

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 any 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 Adams Street Historic District

other names/site number N/A

2. Location

street & number 1112-1400 Adams Street, 1251-1327 Adams Street, & 304-308 Stewart Street not for publication N/A

city or town Franklin vicinity N/A

state Tennessee code TN county Williamson code 187 zip code 37064

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Herbert L. Huger Signature of certifying official Date 2/3/00

DSHPO 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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register Edson H. Beall 3/15/00
 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):

 Signature of Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply) Category of Property (Check only one box)

<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

Number of Resources within Property

(Do not include previously listed resources in the count).

Contributing	Noncontributing	
<u> 37 </u>	<u> 16 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 0 </u>	<u> 0 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 37 </u>	<u> 16 </u>	Total

Number of contributing resources previously listed in the National Register 0

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

 Williamson County Multiple Resource Area

6. Function or Use

Historic Functions (Enter categories from instructions)

<u> DOMESTIC </u>	<u> Single Dwelling </u>
<u> DOMESTIC </u>	<u> Secondary Structure </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions)

<u> DOMESTIC </u>	<u> Single Dwelling </u>
<u> DOMESTIC </u>	<u> Multiple Dwelling </u>
<u> RELIGION </u>	<u> Religious Facility </u>
<u> DOMESTIC </u>	<u> Secondary Structure </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification (Enter categories from instructions)

 LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman
 OTHER/Folk Victorian; Gabled Ell; Pyramid Square

Materials (Enter categories from instructions)

foundation	<u> STONE: Limestone </u>
	<u> BRICK </u>
	<u> CONCRETE </u>
roof	<u> ASPHALT SHINGLE </u>
	<u> METAL </u>
walls	<u> WOOD: Weatherboard; synthetic </u>
	<u> BRICK </u>
other	<u> WOOD: Shingle </u>
	<u> </u>

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Adams Street Historic District
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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.
X 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.

Areas of Significance

(Enter categories from instructions).

ARCHITECTURE

Period of Significance

ca. 1890 - ca. 1940

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown; multiple

Criteria Considerations N/A

(Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(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

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository: Tennessee Historical Commission

10. Geographical Data

Acreage of Property _Approx. 14 acres_ Franklin 63 NE

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 16 511840 3974550 3 16 511450 3973920

2 16 511720 3973890 4 16 511600 3974580

___ 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 _Philip Thomason/Teresa Douglass_

organization _Thomason and Associates_ date _November 11, 1999_

street & number _P.O. Box 121225_ telephone _(615) 385-4960_

city or town _Nashville_ state _TN_ zip code _37212_

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 the SHPO or FPO.)

name _See Continuation Sheet_

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 Adams Street Historic District
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DESCRIPTION

The Adams Street Historic District is located along Adams and Stewart streets in the city of Franklin, Tennessee. Franklin is located along the Harpeth River approximately fifteen miles south of Nashville and had a 1999 population of 29,259 residents. Franklin's historic commercial area is nestled along the Harpeth's western bank in one of the river's generous bends. The Adams Street Historic District lies directly south of the historic commercial area. Adams Street extends south off of Lewisburg Avenue and the Adams Street Historic District extends along the 1200 and 1300 blocks of Adams Street from Parkview Drive to Gist Street and includes three houses on Stewart Street. The district contains thirty-four dwellings, of which twenty-eight would be considered contributing to the character of the district. The district also includes eight contributing outbuildings, and eleven non-contributing outbuildings. These outbuildings are primarily garages and storage sheds.

Properties within the Adams Street Historic District are dwellings constructed primarily between ca. 1890 and ca. 1940. Before becoming a neighborhood, the area was prime farmland and lay just outside of the original 1799 plat of the town. As Franklin's population grew through the 1870s, the town grew to the west and south, and prominent landowners began to subdivide land that the Adams Street Historic District now occupies. A large portion of the area was known as "McEwen's Addition," which was subdivided by John B. McEwen after the Civil War. Moscow B. Carter subdivided the land south of McEwen's Addition in 1894. Late 19th and early 20th century Sanborn maps reveal extensive growth along Adams Street between 1890 and 1930, as small residential lots became more defined and several homes were constructed.

The majority of homes built along Adams Street during this period were one-story frame houses built in Folk Victorian forms with Queen Anne and Italianate detailing. The most common of these is the gabled ell form, which features a projecting gable bay on the main facade, decorative porches, and one or more primary entrances. Common details include cornice brackets, decorative vergeboards, and milled porch posts and railings. One of the oldest houses in the district is the dwelling located 1303 Adams Street, which was built in the gabled ell form in 1891. This house features cornice brackets, patterned wood shingles in the gable field, and weatherboard siding. The dwellings at 306 and 308 Stewart Street are also representative of the gabled ell design. These two dwellings were constructed ca. 1910 and retain their original porch columns and pedimented window surrounds.

Another version of the gabled ell dwelling common along Adams Street is a one-story hipped roof frame dwelling with projecting gable bays. A representative example of this style is the dwelling at 1318 Adams Street built ca. 1900. This dwelling has a wraparound porch with fluted wood posts, two original single-light glass and wood doors with decorative transoms, weatherboard siding, and an elliptical attic window under the projecting main facade gable. Another example is the dwelling at 1312 Adams Street. This dwelling has a partial-width porch with milled posts and valence, brackets at the eaves, and an elliptical attic window.

Another Folk Victorian form built in the district is the pyramid square dwelling. This dwelling was designed in a square plan with the roofline extending from each corner in a pyramidal or hipped form. These dwellings were built between 1910 and 1930 and typically have decorative porches on the main facade, dormers at the roofline, and central entrances. The most notable example of the pyramid square dwelling in the district is the one- and one-half story frame dwelling at 1400 Adams Street. This dwelling was built ca. 1920 and has a wraparound porch with original Tuscan columns, pedimented entry bays, and hipped roof dormers at the roofline. The dwelling also features original single-light glass and wood doors, weatherboard siding, and patterned upper light windows.

Examples of the popular Bungalow style were also built on Adams Street during the 1920s and 1930s. The dwelling at 1246 Adams Street is reflective of the gable front version of this design. Built ca. 1930, this one- and one-half story frame dwelling has a full-width porch with square wood posts and a shed roof dormer with three one-over-one wood sash windows at the roofline. Other Bungalow

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or Craftsman style influenced dwellings are located at 1238 and 1242 Adams Street. The Bungalow style dwellings in the district are of both frame and brick veneer construction.

A few of the dwellings have associated pre-1945 outbuildings, particularly garages, that add to the character of the district. These are primarily of frame construction with gable roofs and are sited to the rear of the dwellings. Other outbuildings were constructed to serve as storage sheds, and at 1309 Adams Street is a ca. 1930 frame shed roof chicken house that sits to the rear of the main dwelling.

Only four post-1950 dwellings have been constructed within the district, and these are the dwellings located at 1251, 1253, 1323, and 1325 Adams Street. The dwellings are Ranch style homes constructed from ca. 1955 to ca. 1960, and are considered non-contributing. Other non-contributing dwellings are two pre-1940 dwellings that have been extensively remodeled and no longer retain their original design. These dwellings are located at 1222 and 1228 Adams Street. Surrounding the district on all four sides are residential areas of Franklin. Directly north and east is the boundary of the Lewisburg Avenue Historic District. To the south and west are residential areas which primarily contain dwellings built after 1940.

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Individual Property Descriptions

Properties within the Adams Street Historic District designated "C" contribute to the character of the district, or "NC" for non-contributing to the district.

ADAMS STREET

1. 1112 Adams Street

The dwelling located at 1112 Adams Street is a one story frame central hall plan dwelling built ca. 1930. The dwelling has a stone foundation, gable roof of asphalt shingles, a central interior brick chimney, and an exterior of aluminum siding. The main entrance has a three-light glass and wood door. Over the door is a gable wood canopy. Windows are original six-over-six wood sash. To the rear is a shed roof addition. (C)

2. 1118 Adams Street

The dwelling at 1118 Adams Street was constructed ca. 1900 in a one and one-half story gabled ell plan. The house has a stone foundation, an asphalt shingle hipped roof with projecting gable bays, an interior brick chimney, and an exterior of weatherboard siding. The main facade has a wraparound porch with milled wood posts and valance. The main entrance has an original single-light glass and wood door. Windows are one-over-one and paired six-over-six wood sash. The dwelling has brackets at the porch eaves, gable returns, and an arched attic window. (C)

At the rear of the house is a ca. 1960 storage shed with an attached carport. (NC)

3. 1120 Adams Street

The dwelling at 1120 Adams Street is a one and one-half story frame gabled ell dwelling constructed ca. 1920. The house has a hipped roof of asphalt shingles, interior brick chimney, stone foundation, and exterior of aluminum siding. On the main facade is a shed roof porch with milled wood columns, valance and railing. The main entrance has an original three-light glass and wood door. Windows are original one-over-one wood sash. At the roofline is a shed roof dormer with paired one-over-one wood sash windows. (C)

4. 1222 Adams Street

The dwelling at 1222 Adams Street is a one-story frame gable front dwelling constructed ca. 1930. The dwelling has been extensively altered with the addition of a ca. 1980 oriel window on the main facade, and a large second-story gable roof addition on the rear. (NC)

5. 1226 Adams Street

The dwelling at 1226 Adams Street is a one and one-half story ca. 1910 frame gabled ell dwelling with a stone foundation, asphalt shingle roof, interior brick chimney, and an exterior of weatherboard siding. The dwelling has an incised partial-width porch with square wood posts on the main facade. The main entrance has an original four-light glass and wood door with a two-light transom. A second entrance on the main facade has a ca. 1980 glass and wood door. Windows are original four-over-four wood sash. (C)

At the rear is a ca. 1980 frame gambrel roof storage shed. (NC)

6. 1228 Adams Street

At 1228 Adams Street is a ca. 1930 one story frame rectangular plan dwelling that has been extensively altered with replacement ca. 1990 doors and windows, an added full-width front porch, and a shed roof addition. (NC)

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7. 1230 Adams Street

The property at 1230 Adams Street is a one story frame gabled ell dwelling constructed ca. 1920. This dwelling has a gable asphalt shingle roof, a concrete block foundation, interior brick chimney, and exterior of asbestos shingles. The main facade has a single bay porch with a metal corner post. The main entrance has a five-panel wood door. Windows are original one-over-one wood sash. The dwelling has patterned shingles and a decorative metal vent in the gable field of the main facade. (C)

At the rear is a ca. 1970 frame carport with a flat metal roof and a ca. 1970 frame storage shed. (NC).

8. 1238 Adams Street

The dwelling at 1238 Adams Street is a one and one-half story frame ca. 1930 gable front Bungalow. The house has a gable asphalt shingle roof, brick foundation, interior brick chimneys, and an exterior of vinyl siding. The main facade has an enclosed gable three-bay porch with tapered wood columns resting on brick piers. The main entrance has an original multi-light glass and wood door. Windows are original three-over-one vertical light sash. (C)

9. 1240 Adams Street

The dwelling at 1240 Adams Street was constructed in 1940. The original owner was Moore Galavin, who occupied the dwelling until 1986. Bill and Betty Blankenship purchased the dwelling in 1996, and the house is presently occupied by John and Karen Law. The house is a one and one-half story frame rectangular plan gable end dwelling. The house has a stone veneer projecting gable section on the main facade. The house has a asphalt shingle gable roof, stone foundation, exterior stone chimney, and an exterior of vinyl siding. The main entrance has an original wood paneled door. Windows are original eight-over-eight wood sash. There is a rear frame wing. (C)

10. 1242 Adams Street

The dwelling at 1242 Adams Street is a one and one-half story ca. 1920 Bungalow influenced dwelling. The house has a stone foundation, interior brick chimney, gable asphalt shingle roof, and an exterior of aluminum siding. On the main facade is a wraparound porch with square wood columns. The main entrance has an original single-light glass and wood door with a single-light transom. Windows are one-over-one wood sash. There is a shed roof addition on the rear facade. (C)

At the rear of the dwelling is a ca. 1930 gable roof frame storage building with paired twelve-light doors. (C)

Also at the rear of the dwelling is a ca. 1980 frame gambrel roof storage shed. (NC)

11. 1246 Adams Street

The dwelling at 1246 Adams Street is a one and one-half story ca. 1930 gable front frame Bungalow with an asphalt shingle gable roof, stone foundation, and exterior of vinyl siding. On the main facade is a full-width porch with original square wood posts. The main entrance has a ca. 1990 wood door with single-light sidelights and a three-light transom. Windows are one-over-one wood sash. (C)

At the rear of the dwelling is a ca. 1960 frame gable front garage with an attached front carport. (NC)

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12. 1250 Adams Street

The dwelling at 1250 Adams Street is a one and one-half story ca. 1940 Bungalow influenced brick veneer dwelling with a stone foundation, gable roof of asphalt shingles, exterior wall brick chimney, and a brick veneer exterior. On the main facade is a partial-width gable roof porch with a stone foundation and brick columns. In the porch gable are plain wood shingles. The main entrance has a six-panel wood door. Windows are original six-over-six wood sash. (C)

At the rear is a ca. 1930 frame garage with a gable asphalt shingle roof. (C)

13. 1251 Adams Street

The dwelling at 1251 Adams Street is a ca. 1955 brick veneer Ranch style house. (NC)

14. 1254 Adams Street

The dwelling at 1254 Adams Street is a one and one-half story ca. 1930 gable end, rectangular plan frame dwelling with an asphalt shingle gable roof, one interior and one exterior wall brick chimney, a concrete foundation, and an exterior of aluminum siding. On the main facade is an original single-bay gable entry porch with square wood posts. The main entrance has a four-panel wood door with a fanlight. Windows are original eight-over-eight wood sash. On the south elevation is a full-width porch with a square wood post and railing. A large ell wing is on the rear elevation. This wing has a gable single-bay entry porch identical to that on the main facade. Attached to this wing is a shed roof garage. (C)

15. 1255 Adams Street

The dwelling at 1255 Adams Street is a ca. 1955 brick veneer Ranch style house. (NC)

16. 1302 Adams Street

This dwelling is a one and one-half story Tudor Revival influenced gabled ell dwelling built ca. 1935. The house has a stone foundation, asphalt shingle gable roof, interior brick chimney, and brick exterior. The main facade has an incised porch with square wood posts and a metal railing. Leading to the porch are two entrances; both are original multi-light glass and wood doors. The main entrance is an arched vertical board door with a small diamond light. Windows are original six-over-six wood sash. Weatherboard siding is in the gable field on the south facade. On the rear elevation is an added wood deck. (C)

To the rear of the house is a ca. 1930 frame garage with an asphalt shingle roof, exposed rafters at the eaves, and weatherboard siding. (C)

17. 1303 Adams Street

The dwelling at 1303 Adams Street was built in 1891. It is a one and one-half story frame gabled ell dwelling with a stone foundation, asphalt shingle gable roof, interior brick chimney, and weatherboard exterior. On the main facade is a partial-width porch with a metal shed roof and square wood posts. The main entrance has a single-light glass and wood door with single-light sidelights. Windows are original six-over-six and four-over-four wood sash. Brackets are under the eaves and patterned wood shingles are in the gable field. The house has a side shed roof wing, and at the rear elevation, an added enclosed circular corner porch and wood deck. (C)

At the rear of the property is a ca. 1940 frame garage with a metal gable roof. (C)

Also to the rear of the dwelling is a ca. 1990 frame guest house. (NC)

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18. 1308 Adams Street

The dwelling at 1308 Adams Street is a one and one-half story ca. 1930 gable end rectangular plan brick Colonial Revival influenced dwelling with an asphalt shingle gable roof, exterior brick chimney, and a stone foundation. On the main facade is a full-width flat roof porch with wood square posts and balustrade. On each side elevation is an original gable roof brick wing. The main entrance has an original six-panel wood door with five-light sidelights set in a segmental arched wood frame. Windows are original six-over-six wood sash with concrete sills set in segmental arched wood frames. (C)

At the rear of the dwelling is a ca. 1930 frame garage with weatherboard siding and a gable asphalt shingle roof. (C)

19. 1309 Adams Street

The dwelling at 1309 Adams Street is a one and one-half story ca. 1900 gabled ell frame dwelling. The house has a gable asphalt shingle roof, interior brick chimney, and exterior of vinyl siding. The main facade has a single bay entry porch with square wood posts, railing, and decorative valence. Brackets are under the gable eaves. The main entrance has is a solid wood door. (C)

At the rear of the dwelling is a ca. 1930 frame gable metal roof garage, and a ca. 1930 frame shed roof chicken house. (C)(C)

20. 1312 Adams Street

The dwelling at 1312 Adams Street is a one and one-half story ca. 1900 gabled ell dwelling of frame construction with a hipped asphalt shingle roof, weatherboard siding, interior brick chimneys, and a stone foundation. The main facade has a partial-width porch with milled wood posts and valance. The main entrance has an original single-light glass and wood door with a single light transom. In the gable field on the main facade is an elliptical attic window. Gables have brackets at the eaves and decorative vergeboard. (C)

To the rear of the dwelling is a ca. 1970 storage shed. (NC)

21. 1315 Adams Street

The dwelling at 1315 Adams Street is a ca. 1920 one- and one-half story frame gabled ell dwelling with a hipped roof of asphalt shingles, two interior and two exterior brick chimneys, a concrete block foundation, and an exterior of weatherboard siding. On the main and south elevations is a wraparound porch with square wood columns. The main entrance has a paneled wood door with single-light sidelights and transom. Under the gable on the main facade is a large original single-light fixed window with a single light transom. Other windows are original one-over-one wood sash. The house has gable returns and a hipped roof dormer at the roofline. (C)

22. 1318 Adams Street

The dwelling at 1318 Adams Street is a one and one-half story frame gabled ell dwelling built ca. 1900. The dwelling has a hipped asphalt shingle roof with projecting gable bays, a stone foundation, two interior and one exterior brick chimneys, and weatherboard siding exterior. On the main and north facades is a wraparound porch with a stone foundation, wood floor, and fluted wood columns. Two entrances on the main facade have original single-light glass and wood doors with single-light transoms. Under the gable on the main facade is an original large single-light fixed window with a decorative patterned transom. In the gable field above this window is a fanlight window of opaque glass. Other windows are original one-over-one wood sash. Brackets are at the eaves, and the gables have decorative vergeboard. The dwelling has an ell at the rear with weatherboard siding and nine-over-nine wood sash windows. (C)

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23. 1319 Adams Street

At 1319 Adams Street is a one and one-half story ca. 1930 frame Minimal Traditional style influenced dwelling with an asphalt shingle gable roof, concrete block foundation, exterior wall brick chimney, and an exterior of weatherboard siding. The main facade has a partial-width porch with tapered wood columns on brick piers. The main entrance has an original multi-light glass and wood door. Windows are original three-over-one vertical light wood sash. (C)

24. 1323 Adams Street

The dwelling at 1323 Adams Street is a brick veneer Ranch style house built in 1955. (NC)

25. 1324 Adams Street

The dwelling at 1324 Adams Street is a two story frame gabled ell dwelling built ca. 1920. The dwelling has a stone foundation, asphalt shingle gable roof, interior brick chimney, and exterior of aluminum siding. On the main facade is a partial-width porch with Tuscan wood columns. The main entrance has a six-panel wood door with single-light sidelights and a three-light transom. Windows are one-over-one wood sash. The gables have gable returns and decorative vergeboard. The house has two shed roof additions at the rear. (C)
To the rear of the house is a ca. 1990 two-story three-car frame garage. (NC)

26. 1325 Adams Street

The dwelling at 1325 Adams Street is a ca. 1960 duplex. (NC)

27. 1326 Adams Street

The dwelling at 1326 Adams Street is a ca. 1910 one and one-half story frame gabled ell dwelling with an asphalt shingle roof, interior brick chimney, stone foundation, and exterior of aluminum siding. On the main facade is a partial-width porch with square wood posts. The main entrance has a multi-light glass and wood door. Windows are one-over-one and six-over-six wood sash. At the rear of the dwelling is a shed roof extension that is now an enclosed porch. This dwelling is now used as the Franklin Southern Methodist Church. (C)

28. 1327 Adams Street

At 1327 Adams Street is a two story frame central hall plan dwelling built ca. 1900. The house has a stone foundation, hipped roof of asphalt shingles, interior brick chimney, and an exterior of aluminum siding. The main facade has a full-width porch with a stone foundation, poured concrete floor, and square wood posts. The main entrance is a single-light glass and wood door with a single-light transom. Windows are one-over-one wood sash with interior wood shutters. Pilasters surround the windows and main entrance. The house has a one-story gable roof side addition that serves as a single-car garage. The addition has an overhead track garage door on the rear elevation and two-over-two wood sash windows on the main facade. The dwelling's rear elevation has an added one-story porch with square wood posts and railing. Windows on this elevation are three-over-one and two-over-two vertical light sash. (C)

29. 1328 Adams Street

The dwelling at 1328 Adams Street is a one and one-half story ca. 1910 gabled ell frame dwelling. The house has an asphalt shingle gable roof, interior brick chimney and exterior wall stone chimney, stone foundation and exterior of vinyl siding. The main facade has a remodeled partial-width concrete and cobblestone porch with square wood posts and wood railing. The main entrance has a single-light glass and wood paneled door. At the roofline is a gable roof dormer with two one-over-one wood sash windows. This dormer has brackets under the eaves. The house is divided into three apartments. (C)

At the rear of the dwelling is a ca. 1980 gambrel roof storage shed. (NC)

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30. 1336 Adams Street

The dwelling at 1336 Adams Street is a one and one-half story ca. 1910 frame pyramid square plan dwelling. The house has a hipped asphalt shingle roof with a projecting front gable, interior brick chimneys, a stone and concrete block foundation, and an exterior of weatherboard siding. The main and south facades have a wraparound porch with original tapered wood columns and a stone foundation. The main facade has a shed roof dormer with two, one-over-one wood sash windows. In the gable field on the main facade are wood fishscale shingles and decorative vergeboard. The main entrance has a single-light glass and wood door. Windows are one-over-one and four-over-four wood sash. On the rear elevation is a ca. 1975 shed roof wing. (C)

To the rear of the dwelling is a ca. 1970 frame two-car garage with an added second story apartment. (NC)

31. 1400 Adams Street

The dwelling at 1400 Adams Street is a ca. 1920 one and one-half story frame pyramid square dwelling with a hipped asphalt shingle roof, interior brick chimney, stone foundation, and exterior of weatherboard siding. The main and east elevations have a wraparound porch with a wood floor and original wood Tuscan columns. The main entrance has an original single-light glass and wood door with a single-light transom and sidelights. Windows on the main facade are one-over-one wood sash. The main facade also has one single-light fixed window with a decorative patterned transom. In the half story on the main facade is a hipped roof dormer. (C)

STEWART STREET

32. 304 Stewart Street

The dwelling located at 304 Stewart Street was built ca. 1900 and was originally owned by John W. Haffner. Mr. Haffner was the grandson of a German immigrant cabinetmaker and he owned a paint, wallpaper, and frame shop in Franklin. He and his brother, Turley Haffner, who lived next door, also made furniture. It is believed that John Haffner built several of the houses along Adams Street in the early 1900s. He lived at 304 Stewart Street until his death in 1956. Charles and Ruby Anderson owned the dwelling from 1956 to 1995, when the present owners, Bill and Betty Blankenship, purchased the property. The house is a one and one-half story frame pyramid square plan dwelling built ca. 1900. The house has a hipped metal roof, vinyl siding, stone foundation, and an interior brick chimney. The house has a wraparound porch with original wood Tuscan style columns. Two entrances on the main facade have original single-light glass and wood doors. Windows are one-over-one and two-over-two wood sash. At the roofline is a hipped dormer with two, one-over-one wood sash windows. At the rear is a shed roof addition. (C)

To the rear of the dwelling is a ca. 1940 frame garage with a gable metal roof, a large open car entrance, and paired wood doors. The garage has a large ca. 1970 added wing. (NC)

33. 306 Stewart Street.

The dwelling at 306 Stewart Street was originally occupied by a member of the Haffner family. It is a ca. 1910 one and one-half story frame gabled ell dwelling with an asphalt shingle gable roof, stone pier and added concrete block foundation, interior brick chimney, and an exterior of aluminum siding. On the main facade is a partial-width shed roof porch with square fluted wood columns. Two entrances on the main facade have original single-light glass and wood paneled doors with a single-light transoms. Windows are original paired one-over-one wood sash with original pedimented window surrounds. Brackets are under the gable eaves and a small shed roof wing is at the rear of the dwelling. (C)

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34. 308 Stewart Street.

The dwelling at 308 Stewart Street was originally occupied by a member of the Haffner family. It is a ca. 1910 one and one-half story frame, gabled ell dwelling with an asphalt shingle gable roof, interior brick chimneys, stone foundation, and exterior of weatherboard siding. On the main facade is a partial-width porch with an original square wood corner post and milled valance. The main entrance has an original single-light glass and wood paneled door. Under the gable on the main facade are original paired one-over-one wood sash windows with an original pedimented window surround. Other windows are original one-over-one wood sash. There are brackets under the eaves, and in the gable field is a decorative metal vent. On the west elevation is a four-over-four wood sash window. At the rear is a gable wing and a shed roof wing with weatherboard siding. The shed roof wing has three sky lights and six single-light fixed windows. (C)

To the rear of the dwelling is a ca. 1940 frame garage with a gable asphalt shingle roof with a small hipped roof cupola. (C)

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Summary Statement

The Adams Street Historic District is located in the city of Franklin, Tennessee. Franklin is the county seat of Williamson County, and the district is located seven blocks from the downtown courthouse square. The Adams Street Historic District is significant under National Register Criterion C for its grouping of late 19th and early 20th century dwellings. The district contains thirty-four dwellings, of which twenty-eight would be considered contributing to the character of the district. The district contains one of the community's best concentrations of Folk Victorian and early 20th century dwellings, and it retains much of its architectural integrity.

Historical Overview

Williamson County and Franklin, Tennessee, were established simultaneously by an act of the Tennessee Legislature in October 1799. Landowner Abram Maury set aside 109 acres along the western banks of the Harpeth River for the town site, and named the town after American patriot Benjamin Franklin. The town was laid out in sixteen square blocks around a central public square, with each block containing twelve lots. Established at the same time as the county, Franklin was chosen as the county seat, and its two hundred lots sold rapidly. A courthouse, jail and market were established on the public square, and area roads were laid out connecting the town to Nashville.¹

Families poured into the new county as settlers moved westward. Many of the newcomers were those who had been awarded land grants for their service in the Revolutionary War. The valleys within the Harpeth River area contained excellent timber and rich fertile soil that supported an abundant growth of grains and a variety of vegetables. A number of prosperous plantations and farms were established throughout the county, which soon was producing the highest yield of wheat in the state. By 1810, just ten years after it was first established, Williamson County had reached a population of over 13,000 and was quickly becoming one of Tennessee's most affluent and populous counties.²

Franklin shared in this prosperity and growth as the county seat, and focal point of county and market activities. The city was incorporated in 1815, and by 1835 Franklin had a population of 1,500. At this time the flourishing city was home to two female and three male academies, thirteen merchants, four taverns, three tailors, two hatters, and a number of bricklayers, carpenters, and blacksmiths. Eight physicians and seven lawyers also resided in the prosperous community.³ The completion of the Tennessee and Alabama Railroad in 1859 through the county further increased Franklin's importance.

¹Virginia McDaniel Bowman, *Historic Williamson County: Old Homes and Sites* (Nashville, TN: Blue and Gray Press, 1971), p. 1-2; *Goodspeed's History of Tennessee, From the Earliest Time to the Present: Together with an Historical and a Biographical Sketch of Maury, Williamson, Rutherford, Wilson, Bedford & Marshall Counties* (Nashville, TN: The Goodspeed Publishing Co., 1886, reprint 1972), p. 789-791.

²Goodspeed, p. 787-789; James A. Crutchfield, *Williamson County: A Pictorial History* (Virginia Beach, VA: The Donning Company/Publishers, 1980), p. 16.

³Goodspeed, p. 802.

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Bordered by the Harpeth River to the north and east, Franklin grew primarily to the south and west. As the population increased, farmland in this area was subdivided into lots for residential use, and the city gradually extended its boundaries. In 1819, local entrepreneurs Hinchey Petway and John Bell created subdivisions southwest of the city, and in 1836 approximately half of this area was taken into the city boundaries.⁴ This area, known as "Hincheyville," was listed on the National Register of Historic Places in 1982.

Franklin's growth and development were disrupted by the Civil War. On November 30, 1864, a battle took place between Confederate and Union forces just south of the small city. One of the war's bloodiest encounters, the battle produced thousands of casualties and devastated the community. The Franklin Battlefield was designated a National Historic Landmark in 1960. In the post-war years, Franklin gradually recovered and regained its previous status. By the 1890s, the city was again expanding as new subdivisions were created towards the south.

A leading figure in the late nineteenth century development of Franklin was prominent attorney and businessman John B. McEwen. Director of the Franklin National Bank, McEwen served as mayor of Franklin during the Civil War period (1861-1865). A large landowner, McEwen bought and sold various tracts of land and city lots in the post-war years.⁵ During this time he purchased land south of the city limits along Lewisburg Avenue and subdivided lots along the street and to the west. Known as "McEwen's Addition," this area encompassed Adams Street from its point of origin off of Lewisburg Avenue south to Jennings Street.⁶ The land south of McEwen's Addition was part of the original Fountain B. Carter farm on which a portion of the Battle of Franklin took place. In the early 1890s Moscow B. Carter, son of Fountain B. Carter, subdivided this area into residential lots as well.⁷

Turn of the century maps of these new subdivisions show that homes were first built along the main corridor of Lewisburg Avenue. Many of these were high style homes in the Queen Anne and Italianate styles built by prominent Franklin citizens. The Lewisburg Avenue corridor was listed on the National Register of Historic Places in 1988 as the Lewisburg Avenue Historic District. By the turn of the century, several homes were constructed along the streets west of Lewisburg Avenue. Adams Street is the primary street in this area running north to south, with Stewart, Cleburne, and Gist Streets, named in honor of Confederate Generals, crossing east to west. These homes were typically built in more modest Folk Victorian styles or vernacular forms, and occupied by middle-class families. The dominant house form along Adams Street is the gabled ell design with most examples displaying Folk Victorian detailing such as milled porch balusters and valances, decorative gable vergeboard, and hipped roofs with projecting gable bays.

In 1903, Adams Street and the surrounding area were formally annexed into the Franklin city limits. The gabled ell remained a popular house form during the early 20th century, and other vernacular forms such as the pyramid square design began to appear throughout the Franklin area. These dwellings are characterized by their hipped or pyramidal shaped roofs, full-width or wraparound

⁴"Franklin Founded 137 Years Ago By Abram Maury, A Virginian," *The Review Appeal*, (Franklin, Tennessee), 1952. Photocopy on file at Williamson County Archives.

⁵"From Mayor to Businessman, McEwen Made Impact," *The Review Appeal* (Franklin, Tennessee), 15 March 1998.

⁶Williamson County Deeds, Book 16, page 1, 1892.

⁷Map of M. B. Carter's Second Addition to Franklin, 9 October 1894. Photocopy on file at Williamson County Archives.

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porches, and roofline dormers. Examples of pyramid square dwellings on Adams Street include the dwellings at the 1336 and 1400 locations, which were constructed between ca. 1910 and ca. 1920.

Franklin continued to grow and prosper in the early twentieth century, and by 1930 the city had a population of 3,377 with an additional 1,125 residents in surrounding suburbs. It remained a farming community with an economy based primarily on agriculture with tobacco as the dominant cash crop. Like most communities, Franklin suffered economically during the Great Depression of the 1930s. As a result, both residential and commercial construction in the city were minimal during this decade. Likewise, the country's involvement in World War II during the early 1940s limited construction due to the lack of available building materials. The dominant architectural trend during this time period was the popular Bungalow style, and a few Bungalow style dwellings built in gable front plans appeared on Adams Street. The ca. 1930 dwelling at 1246 Adams Street is reflective of the gable front version of this design. By the late 1930s, the majority of lots in the Adams Street Historic District were occupied and few new dwellings have been constructed on the street since that time. The street retains most of its original dwellings and the majority of these retain integrity of their original design and construction.

Franklin continued to grow at a steady pace during the 1950s. The surrounding suburban area gained popularity with the increased use of the automobile. Bungalow styles remained popular into the 1940s, and Ranch style dwellings became the dominant residential form in the post-war boom. As the impact of the automobile increased, the city's built environment came to include many auto-related properties such as gas stations and garages. In the 1960s, Interstate 65 was constructed through the area, and with it came the beginning of rapid growth and development. A number of subdivisions began to evolve as more people were attracted to the area, and shopping centers soon followed springing up east and north of the city. In December of 1985, the Mack Hatcher Memorial Parkway opened connecting Murfreesboro Road to Columbia Pike and later Hillsboro Road to meet the demands of the rapidly increasing population and expanding development.⁸ At its bicentennial, Franklin is one of the fastest growing communities in the state, and faces continued expansion and development.

The Adams Street Historic District contains a significant collection of late 19th and early 20th century dwellings. The street's gabled ell, pyramid square, and Bungalow plans and designs are representative of Franklin's growth and development at the turn of the century. The majority of the properties have been well preserved and there are few post-1940 properties. Many of Franklin's pre-1940 residential properties are presently listed on the National Register within the Franklin Historic District (NR 1972), the Hincheyville Historic District (1982), and the Lewisburg Avenue Historic District (1988). The Adams Street Historic District consists of an additional significant grouping of dwellings retaining their sense of time and place from the early 20th century.

⁸Lyn Sullivan, *Back Home in Williamson County* (Nashville, TN: Williams Printing Co., 1986), p. 90.

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Verbal Boundary Description

The Adams Street Historic District occupies the following parcels on Williamson County tax map 78-F: D-4, D-5, D-6, D-7, D-8, D-9, D-10, D-11, D-12, D-13, and the following parcels on Williamson County tax map 78-K: A-10, A-11, A-12, B-8, B-9, B-10.10, B-11, B-12, B-13, B-13.01, and B-14; C-7; E-9, E-10, E-11, E-12, E-13, E-14, E-15, E-16, E-17, E-18, E-19, and E-20. These maps are drawn at a scale of 1" = 100'.

Verbal Boundary Justification

The Adams Street Historic District is bounded on the north by the boundary of the National Register-listed Lewisburg Avenue Historic District. The 1100 and 1200 block of Adams Street contain a majority of post-1940 dwellings and is excluded from the district. These lots were not developed until after World War II. To the west, south, and southeast, the district boundary is drawn to exclude residential neighborhoods which possess a preponderance of post-1940 properties. Lots along Adams Street were developed at an earlier date than those on adjacent streets such as Cleburne, Gist, and Jennings Street, and Meadowlawn Drive. The majority of properties along these streets were constructed since the 1940s, and do not possess notable architectural or historical significance.

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PHOTOGRAPHS

Adams Street Historic District
Franklin, Williamson County Tennessee
Date of Photographs; February, 1999
Photos by: Thomason and Associates
Location of Negatives: Tennessee Historical Commission

- Photo No. 1: Streetscape of the 1100 and 1200 block of Adams Street, view to the southwest.
- Photo No. 2: Streetscape of the 300 block of Stewart Street, view to the southwest.
- Photo No. 3: Streetscape of the 1200 block of Adams Street showing 1250 and 1254 Adams Street, view towards the southwest.
- Photo No. 4: Streetscape of the 1300 block of Adams Street with 1324 Adams Street in the foreground, view towards the north.
- Photo No. 5: Streetscape of the 1300 block of Adams Street, with 1328 Adams Street in the foreground, view towards the southwest.
- Photo No. 6: 1118 Adams Street, view towards the west.
- Photo No. 7: 306 Stewart Street, view towards the south.
- Photo No. 8: 304 Stewart Street, view towards the south.
- Photo No. 9: 1303 Adams Street, view towards the southeast.
- Photo No. 10: 1308 Adams Street, view towards the southwest.
- Photo No. 11: 1336 Adams Street, view towards the southwest.
- Photo No. 12: 1400 Adams Street, view towards the southwest.

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-
- | | | | |
|----|---|-----|---|
| 1. | 1112 Adams Street
Fred & Lena Geasley
1112 Adams Street
Franklin, TN 37064 | 10. | 1242 Adams Street
George and Pamela D. Hood
1242 Adams Street
Franklin, TN 37064 |
| 2. | 1118 Adams Street
Connie G. Turvy
1118 Adams Street
Franklin, TN 37064 | 11. | 1246 Adams Street
John & Teresa Hays
1246 Adams Street
Franklin, TN 37064 |
| 3. | 1120 Adams Street
Jennie L. Adams
1222 Adams Street
Franklin, TN 37064 | 12. | 1250 Adams Street
Steve & Michelle King
1250 Adams Street
Franklin, TN 37064 |
| 4. | 1222 Adams Street
Jennie L. Adams & Deborah L. High
1222 Adams Street
Franklin, TN 37064 | 13. | 1251 Adams Street (NC)
Karri W. Still
1251 Adams Street
Franklin, TN 37064 |
| 5. | 1226 Adams Street
Roy and Roberta Mangrum
1226 Adams Street
Franklin, TN 37064 | 14. | 1254 Adams Street
Ed Tate & Lucy Parker
1254 Adams Street
Franklin, TN 37064 |
| 6. | 1228 Adams Street (NC)
Bryan Todd & Heather Ann Middleton
1228 Adams Street
Franklin, TN 37064 | 15. | 1255 Adams Street (NC)
J.C. & Hazel Green
1255 Adams Street
Franklin, TN 37064 |
| 7. | 1230 Adams Street
Rosa L. Wagner
1230 Adams Street
Franklin, TN 37064 | 16. | 1302 Adams Street
Keith & Kimberly Hays
1302 Adams Street
Franklin, TN 37064 |
| 8. | 1238 Adams Street
Nathan Larkin
1238 Adams Street
Franklin, TN 37064 | 17. | 1303 Adams Street
Nancy C. Griffith
PO Box 121431
Nashville, TN 37212 |
| 9. | 1240 Adams Street
Bill and Betty Blankenship
304 Stewart Street
Franklin, TN 37064 | 18. | 1308 Adams Street
Robert & Jean Lessley
1308 Adams Street
Franklin, TN 37064 |

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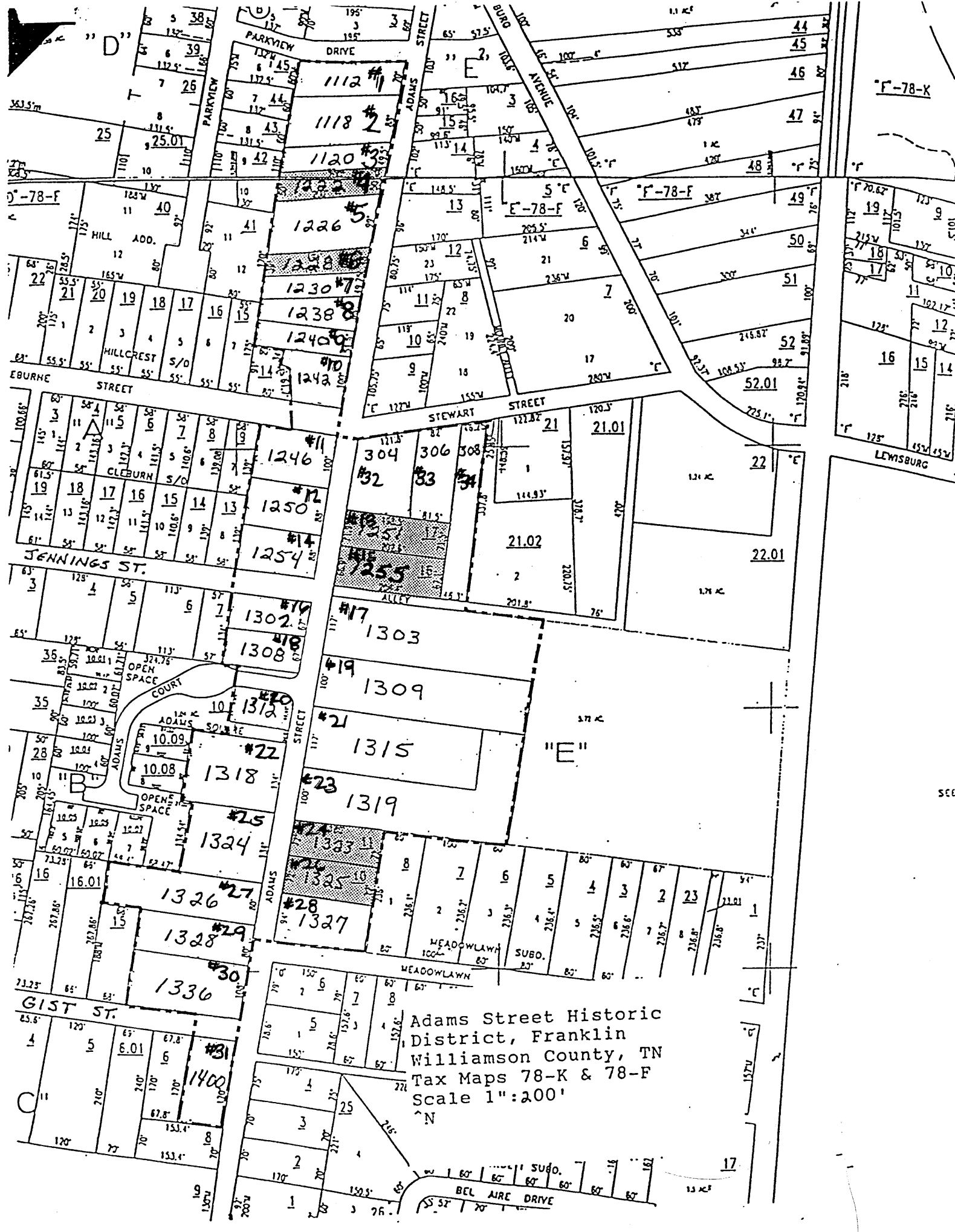
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- | | |
|--|--|
| <p>19. 1309 Adams Street
Robert Gosley
1309 Adams Street
Franklin, TN 37064</p> | <p>27. 1326 Adams Street (Tax records have this address as 1328)

Franklin Southern Methodist Church
1328 Adams Street
Franklin, TN 37064</p> |
| <p>20. 1312 Adams Street
Terry Strickland
1312 Adams Street
Franklin, TN 37064</p> | <p>28. 1327 Adams Street
James & Margaret Roberts
1327 Adams Street
Franklin, TN 37064</p> |
| <p>21. 1315 Adams Street
James William & June Cameron
1315 Adams Street
Franklin, TN 37064</p> | <p>29. 1328 Adams Street
Foster Family Real Estate Partnership
1121 Oman Dr.
Brentwood, TN 37027</p> |
| <p>22. 1318 Adams Street
John L. & Lynn L. Davis
1318 Adams St.
Franklin, TN 37064</p> | <p>30. 1336 Adams Street
Gary L. & Judy P. Larue
1336 Adams Street
Franklin, TN 37064</p> |
| <p>23. 1319 Adams Street
Phillip & Elaine H. Husband
1319 Adams Street
Franklin, TN 37064</p> | <p>31. 1400 Adams Street
James Davidson French & Amanda Norwood
1400 Adams Street
Franklin, TN 37064</p> |
| <p>24. 1323 Adams Street (NC)
Phillip & Sarah Issacs
1323 Adams Street
Franklin, TN 37064</p> | <p>32. 304 Stewart Street
Bill Blankenship
304 Stewart Street
Franklin, TN 37064</p> |
| <p>25. 1324 Adams Street
Ronald E. & Eleanor J. Crutcher
1324 Adams Street
Franklin, TN 37064</p> | <p>33. 306 Stewart Street
Collin & Grace Monk
306 Stewart Street
Franklin, TN 37064</p> |
| <p>26. 1325 Adams Street (NC)
James & Margaret Roberts
1327 Adams Street
Franklin, TN 37064</p> | <p>34. 308 Stewart Street
Mamie D. Walker
308 Stewart Street
Franklin, TN 37064</p> |



Adams Street Historic District, Franklin Williamson County, TN
 Tax Maps 78-K & 78-F
 Scale 1":200'

"F-78-K"

"D-78-F"

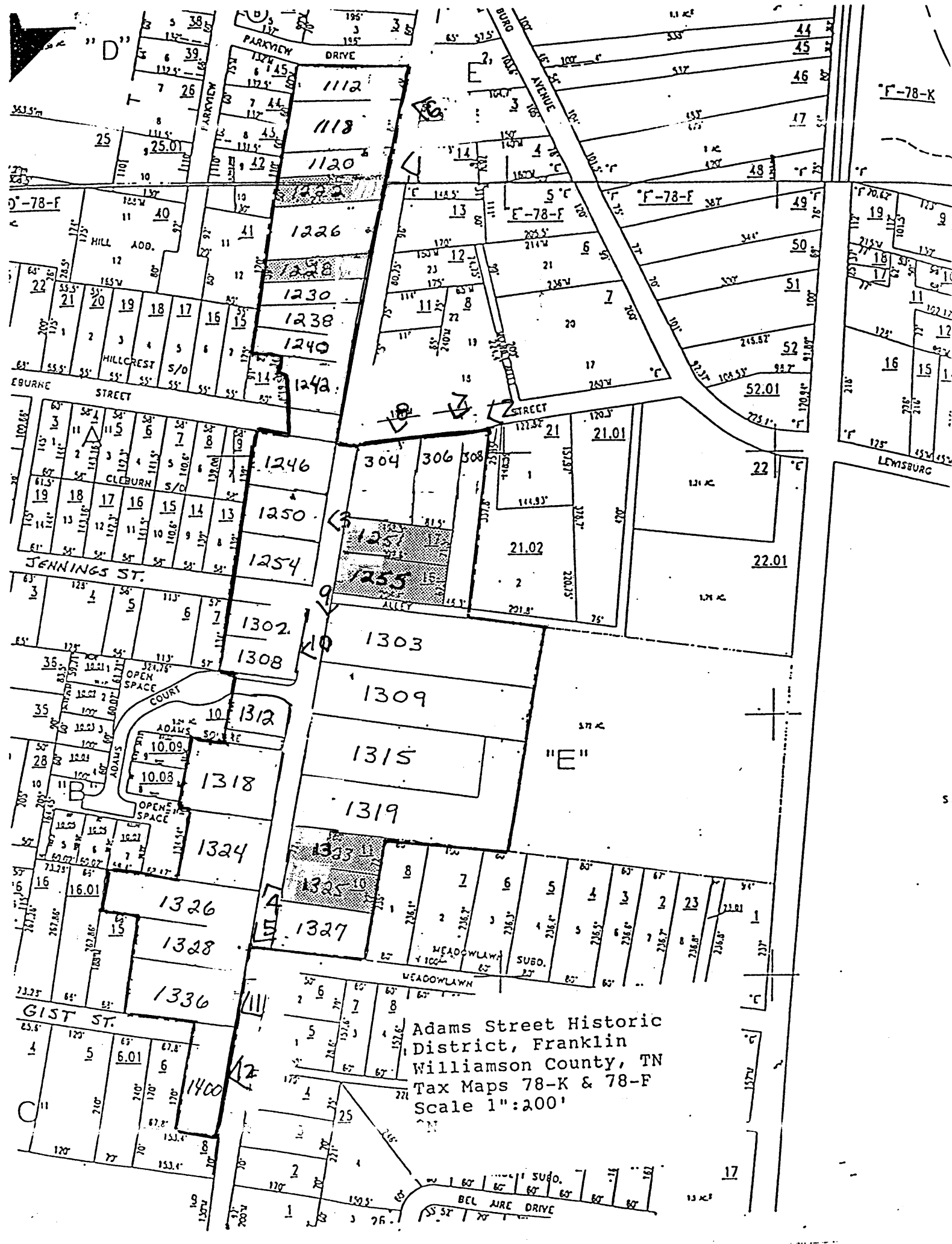
"E-78-F"

"F-78-F"

"E"

SEE

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Adams Street Historic District, Franklin Williamson County, TN
 Tax Maps 78-K & 78-F
 Scale 1"=200'

"F-78-K"

"78-F"

"F-78-F"

"F 78-K"

EBURNE STREET

STREET

LEWISBURG

JENNINGS ST.

GIST ST.

BEL AIRE DRIVE

"C"

"E"

S

17