating that the home was built by J.F. Craig before this time.<sup>12</sup>

In 1926, the property bought back by one of its previous owners, Walter A. Roberts, and his new real estate partner, Winder McGavock.<sup>13</sup> The firm of Roberts and McGavock was a thriving business on Main Street that successfully sold prominent estates in Franklin for several decades.

---

<sup>7</sup>James A. Crutchfield and Robert Holladay. *Franklin: Tennessee's Handsomest Town* (Franklin, TN: Hillsboro Press, 1999), 332.

<sup>8</sup>Williamson County, Tennessee, Deed Book 39, page 207.

<sup>9</sup>Crutchfield, 293.

<sup>10</sup>*Ibid.*, 292. Rick Warwick, personal conversation with Laura Stewart on April 3, 2003, Franklin, Tennessee. Also, see [www.nationalregisterofhistoricplaces.com/TN/Williamson/state2.html](http://www.nationalregisterofhistoricplaces.com/TN/Williamson/state2.html), accessed on April 3, 2003.

<sup>11</sup>Williamson County, TN. *State of Tennessee Real Estate Appraisal Card*, 503 Boyd Mill Avenue (2003).

<sup>12</sup>Williamson County, Tennessee, Deed Book 46, page 177.

<sup>13</sup>Williamson County, Tennessee, Deed Book 52, page 333. Also, 1933-1934 Franklin City Directory.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 14

Craig-Beasley House, Williamson Co., TN

---

Walter Roberts was one of Franklin's most influential businessmen, involved in both the economic and political evolution of the town through the Chamber of Commerce and the City Commission.<sup>14</sup> The partners subsequently sold the property to Harry and Jessie Hardin in 1926.<sup>15</sup> Over the next several years, the property changed hands four times before Mary Ann Peterson sold the property to Dr. Hazle Padgett Beasley and his wife Charlotte in 1953. Dr. and Mrs. Beasley are not believed to be related to previous owner Barry T. Beasley. After changing hands in rapid succession for over three decades, the home stayed in the possession of the Beasley family until November, 2000.

Originally from Dickson in Hickman County, Dr. Hazle Padgett Beasley came from a family of physicians. After transferring to Vanderbilt University from Auburn University in Alabama in the mid-1930s, he decided to enter the dental profession and, upon graduating from the University of Tennessee Dental School in 1939, he set up his office in Lebanon, Wilson County, Tennessee. Despite a growing practice, he enlisted for military service in the Army Air Force Dental Corps as a means to serve his country during World War II. After basic training at Camp Forrest in Tullahoma, Coffee County, Tennessee, Dr. Beasley was sent to Panama, as well as Central and North America, acting as a dental surgeon to the troops from 1941 to approximately 1944.

Soon after his enlistment, Dr. Beasley married Charlotte Robinson. Unlike many Army wives during this time, Charlotte chose to accompany her husband rather than remain at home in Tennessee. She traveled with her husband to Panama, where she served as a secretary at the General Council of the Panama Canal Depot, remaining there until just before the birth of the couple's first son. Upon his return from military service, Dr. Beasley moved his growing family to Franklin on the advice of his first cousin and then mayor of Franklin, Earl Beasley, where he quickly established a successful dental practice.<sup>16</sup>

In 1953, Dr. Beasley purchased the home on Boyd Mill Avenue.<sup>17</sup> According to tax records, Dr. Beasley added a number of additional outbuildings to the property that year, including the detached garage and greenhouse. Three years later, the family added the utility building that served as a

---

<sup>14</sup>Crutchfield, *Franklin*, 339.

<sup>15</sup> Williamson County, Tennessee, Deed Book 52, page 337, Deed Book 54, page 211, Deed Book 60, page 65, Deed Book 67 page 574, Deed Book 95, page 126, Deed Book 2086, page 379.

<sup>16</sup> Rick Warwick, ed. *Who's Who in Williamson County: Volume 1 A-E*. Franklin, TN: Williamson County Historical Society Journal, 2003 (manuscript, not yet published), 98.

<sup>17</sup> Williamson County, Tennessee, Deed Book 95, page 126.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 15

Craig-Beasley House, Williamson Co., TN

---

milking shed that neighbors often teased the doctor about keeping.<sup>18</sup> The tennis court was a later addition, constructed in 1972. According to Heritage Foundation of Franklin and Williamson County Executive Director Mary Pearce, the home became a hub of social activity in Franklin during the time the Beasleys owned it. During those three decades, Franklin had not yet experienced the extensive and rapid growth that is so visible today, and did not have the many public entertainment venues that presently exist. As a result, the Beasley home with its expansive lawn and tennis court provided a welcome location for local gatherings, with a number of prominent citizens in attendance. Well-known country music comedian Minnie Pearl was a frequent visitor and avid tennis player at the Beasley home during this time.<sup>19</sup>

Although Franklin is fortunate to have retained a number of well-kept bungalows within its historic districts, the Craig-Beasley House is recognized locally as the largest and most distinctive bungalow of its kind in the county. Kenneth and Becky Gaines, owners of the home since 2000, purchased a house that had been neglected over the years and in need of a face-lift. The Gaines have restored this house to its original glory, making few structural changes apart from modernizing the kitchen, and maintaining the integrity and feeling of the home.

An excellent example of an Arts and Crafts style bungalow, the Craig-Beasley House makes an immediate and visually distinctive impact, with three large front gables that draw attention to its façade. The home's impressive size, coupled with carved knee braces, recessed panels, and patterned columns and elevations, cause it to stand out from its Franklin and Williamson County counterparts, which tend to be much smaller and simpler. This unique and almost unchanged example of an Arts and Crafts style bungalow maintains a high level of architectural integrity and is eligible for nomination to the National Register of Historic Places under Criterion "C" for its significance in architecture in Franklin and Williamson County.

---

<sup>18</sup>[www.comptroller.state.tn.us/propertydata/index.html](http://www.comptroller.state.tn.us/propertydata/index.html), accessed on March 27, 2003. Dorothy Stevenson, conversation with Laura Stewart on February 6, 2003, Franklin, Tennessee.

<sup>19</sup>Mary Pearce, Executive Director, The Heritage Foundation of Franklin and Williamson County, Tennessee, personal conversation with Laura Stewart, April 16, 2003, Franklin, Tennessee.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 9 Page 16

Craig-Beasley House, Williamson Co., TN

---

## IX. Bibliography

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Company, 1994.

Cathers, David and Alexander Vertikoff. *Stickley Style: Arts and Crafts Homes in the Craftsman Tradition*. Simon and Schuster: n.d.

Franklin City Directory, 1933-1934, published by Gregg Distributing Company (N.P, n.d.)

Crutchfield, James A. and Robert Holladay. *Franklin: Tennessee's Handsomest Town*. Franklin, TN: Hillsboro Press, 1999.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984.

Pearce, Mary, Richard Warwick, and Jeri McLeland Hasselbring, eds. *National Register Properties Of Williamson County*. Franklin, TN: Hillsboro Press, 1995.

Pearce, Mary. Personal conversation with Laura Stewart on April 16, 2003, Franklin, Tennessee.

State of Tennessee Real Estate Appraisal Card, Williamson County Tax Assessor's Office, for 503 Boyd Mill Avenue .

Stevenson, Dorothy. Personal conversation with Paul Fritz and Laura Stewart, February 6, 2003, Franklin, Tennessee.

Warwick, Rick. Personal conversation with Laura Stewart, April 3, 2003, Franklin, Tennessee.

Warwick, Rick, ed. *Who's Who in Williamson County: Volume 1 A-E*. Franklin, TN: Williamson County Historical Society Journal, 2003. Not yet published.

Williamson County, TN. Deed Books. 39: 207-209, 46: 177-178, 52: 333, 337, 54: 211-212, 60: 65, 70: 20, 67: 574-575, 95: 126-127, 1414: 244-246, 2086: 379.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number     9     Page     17    

Craig-Beasley House, Williamson Co., TN

---

[www.comptroller.state.tn.us/propertydata/index.html](http://www.comptroller.state.tn.us/propertydata/index.html), accessed on March 27, 2003

[www.nationalregisterofhistoricplaces.com/TN/Williamson/state2.html](http://www.nationalregisterofhistoricplaces.com/TN/Williamson/state2.html), accessed on April 3, 2003.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 10 Page 18

Craig-Beasley House, Williamson Co., TN

---

## X. Geographical Description

### Verbal Boundary Description

The Craig-Beasley House, located at 503 Boyd Mill Avenue in Franklin, Williamson County, Tennessee, sits on 2.9 acres (Lot 11 on Williamson County tax map 78-B) on a low rise at the eastern end of Boyd Mill Avenue, a street that continues on for several miles through Franklin.

### Boundary Justification

The boundaries for the nominated property include all of the 2.9 acres of land associated historically with the Craig-Beasley House since its construction in 1916.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

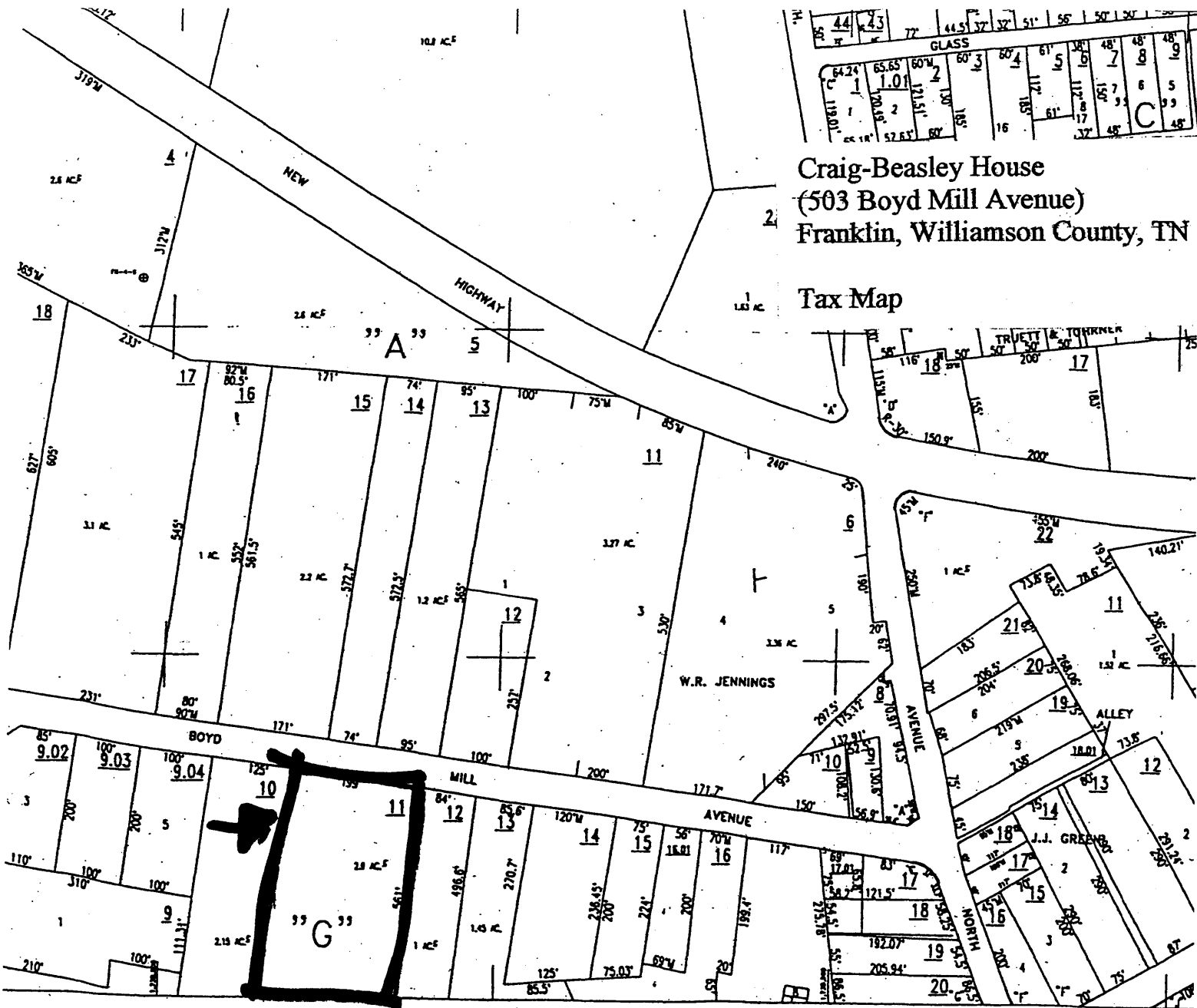
Section number 10 Page 19

Craig-Beasley House, Williamson Co., TN

Williamson County Tax Map 78-B

Parcel 11

1" = 200'



Craig-Beasley House  
(503 Boyd Mill Avenue)  
Franklin, Williamson County, TN

Tax Map

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      Photos      Page      20

Craig-Beasley House, Williamson Co., TN

---

## PHOTOGRAPHS

503 Boyd Mill Avenue  
Franklin, Williamson County, Tennessee

Photos by:      D. Lorne McWatters  
                         MTSU Department of History  
                         P.O. Box 23  
                         Murfreesboro, TN 37132  
                         March 2003

Negatives:      Tennessee Historical Commission  
                         2941 Lebanon Road  
                         Nashville, TN 37243

North façade and west elevation, facing southeast from Boyd Mill Avenue  
1 of 47

North façade, facing south from Boyd Mill Avenue  
2 of 47

West elevation, facing northeast from driveway  
3 of 47

East elevation, facing southwest toward porch  
4 of 47

Front façade, facing south toward porch columns  
5 of 47

Details of porch column on northeast corner of porch, facing north  
6 of 47

Front porch, facing east  
7 of 47



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      Photos    Page    21

Craig-Beasley House, Williamson Co., TN

---

Side porch, enclosed, facing south along east side of house  
8 of 47

Main entrance on front façade, facing south  
9 of 47

West elevation, looking across driveway, facing east  
10 of 47

South (rear) elevation, facing northeast toward enclosed porch and dormer  
11 of 47 (See photo 34)

East elevation, facing north toward porch  
12 of 47

View of tennis court, facing west  
13 of 47

Garage, facing north  
14 of 47

East side of garage, facing west  
15 of 47

Interior of garage, facing south  
16 of 47

Exterior of stable, facing south  
17 of 47

Interior of stable, facing south  
18 of 47

Exterior south and east elevations of stable, facing north  
19 of 47

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      Photos      Page      22

Craig-Beasley House, Williamson Co., TN

---

Exterior of shed, view of north (rear) and east elevations, facing southeast  
20 of 47

Exterior of shed, front (south) elevation, facing north  
21 of 47

View of back yard area and pasture, facing north  
22 of 47

View of back yard area, facing west toward neighbor's house  
23 of 47

View of neighbor's house, facing west  
24 of 47

Library, viewed from living room, facing west  
25 of 47

Living room, facing east toward fireplace and dining room  
26 of 47

Dining room, facing south from living room  
27 of 47

Living room, facing north toward main door and front porch  
28 of 47

Living room fireplace, facing east  
29 of 47

Dining room, facing southwest toward door to former butler's pantry and toward hallway  
30 of 47

Kitchen, facing north toward dining room and former butler's pantry area  
31 of 47

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number             Photos      Page          23    

Craig-Beasley House, Williamson Co., TN

---

Kitchen, facing south toward remodeled area and altered windows  
32 of 47

Rear screened porch, facing southwest  
33 of 47

Rear (south) elevation, facing north  
34 of 47 (same as photo 11)

Hallway and door to basement, facing south  
35 of 47

Basement, with view of limestone foundation, facing west  
36 of 47

Bathroom off hallway in southwest corner, facing west  
37 of 47

Master bedroom, facing west  
38 of 47

Sitting room and fireplace, facing west toward bay windows  
39 of 47

Sitting room, facing south toward fireplace and master bedroom door  
40 of 47

Bathroom and hallway, facing west from living room  
41 of 47

Hallway and staircase, facing south  
42 of 47

View of stairway landing, showing murals and built in shelves and cabinets  
43 of 47

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      Photos      Page      24

---

Craig-Beasley House, Williamson Co., TN

Hallway of second floor, facing east  
44 of 47

Bathroom, second floor, facing west  
45 of 47

Office, second floor, facing west  
46 of 47

Bedroom, second floor, facing north toward Boyd Mill Avenue  
47 of 47

Bedroom, second floor, facing east  
47 of 47