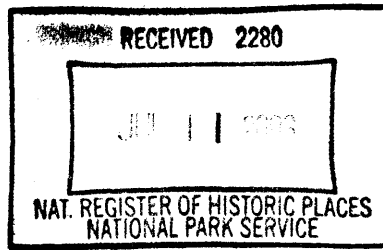


728



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 Smith, Dr. Benjamin Franklin, House
other names/site number Garrett, Daniel, House; Hackney, William, House; Thurman, Howard House

2. Location

street & number 13494 Columbia Highway N/A not for publication
city or town Waco vicinity
state Tennessee code TN county Giles code 055 zip code 38472

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.)

Herbert L. Boyer 7/7/06
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:)

Elson H. Beall Signature of the Keeper
8.23.06 Date of Action

Smith, Dr. Benjamin Franklin, House
Name of Property

Giles County, Tennessee
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)

- | | |
|---------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local | <input 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 |

Contributing Noncontributing

2	buildings
	sites
	structures
	objects
2	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 - House

DOMESTIC/Single Dwelling - House

DOMESTIC/secondary structure

DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Greek Revival

foundation Limestone

Queen Anne

walls Brick; Wood

roof Asphalt Shingles

other Wood

Narrative Description

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

See Continuation Sheet

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

ca.1850-1938

Significant Dates

N/A

Significant Person

(complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown; Multiple

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: _____

Smith, Dr. Benjamin Franklin, House
Name of Property

Giles County, Tennessee
County and State

10. Geographical Data

Acreeage of Property 1.01 acres Lynnville, Tenn 058 NE

UTM References

(place additional UTM references on a continuation sheet.)

1 16 497120 3914802
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

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 Robbie D. Jones
organization Consultant date March 2006
street & number 4329 Hermitage Road telephone 615-400-3966
city or town Nashville state TN zip code 37138

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 Cassandra M. Elliott
street & number 13494 Columbia Highway telephone 615-377-1076
city or town Lynnville state TN zip code 38572

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

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 7 Page 1

VII. Narrative Description

The Dr. Benjamin Franklin Smith House is a vernacular brick two-story dwelling with Greek Revival-style architecture constructed in two stages in the 1850s with a one-story Queen Anne-style front porch added in the 1880s. One original outbuilding built in stages between the 1850s and 1910s stands behind the house. The Dr. Benjamin Franklin Smith House is located on the east side of the Columbia Highway (U.S. Hwy. 31/SR 7) in the unincorporated rural community of Waco in Giles County, Tennessee. The house is one of the few original buildings remaining from the former town of Lynnville, founded in 1809, before the town relocated one mile east to its current site along the Louisville & Decatur Railroad in the 1860s (Lynnville Historic District, NR-listed, 04/01/1988). In the antebellum era, the original Lynnville community thrived with dozens of buildings, many of which were destroyed in the Civil War period. Other original dwellings still standing include the ca.1821 Federal-style Elisha White House (NR-listed, 03/04/1983), located on a nearby hill overlooking the town. The Dr. Benjamin Smith House has been well preserved and is an excellent example of a small town dwelling from the nineteenth century in rural Giles County.

William M. Hackney, a local saddler, most likely constructed the house around 1850 and lived here with his family and boarders until 1853. Dr. Benjamin Franklin Smith, a local physician and farmer, purchased the property in 1855 and lived here with his family and boarders until his death in 1865. Dr. Smith likely added the two-story rear ell in the late 1850s. The ell featured a separate side entrance and was used for housing family members and boarders. A small frame smokehouse built in the 1850s still stands behind the house.

Dr. Smith's heirs and other family descendants lived here until 1938. Subsequent owner Daniel B. Garrett, a local farmer who had married into the family, most likely added the ornate front porch and colored glass in the entrance transom in the 1880s (a local history book gives a ca.1890 date for the porch). A small original 1850s side porch was replaced with a sunroom in 1934; the sunroom was torn off in the 1940s and the current side porch added in the 1990s. Besides a new kitchen wing added in 1992, the new side porch, and other minor modern renovations, changes to the house have not significantly altered the dwelling's nineteenth and early twentieth century appearance or integrity.

The Dr. Benjamin Franklin Smith House is a good example of a vernacular small town dwelling constructed by local builders and craftsmen in the antebellum era. Originally, the 42"x20" two-story brick dwelling was a modest but well crafted home with little ornamentation. The traditional three-bay dwelling features three exterior brick chimneys -serving six interior fireplaces - located on the end walls. Rooms flanked the central hall on both floors. This type of attenuated, two-story, rectangular house has been given the name "I-house" by architectural historians and cultural geographers. Throughout the nineteenth century, I-houses were common in rural agricultural areas of the country, especially the Midwest and South and particularly in Tennessee. I-houses were built of heavy braced frame, log, stone, and of course brick.

Beginning in the 1840s, builders in rural Tennessee began implementing Greek Revival-style architecture in their buildings. Regionally, the Greek Revival architectural style is identified by bold detailing, less steeply pitched roofs, double-pile or massed floorplans, and pedimented porches supported by Doric columns.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 7 Page 2

Conservative elements of the Greek Revival style were easily applied to traditional house forms. Builder's pattern books, which were published in the first half of the nineteenth century, supplied local builders with new designs for mantels, columns, and porticoes. Reflecting the cultural transition to a more formal society, the traditional hall-parlor floorplan, popular in the late eighteenth and early nineteenth centuries, was overwhelmingly replaced with the central hall floorplan.

Throughout Tennessee, buildings continued to be constructed in traditional forms, such as the venerable I-house, well into the late nineteenth and even the early twentieth centuries. However, elements of national styling trends were applied. Buildings with Greek Revival-style features are often found in conjunction with Federal style elements. The combination of these elements represents the transition from the Federal era to the Greek Revival. Farmhouses of this style typically feature low-hipped or gable roofs, double-pile floorplans, doors with two long vertical panels, classically inspired porches and cornerboards, and post-and-lintel mantels.

With few exceptions, Greek Revival-style buildings were first constructed in the early 1830s in urban areas of Middle Tennessee. The earliest examples in rural Middle Tennessee did not appear until the 1840s. For example, Andrew Jackson's Hermitage mansion, built in 1819-21 outside Nashville, was remodeled from a modest Federal-style plantation house into a monumental Greek Revival-style mansion, first in 1831-32 and again after a fire in 1835-37. The neighboring Greek Revival-style Tulip Grove mansion was built in 1834-36 and Cleveland Hall mansion in 1836-38. Local master builders used popular pattern books, published by Asher Benjamin of Boston, as "builder's guides" for designing the Greek Revival architecture of these three plantation houses. These august Jacksonian Era Grecian landmarks were the first of their kind in this region and were soon emulated throughout the Middle Tennessee region in the 1840s and 1850s.

The Dr. Benjamin Franklin Smith House is a good example of a vernacular two-story, I-house dwelling with Greek Revival-style architectural detailing. On the exterior, Greek Revival architectural details include the shallow pitched gable roof, tripartite central window on the second floor, and double entrance doors flanked by sidelights and a transom. On the interior, Greek Revival architecture is found in the post-and-lintel mantels, molded trim with corner blocks, open dog leg central stair with slender balusters and a simple newel post, and two-panel doors with grained painting. Farmhouses of this type were constructed in rural areas throughout Tennessee in the 1840s and 1850s.

Soon after this house was completed around 1850, an 18'x20' two-story rear ell was constructed at the south end of the dwelling, most likely as an addition by Dr. Smith after 1855. Made of locally kilned brick, the ell featured a separate entrance with a transom at the southeast corner. The original side entrance portico was replaced in 1934 with a small sunroom, but removed in the 1940s; the current 10'x10' Classical Revival-style porch was added in the 1990s. However, the ghost paint marks for the original porch columns on the brick exterior wall are still visible and indicate the 1850s portico and replacement sunroom were approximately 9' wide.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 7 Page 3

The Dr. Smith House is constructed with handmade bricks from a local kiln with a combination of 5:1 and 6:1 ratio Common bonding. The foundation is not exposed, but is most likely made of limestone. All window and doors feature lintels and sills made of wood. There is no cellar, only a very small crawl space beneath the house. According to the owner, the floor joists are made of hewn timbers. The attics are rudimentary and unfinished although there are two small fixed four-pane windows in the attic above the rear ell.

Perhaps the most architecturally distinctive feature of the dwelling's exterior is the 30'x6' one-story front porch, which covers $\frac{3}{4}$ of the main façade. Constructed with factory-milled woodwork, this ornate Queen Anne-style porch was undoubtedly added in the 1880s in an attempt to "update" the physical appearance of the antebellum dwelling. Supported by chamfered columns, the porch exhibits lacy sawn brackets and drop pendants. At the same time, colored glass (red, green, and yellow) was added to the clear window panels surrounding the main front entrance. These architectural treatments are common on rural Tennessee farmhouses during the Victorian era (for example refer to the ca.1825 Wheatlands Farmhouse in Sevier County, NR-listed, 07/07/1975).



Dr. Benjamin Franklin Smith House, looking northeast. (R. Jones, 11/2005).

The brick dwelling was constructed in the 1850s along the Columbia Turnpike, then a rough wagon road that connected Pulaski with Nashville. The front porch was added in the 1880s. A detached outbuilding, most likely Dr. Smith's physician's office, once stood where the large tree is located to the right.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 7 Page 4

The west façade of the house features original fenestration, including 6-over-6 window sash on the second floor, and 6-over-9 window sash on the first floor. The central window on the second floor is a tripartite window with a 6-over-6 center window flanked by 2-over-2 sidelights. Although covered with modern storm glass, all the windows are original. The main entrance on the first floor retains original double doors, each with a single panel. The main entrance also features a 16-pane transom and flanking 8-pane sidelights as well as a 19th-century doorbell, perhaps dating to the 1850s.

All fenestration retains the original wooden sills and lintels as well as molded trim. The roof cornice was covered with aluminum siding around 1992. The primary architectural element of the west façade is the hip-roofed ornate porch added in the 1880s, described earlier. The porch is supported by a replacement concrete block foundation and features a replacement concrete floor; both were added in the modern era.



Dr. Benjamin Franklin Smith House, front porch and main entrance detail (R. Jones, 11/2005).

The north elevation features gable eave returns and a shallow shouldered chimney, and two 4-over-4 sash windows on the first floor. There are no windows on the second floor of the main section. A single 6-over-6 sash window is located on the second level of the rear ell, at the southernmost side. The gable eave returns were covered with aluminum siding around 1992. The rear 18'x16' kitchen wing, built around 1992, features a centrally located double-pane window. The frame kitchen wing with modern siding is built on a concrete block foundation and exhibits a rectangular open deck on the southeast corner.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 7 Page 5

The south elevation is similar to the north side elevation, but features two 4-over-4 sash windows on both the first and second floors. The rear ell, added in the 1850s, exhibits a centrally located 6-over-6 sash window on the second floor and a centrally located entrance door with a replacement door with a 6-pane window and an original transom that is now covered. A small, wooden gable-roof porch serving this entrance was added in the 1990s and features four square columns, balustrade, and Classical Revival-style trim. Modern HVAC equipment installed around 1992 is located in the center of this elevation, adjacent to the north side of the porch.



Dr. Benjamin Franklin Smith House, south elevation (R. Jones, 11/2005).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 7 Page 6



Dr. Benjamin Franklin Smith House, north elevation (R. Jones, 11/2005).



Dr. Benjamin Franklin Smith House, rear east elevation (R. Jones, 11/2005).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 7 Page 7

The rear or east elevation is dominated by the rear 20'x18' ell, which features a shallow single-shouldered chimney and gable eave returns (also covered in aluminum siding around 1992). There are two 4-over-4 sash windows on the first floor and no windows on the second floor of the rear ell and a single 6-over-6 sash window on the second floor of the main section of the house. The rear ell also exhibits twin 2-pane fixed windows in the attic and a small vent for the crawl space beneath the house located in the southwest corner. The modern kitchen wing, added around 1992, features an entrance door in the southeast corner, a double-pane window, a small octagonal window, and a covered 13'x8' entrance on the rear porch, also added around 1992.

The three-bay house is based on a central hall floor plan, which was the most common preference by the late antebellum period since it gave a rural dwelling a more formal layout. While the rooms were normally equally sized, in this case, the parlors flanking the main hall are unequal in size, with the south parlor being smaller than the north parlor. In addition, the north parlor features a thick interior brick wall while the south parlor features a thin frame partition wall. While the main entrance is centrally located, the entrance hall is asymmetrical, being stretched to the south (thus, the south parlor being smaller than the north parlor).

There is no obvious reason for these discrepancies, except that it may have been necessary for these odd proportions to allow for an adequate landing on the second floor for the entrance stair. Perhaps the original builder attempted to correct a mistake in figuring the room sizes and stair width. Or perhaps the odd layout was intentional. It's also possible that the house originally featured a hall-parlor floor plan with a stair running up the rear wall of the hall (this would have been altered to a center-hall plan in the 1850s when the rear ell was added.) Regardless, these discrepancies are hardly noticeable to most people.

There is a small original built-in closet beneath the center staircase with an original 2-panel door. The open dogleg staircase retains the original baluster and square newel post. The south door in the entrance hall features an original window transom. There are four original 2-panel doors, which feature beveled panels and retain original grained finishes. This floor also retains three original post-and-lintel fireplace mantels. The fireplaces in the parlors retain the original limestone fireboxes. All walls feature original plaster and molded trim. Brick tiles were added to the fireplace hearth in the early to mid-20th century (red in parlors and white in rear ell).

Modern alterations on the first floor include dropped ceilings in the south parlor and entrance hall, dentil woodwork in the south and east fireplace mantels, plaster ceiling medallions in the north parlor, minor trim, replacement wood floors, and an open dogleg staircase in the rear ell. The 22'x18' kitchen wing (1992) features a large kitchen and sitting area as well as a small laundry room and bathroom.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Dr. Benjamin Franklin Smith House, Giles County, TN



Dr. Benjamin Franklin Smith House, original entrance staircase (R. Jones, 11/2005).

National Register of Historic Places Continuation Sheet

Section number 7 Page 9

Dr. Benjamin Franklin Smith House, Giles County, TN



Dr. Benjamin Franklin Smith house, original 2-panel door with graining (R. Jones, 11/2005).

The second floor of the house features two bedrooms flanking a small central stair hall in the main section. The north bedroom has a window in the east and west walls while the south bedroom has a window in the west wall and two small windows flanking the fireplace on the south wall. Unlike the first floor, the second floor features equally sized bedrooms flanking the symmetrical center stair hall. However, like the first floor a brick wall is located on the northern side of the stair hall and a thin frame partition wall on the southern wall. The south bedroom features an original built in closet with double board-and-batten doors.

The second floor retains three original 2-panel doors, original tongue-and-groove floorboards and ceiling boards, banister for the main staircase, and post-and-lintel mantels in the front bedrooms. The northern fireplace features a brick firebox and the southern fireplace has an iron built-in firebox. The fireplace in the

National Register of Historic Places Continuation Sheet

Section number 7 Page 10

Dr. Benjamin Franklin Smith House, Giles County, TN

rear ell features a modern replacement post-and-lintel mantel. All three fireplaces have red tile in the hearths (red in the north and rear ell bedrooms and green in the south bedroom).

Modern alterations to the second floor include a small bathroom installed in the bedroom in the rear ell as well as the open staircase in the rear ell. These were added in the 1992 renovation. An attic ladder was added in the southeast corner of the bedroom in the rear ell. Besides the rear ell bedroom, the main section of the second floor retains its original architectural integrity.



*Dr. B.F. Smith House, original fireplace with mantel and brick firebox in north bedroom
(R. Jones, 11/2005).*

National Register of Historic Places Continuation Sheet

Section number 7 Page 11

Dr. Benjamin Franklin Smith House, Giles County, TN

There are three areas within the house where original construction techniques are visible and provide much insight into dating the building. These areas are the closet beneath the main staircase, the closet in the south bedroom of the second floor, and the attic. Original timbers, planks, and boards within these areas exhibit circular saw marks, which proves the timbers of this house were made at a local steam-powered saw mill, not by hand. According to staff at MTSU's Center for Historic Preservation, circular sawn timbers were not commonly available in this region of Tennessee until the late 1840s and early 1850s. All visible original nails are of the machine-made cut nail variety.

The attic also provides insight into the evolution of the original building with the addition of the two-story ell a few years after the main portion of the house was completed. The builders simply removed a triangular shaped section of the roof boards in the southwest corner of the original part of the house and extended a new roof over the two-story ell. The triangular shaped opening provided access into the attic space over the original section of the house. No part of the attic was ever finished, but two original fixed windows in the west wall of the rear ell addition provide light into the attic space.



Dr. Benjamin Franklin Smith House, attic looking east from rear ell (R. Jones, 11/2005).

An original outbuilding is located behind the house. Constructed in the 1850s, this multi-purpose domestic outbuilding served as the original smokehouse. The gable roof building is made of heavy braced frame construction with some visible pegs. The timbers were circular sawn. The entrance door is board-and-batten and retains remnants of a metal box lock. The interior was originally two floors although three of the five

National Register of Historic Places Continuation Sheet

Section number 7 Page 12

Dr. Benjamin Franklin Smith House, Giles County, TN

ceiling joists have been cut out. Around 1917, a small shed housing a washroom was added to the south side. The washroom featured a concrete pad supporting an iron pot for washing clothing above a fire. This shed features two fixed pane windows and a small door. In the mid-20th century, a small tool shed was added to the east side. The roof cantilevers slightly over the front or north façade and a small modern awning was added to protect the main entrance. The building has been partially covered with metal panels and modern siding, but retains wood vertical boards on the primary north façade. The roof features replacement metal panels. The outbuilding is currently used as a workshop and for lawn equipment storage.



*Dr. Benjamin Franklin Smith House, original outbuilding looking northeast (R. Jones, 11/2005).
The central smokehouse section dates from the 1850s; a washroom was added to the right around 1917 and
a tool shed to the left in the mid-20th century.*

Other outbuildings located on the property are no longer standing. These include a frame cattle barn, an outhouse, and a frame single-car garage in the back yard as well as a possible 1850s physician's office in the front yard. Oral history indicates a detached kitchen outbuilding was located behind the house and it may have been of brick construction. At one point, the property was enlarged into a 100-acre farm with land to the east, including the neighboring hill beyond the East Fork of Lynn Creek (Dr. Smith is also believed to have owned large tracts of land throughout the area). Undoubtedly there were additional outbuildings, including at least one slave cabin for the eight slaves Dr. Smith owned in the 1850s, but information about them is unknown. No archaeological testing has been done at the site, although the possibility for archaeological evidence of the demolished buildings does exist.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 13

Dr. Benjamin Franklin Smith House, Giles County, TN

VIII. Statement of Significance

The Dr. Benjamin Franklin Smith House is eligible for listing in the National Register of Historic Places under Criteria C for its local architectural significance. Located in rural Giles County, Tennessee, the property retains a dwelling and outbuilding, both originally constructed in the 1850s. The house is a good example of a mid-nineteenth century small town farmhouse with vernacular Greek Revival-style architecture. This dwelling underwent a major physical change in its appearance in the 1880s with the addition of an ornate Queen Anne-style front porch and colored glass in the transom and sidelights surrounding the main entrance. Since then, the house has undergone very minor renovations, including a replacement side sunroom in 1934, which was replaced with a new side porch in the 1990s, and a new kitchen wing and back deck added during a 1992 renovation. The last major changes to the house by Dr. Smith's descendants took place in the 1930s before it was sold in 1938. Since then, changes have been minimal. Modern alterations such as aluminum coverings over the cornice and gable eave returns and a scattering of faux metal shutters – all added around 1992 – are reversible and do not detract from the physical integrity of the building. Overall, the house retains a high degree of architectural integrity from its ca.1850-1938 period of significance.

While most of the original outbuildings have been demolished, the 1.01-acre property along the 1830s Columbia Pike retains its historic setting with large trees and no modern development in the surrounding lots. The original 1850s smokehouse survives and enhances the historic setting.



Dr. Smith House, view looking northwest; the original smokehouse to the right (R. Jones, 11/2005).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 8 Page 14

THE "LYNN CREEK" & "LYNNVILLE" ERA, 1809-1865

FRONTIER OPENS

The southern area of Middle Tennessee remained Chickasaw Indian Territory until treaties opened it up for white settlement in 1806. Settlers began to pour into the county between 1806 and 1810, when the Tennessee General Assembly officially established "Giles County," which borders Alabama along the southern edge. Giles County was named for U.S. Congressman William Branch Giles (1762-1830) of Petersburg, Virginia, at the suggestion of Andrew Jackson of Nashville, due to Giles's strong support for Tennessee statehood in 1796 (A Princeton educated lawyer, anti-Federalist Giles later served as a U.S. Senator and governor of Virginia). In 1806, a county in southwestern Virginia was had also been named for U.S. Rep. Giles.

Settlers relocated to Giles County, Tennessee, mainly from Virginia, the Carolinas, and other parts of Tennessee. White settlers brought black slaves with them as they settled the Tennessee frontier. Settlers arrived along the rolling hills of the Lynn Creek region of northern Giles County in 1807. Initial settlers and community leaders included John A. Walker, John Laird, William Deering, and Elisha White. In 1811, a centrally located county seat was laid out at Pulaski, which had been established the year prior. The southwestern section of the county along the Alabama border was the final area to be opened up for settlement.

LYNN CREEK VILLAGE

Soon, a small community called "Lynn Creek" was founded along the East Fork of Lynn Creek and a wagon road connecting Pulaski and Columbia in neighboring Maury County (Lynn Creek was named for the "lynn" or linden trees that grew along the creek banks). A Methodist church was organized in 1809 and a Presbyterian church in 1810. Samuel Tomlinson laid a village off in 1810 on land owned by Elisha White and soon White was selling lots for dwellings and commercial buildings. Civic buildings were constructed, including a federal post office in 1814.

A water-powered corn mill was built about a ½-mile south of town in 1809. Two or three years later, John Laird built the county's first water-powered commercial cotton gin at Lynn Creek. Cotton quickly became the county's primary cash crop and soon the town began to thrive as a center of commerce. A large hotel, taverns, stores, factories, and a wholesale coffee warehouse were built around a public square. A school opened. Many residents opened their homes to boarders to earn extra income. Initial buildings were made of hewn logs, but soon residents began constructing more substantial dwellings, such as Elisha White who built a brick Federal style farmhouse on top of a hill overlooking the town in 1819-1821 (NR-Listed, 03/04/1983).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 8 Page 15

LYNNVILLE ESTABLISHED

In the 1830s, the village of Lynn Creek began to grow as a commercial hub for the surrounding cotton plantations. In 1834, the wagon road through town was improved and became the county's first turnpike. It was initially named the "Columbia, Pulaski, Elkton, & Alabama Pike" (later renamed "Columbia Pike" and today called "Columbia Highway"). The county's first Church of Christ congregation was established in 1837. Two years later, in 1839, the town incorporated with the new name of "Lynnville." Other turnpikes were constructed in the county in the 1840s.

The town continued to grow in the 1850s. According to the 1860 U.S. Census, the 250-500 residents of Lynnville included 50-75 households. They had the following occupations: coach smith, blacksmiths, painters, clerks, a shoemaker, wagon makers, grocers, salesmen, mechanics, druggists, saddlers, peddlers, a boardinghouse operator, domestics, farmers, laborers, a hotel keeper, schoolteachers, a gardener, a barkeeper, ministers, and four physicians.

According to the U.S. Census information for Lynnville, in the 1850s a large number of residents in the village housed boarders, which was an easy way to supplement a household income. A boarder would pay a set amount for room and meals. Boarders could also seek temporary housing as newcomers to a town until they became settled and could afford to purchase their own property.

LYNNVILLE'S NEW "BRICK DWELLING HOUSE"

While it is not possible to know for sure who owned this particular property prior to 1853, since the county court records do not exist between 1831-1836 and 1848-1852, it is possible to search U.S. Census records and other historic documents and make an educated guess.

Courthouse deed research shows that on February 25, 1853, William M. Hackney sold his 1.5-acre Lynnville lot for \$1,600 to William R. Dickerson of Giles County who in turn immediately sold the property to Albert Moore. The deed records state that the property included a "brick dwelling house in which John Kyler now lives" (Deed Book W, pages 295, 372). No other descriptive information was contained in the deed records besides who owned neighboring properties. No information on John Kyler could be found; perhaps he rented the house from Moore. However, that the deed record made the effort to mention a "brick dwelling house" would seem to indicate that the building was substantial.

Two years later on November 28, 1855, Moore sold the property for \$2,000 to Dr. Benjamin Franklin Smith of Lynnville (Deed Book 99, page 188). Moore and Dr. Smith worked out a payment schedule of \$1,000 due on Christmas Day 1855 and \$1,000 due on Christmas Day 1856 plus interest.

Construction techniques and architectural details verify that the building was constructed in the 1850s, which leads us to two primary possibilities for the original owner. Either William Hackney constructed the dwelling around 1850 or Dr. Benjamin Franklin Smith constructed the dwelling around 1855-1856. It is also possible

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 8 Page 16

that Dr. Smith expanded a smaller existing brick dwelling. Architectural details and historic documents reveal that Dr. Smith most likely added the two-story rear ell in the late 1850s. The ell featured a separate entrance and housed boarders and his extended family. It's also possible that the house originally exhibited a hall-parlor floor plan on the main floor, which was altered to a center-hall plan when the rear ell was added.

Regardless of who owned property when the dwelling was constructed, architectural elements and construction techniques indicate that the house was undoubtedly completed in at least two phases between ca.1850 and 1860. Based on the best available information, this National Register of Historic Places nomination is taking the position that William Hackney constructed the dwelling around 1850 and Dr. Smith enlarged it around 1856. A review of U.S. Census records shed additional information about these original owners and the most likely physical evolution of the property.

WILLIAM M. HACKNEY

The 1850 U.S. Census provides information about William M. Hackney, who was listed as a 30-year old saddler from Tennessee with an estate worth \$1,650. Hackney's household included his 28-year old wife Mary A.E. Hackney of Tennessee and five children: William F. (9), Margaret J.E. (6), Candis L. E. (5), George T. (4), and Benjamin F. (2). The household also included Jenkins D. Wilson, a 15-year old saddler from Tennessee. Only William F. had attended school during the year. In 1850, it appears that eight people lived in this house. According to circumstantial evidence, it is definitely within the realm of possibility that a successful 30-year old saddler could afford to build this house around 1850. That Hackney had a family of six and a boarder also supports the notion that he would require a substantial dwelling. By 1860, Hackney was a hotelkeeper in Lynnville with an estate worth \$5,000.

DR. BENJAMIN FRANKLIN SMITH

In 1850, William Hackney lived near "B.F. Smith," a 36-year old physician from South Carolina with property worth \$1,500. Dr. Smith's household then included his wife and four children. The household also included four boarders from Tennessee, including: Thomas M. Gordon, a 23-year old merchant; A. H. White, a 25-year old physician; D. P. Rankin, a 24-year old merchant; and E. H. F. Gordon, a 21-year old merchant.

The 1860 U.S. Census provides some valuable information about Dr. Benjamin Franklin Smith, listed with the occupation of both farmer and physician. Apparently, the 46-year old Dr. Smith was very prosperous, since the value of his modest 1.5-acre Lynnville property was listed as \$11,000 and the value of his personal property was listed as \$6,000. With a total value of \$17,000, Dr. Smith was one of the wealthiest people in Lynnville and the most successful of the town's four physicians (only a few Lynnville households were worth more in 1860 with the wealthiest being a neighboring farmer with a plantation worth \$59,000).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 8 Page 17

DR. SMITH'S FAMILY

Recently, a local historical society published much extraordinary historical information about Dr. Smith, who was born in South Carolina on March 15 in 1814 (sharing a birthday with Andrew Jackson, also a South Carolina native). Dr. Smith arrived in Maury County in Middle Tennessee, prior to 1840.

In 1840, Dr. Smith was 26 years old when he married his first wife, 19-year old Elizabeth Kirk W. Daniel in Maury County, on August 24, 1840. Her parents had settled in Maury County before 1809. Dr. Smith and Elizabeth had five children, including Mary Ann Calpernia (1841-1899), William Theabol Daniel (1844-1909), Ophelia Josephine (1846-1891), Benjamin Franklin Junior (1848-1927), and Elizabeth Kirk (ca.1851-1932).

Dr. Smith's first wife Elizabeth died in 1851. The reasons for her death are unknown. Her death left Dr. Smith as a single father with five young children, including an infant daughter. At the time, Dr. Smith owned at least seven slaves for working the then 100-acre farm. However, the slaves also assisted Dr. Smith with taking care of the family.

On July 20, 1853, 39-year old Dr. Smith married his second wife Mary Dulcina Matthews, a 19-year old native of Maury County. They had three children, including Albert Newton (1854-1923), Robert Wilson (1855-1894), and Charles L. (1856-1925) who was probably born in this house. Still a teenager, Mary Dulcina was instantly the stepmother of five children and she quickly gave birth to three additional children. Unfortunately, Dr. Smith's second wife died here on September 11, 1856 (probably during childbirth or shortly thereafter according to her grandson Jack Dugger). Her premature death left him a single father of eight children, including three infant sons. While Dr. Smith had assistance from his slaves, the three infant sons went to live with his second wife's parents in Southport in Maury County. (Their maternal grandfather was murdered in 1865, but their grandmother raised them as her own children as a single mom; Jack Dugger's father was one of these children.)

Between 1856 and 1860, Dr. Smith married his third wife Amanda Grant Robertson Isaacs, who was born around 1826 in Tennessee. This was Amanda's second marriage; her first husband had died in 1853. She had four children from her first 12-year marriage; two were adults and had left home already.

In 1860, the U.S. Census listed Dr. Smith living here with his third wife Amanda and six children, including four of his children from his first marriage William (16), Ophelia (13), Benjamin Franklin (10), and Elizabeth (9) as well as his stepchildren Molly Isaacs (10) and Samuel Isaacs (7); all were in school.

The 1860 U.S. Census also reveals that Dr. Smith's household included two boarders, who rented rooms in the new rear ell. These boarders included Elizabeth Jane Robertson, a 56-year old schoolteacher from Virginia with personal property worth \$200; and Helen Graves, a 20-year old music teacher from New York. According to Martha LaBar, Dr. Smith's granddaughter, Elizabeth Jane Robertson was the mother of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 8 Page 18

Amanda Grant Robertson Isaacs and Dr. Smith's mother-in-law (she was also related to Tennessee legend James Robertson).

In 1860, Dr. Smith's household also included his new son-in-law James M. Wagstaff (1835-1898), a 24-year old merchant from Tennessee, and his 18-year old newlywed bride Mary A.C. Wagstaff, who was Dr. Smith's oldest daughter. In 1860, James Wagstaff's personal property was worth \$1,100. Their daughter Mary was born in this house in 1860. The Wagstaff family likely lived in the new rear ell.

So in 1860, at least a dozen people (six adults and six children) were living in the Dr. Benjamin Franklin Smith House. This included Dr. Smith's family of eight living in the main 2-story section of the home. The rear ell likely housed the two boarders living downstairs, which connected to the main house with a doorway in a 1st floor parlor, and his daughter and son-in-law and their newborn child living in the 2nd floor of the rear ell, which connected through a doorway in a 2nd floor bedroom.

By 1865, the family had grown with two new children. In 1864, Dr. Smith (then 50 years old) and his third wife Amanda (then 39) had their only child Campbell Oakley (1864-1908) and in 1865, his second grandchild James B. was born here. At that time, some fourteen people were possibly living in the house. [Campbell Oakley Smith would become a police officer and detective in Nashville; he was killed in the line of duty in 1908 and is buried in Nashville's Mt. Olivet Cemetery (N.R.-listed 11/25/2005).]

For comparison, in 1850, William Hackney's household had included seven people (six family members and a single boarder). It is unknown if Hackney owned slaves. This information along with the considerable increase in the property's value between 1850 and 1860 would seem to indicate that Dr. Smith had undoubtedly completed major improvements to the property, undoubtedly adding the two-story ell, a detached physician's office building, and other outbuildings, including a slave cabin and agricultural support structures. According to family history, Dr. Smith expanded the property into a 100-acre farm during this time period so slaves would have been used as agricultural as well as domestic workers.

SLAVERY

In 1860, Dr. Smith owned eight slaves (he had owned seven in 1850). These slaves were likely divided into two groups, one for working the small 100-acre farm and one for taking care of his large family. Dr. Smith would have constructed at least one slave cabin, probably a duplex, for these eight slaves. Therefore, in 1860 approximately 20 people lived on the property.

NEIGHBORS

In 1860, Dr. Smith's adjacent neighbors included Robert Montgomery, a 45-year old tailor from North Carolina, and his family of seven as well as Jones Hardy, a 42-year old carpenter from Virginia. Hardy's household included his family of four and four boarders, including a schoolteacher from Alabama and three children.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 8 Page 19

BUILDING THE "BRICK DWELLING HOUSE"

Hackney sold the property to Dr. Smith for \$1,600 in 1855 while the 1850 U.S. Census listed the property's value at \$1,650. The 1860 U.S. Census shows that Dr. Smith's property was worth \$17,000, making him one of the most prosperous residents of Lynnville. The "brick dwelling house" listed on the 1853 deed record then occupied by a single person seems to indicate a substantial building existed on the property. The dramatic increase in the property's value between 1850 and 1860, combined with architectural and historical evidence, seems to indicate that William Hackney constructed the house around 1850 with Dr. Smith adding the two-story ell for housing boarders between 1856 and 1860.

While we do not know who built the house, there were several builders living in the community during this time period. The 1850 U.S. Census listed the following builders living in Lynnville: Allen H. Higdon, a 20-year old brick mason from Tennessee; Allen M. Bearden, a 30-year old carpenter from South Carolina; Joseph A. Beall, a 32-year old carpenter from North Carolina; and Andrew J. Grugget, a 33-year old stonecutter from Kentucky. Considering the vernacular Greek Revival-style of the building's modest architecture and simple construction techniques, it is possible that some of these local craftsmen helped construct the dwelling. The bricks were undoubtedly fired in a local kiln with the assistance of slave labor.

In 1860, local Lynnville builders included two carpenters, 46-year old Seaborn Bearden of South Carolina and 44-year old William Abernathy of Virginia; a stonecutter, 45-year old A.J. Gruggett of Kentucky (the age and name spelling variations are minor errors made by U.S. Census workers); and a brick maker, 47-year old L.L. Higdon of North Carolina. It is very possible that these craftsmen played a part in making the improvements to Dr. Smith's property.

CIVIL WAR IN LYNNVILLE

While no major battles were fought in Giles County, the Civil War had a significant impact on the area, including Lynnville. Residents of Giles County were overwhelmingly pro-secession and hundreds of young men immediately volunteered to go fight for the Confederacy. On May 16, 1861, the 3rd Tennessee Infantry Regiment with ten full companies of some 885 men from throughout Middle Tennessee was organized at Lynnville. Both Federal and Confederate soldiers occupied Giles County sporadically throughout the war. Both Pulaski and Lynnville were both fortified with substantial earthworks constructed at Lynnville. In July 1862, two companies of the 78th Pennsylvania Infantry occupied Lynnville, where they appropriated horses, cattle, and grain.

In November 1863, General William T. Sherman and his Federal army marched through Giles County and Pulaski en route to Chattanooga and in the same month units of the 16th Corps of the Union Army of the Tennessee passed through town. In January 1864, General William Dodge with the 16th U.S. Army Corps occupied Pulaski and Lynnville, where they dug up the Confederate earthworks. Also in January 1864, a number of African-American troops from Lynnville joined the 111th U.S. Colored Infantry in Alabama. In

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 8 Page 20

March and April 1864, the 81st Ohio Infantry was stationed here as well as the 2nd Cavalry Division of the Union Army of the Tennessee, which guarded the nearby railroad for the Federal Army.

On September 4, 1864 the 9th and 10th Indiana Cavalry skirmished here with the Confederate cavalry, led by Major Gen. Joseph T. Wheeler of Georgia and Brig. Gen. Phillip Dale Roddey of northern Alabama. On November 10, 1864, troops with the Federal Army burned several houses at Lynnville and threatened to burn the entire town if the Confederate guerilla raids continued. Later in November 1864, several skirmishes occurred at Lynnville between the 12th Tennessee Cavalry and the 3rd, 6th, 7th and 9th Illinois Cavalry, the 2nd Iowa Cavalry, and the 12th Missouri Cavalry (and Wheeler's and Roddey's cavalry). On November 30, 1864, General John Bell Hood's Confederate Army, protected by General Nathan Bedford Forrest's Confederate Cavalry, passed through Lynnville on its retreat south after the disastrous Battle of Nashville.

Local oral history states that during the Civil War, Federal troops occupied the Dr. Benjamin Franklin Smith House and while they did not damage the dwelling, Federal Army troops are said to have destroyed many other buildings at Lynnville. According to local histories, these destroyed buildings include commercial businesses and warehouses on the public square and the town's three church buildings. (However, an 1878 map indicates that the number of buildings destroyed during the Civil War may have been an exaggeration since many of the buildings thought to have been burned during the war were still standing.)

Records indicate Dr. Smith's oldest son William T. Smith, who turned 18 in 1862, fought with the Confederate army in the Civil War, possibly with Captain E. D. Baxter's Tennessee Light Artillery, which organized at Bethesda in Williamson County on December 11, 1862. And, one of the dwelling's former occupants, William F. Hackney, 29 in 1861, joined Company B of the Confederate 3rd Tennessee Infantry. His father, William H. Hackney, was the dwelling's original owner.

In 1865, Dr. Smith died in the house of pneumonia complications at age of 51. (According to his grandson Jack Dugger, Federal soldiers shot Dr. Smith during a raid of his henhouse.) He was buried in Maury County adjacent to his first wife Elizabeth Kirk W. Daniel Smith. His death left his third wife Amanda a single mother at 40 years of age for their seven children, including four stepchildren from his first marriage and an infant son. The Civil War had freed their eight slaves, leaving Amanda to raise the children on her own.

Note: Staff at MTSU's Center for Historic Preservation provided important historical information about the Civil War in Lynnville and reviewed this section of the National Register nomination for accuracy.

THE "OLD LYNNVILLE" ERA, 1865-1893

A TOWN MOVES TO THE RAILROAD

The Nashville & Decatur Railroad was constructed through Giles County between 1856 and 1860. The county provided \$275,000 towards its construction. Running north/south, the railroad was located about one mile east of Lynnville and soon the "Lynnville Station" opened. After the Civil War ended, the town of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 8 Page 21

Lynnville underwent a dramatic change that forever altered its future. The devastated town uprooted and rebuilt one mile east at the new Lynnville railroad station. The town's three church congregations relocated to the new town as well as the vast majority of the businesses. Soon, families relocated and a new town developed at the railroad. The old town was regulated to the status of an unincorporated village known as "Old Lynnville" although some families there never left and continued to maintain the town's status quo. This type of relocation of a town to a new railroad or highway has been documented in other areas of Tennessee and throughout the U.S.

Just like residents in towns and villages across Tennessee and the rest of the South, the residents of Old Lynnville tried to regroup the best they could. In 1868, Dr. Smith's son-in-law James Wagstaff moved his growing family out of the house he had lived in for several years. He purchased the nearby Elisha White farm with the landmark farmhouse built by one of the town fathers in 1819-1821. (Their third child Basil J. was born there in 1869.)

Dr. Smith's son Benjamin Franklin Smith, Jr., moved to Nashville where he studied medicine and became a physician. By 1870, he had returned to Old Lynnville and was living with his brother William T. Smith. He became a member of the Tennessee Medical Association in April 1871. However, later in the 1870s he joined dozens of residents of Giles County and migrated to Hillsborough, Texas, where he would spend the rest of his life. Named in honor of Dr. George W. Hill, an original settler and surgeon from Tennessee, Hillsborough (spelled Hillsboro after 1888) is about 55 miles southwest of Dallas. In Texas, Dr. Benjamin Franklin Smith, Jr. became a prominent physician, practicing for over 40 years. He married and had two children, including Benjamin Franklin Smith III who also became a physician in Texas.

Dr. Smith's third wife Amanda continued to live here into the mid-1870s. In 1875, Daniel B. Garrett, who had married into the family and was apparently Dr. Smith's son-in-law, purchased the property from Dr. Smith's heirs. The deed was not officially registered until March 20, 1884 (Deed Book PP, page 188). What happened to Amanda Smith is unknown, but the vast majority of Dr. Smith's children remained in the local community and many are buried in the Lynnwood Cemetery in new Lynnville.

In 1878, a "Beers Map" was made of "Old Lynnville." The 1878 map reveals physical features such as building footprints, streets, two creeks (Fry Branch running on the west side of town and the East Fork of Lynn Creek running on the east side of town and along the east edge of this property), and names of property owners. The map shows this property as being owned by "D.B. Garrett." It was adjoined by J. Rittenberry's house to the south, the town's "Sulphur Well" to the north, a "Colored Church" (Methodist) to the east, and Professor G. W. Campbell's house across the road to the west. (Former slaves probably established the "Colored Church" as a freedman's church after the Civil War; the church's proximity to Dr. Smith's house would indicate that his former slaves may have played a role as well.) The map also indicates the location of the original public square, which then exhibited a store, physician's office, a Presbyterian church, and a few residences. The village also featured a Christ Church and approximately 25 residences, including three physicians.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 8 Page 22

The 1880 U.S. Census reveals that Daniel B. Garrett was a 38-year old farmer from Tennessee. Garrett had served in the 3rd Tennessee Confederate Infantry from Giles County during the Civil War. He was married to Anna M. (32) and had three children: Moris O. (12), Willie R. (10), and Iola May (8). His household also included Sarah A. Waldrop, his 23-year old sister-in-law. In all, Garrett's household included 6 people, including 3 adults and 3 children. Garrett renovated the house in the 1880s by adding an ornate Queen Anne-style front porch and colored glass in the main entrance sidelights and transom. The 1878 map indicates that the roadside building, probably Dr. Smith's former physician's office, was still standing in front of the house. No other outbuildings were shown on the map.

THE "WACO" ERA, 1893-CURRENT

THE TEXAS CONNECTION

In the early 1890s, residents of Old Lynnville decided to give their town a new name. They chose "Waco," undoubtedly named after Waco, Texas, a town located near Hillsboro, Texas, where many resident of Giles County had migrated in the 1870s and 1880s. In fact, many local families had caught "Texas fever" and settled Waco, Texas, in the 1850s. Local legend is that someone from Waco, Texas, suggested the new name of Waco, Tennessee. Founded in the center of a cotton-growing region in 1849, Waco, Texas, was named for a nearby Waco Indian village. After the Civil War, Waco, Texas, grew into one of the largest cotton centers in the South and by 1900 the population had grown to more than 20,000.

In 1893, Waco, Texas, was a boomtown. Perhaps the residents of Old Lynnville, which was a dying town, were hoping that some of positive name association with Waco, Texas, would rub off on their village when they chose Waco as the unique new name for their town. In November 1893, the U.S. post office at Old Lynnville officially switched its name to Waco. This post office closed in January 1902, when postal service was relocated to the town of Lynnville. Known as Lynn Creek, Lynnville, Old Lynnville, and finally Waco, the community had had its own post office since 1814. But, after 1902, the post office would always be located at "new" Lynnville, which incorporated in 1907.

Throughout the late 19th century, other public services, businesses, and community organizations had relocated from old Lynnville to new Lynnville. In 1900 a large new \$20,000 high school built with funding from a local philanthropist opened in Lynnville. However, in the 1910s, an elementary school for African Americans was built in Waco with funding from the Julius Rosenwald, a philanthropist from Chicago (one of five Rosenwald schools ultimately constructed in Giles County). According to Mary Ruth Cameron, 89, black schoolchildren from Lynnville were forced to walk a mile to attend the Waco school. Although abandoned, this school still stands adjacent to an African-American church building at the south end of Waco.

In 1915, Daniel B. Garrett sold the property to S. A. Yarbrough who in turn sold the property to Howard Thurman and his father Riley Walker "R.W." Thurman in 1916. The Thurmans operated a general merchandise store and gas station at Waco for many years. Mary Ruth Cameron, a family descendant born in

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 8 Page 23

the house in 1917, stated that R.W. Thurman added the washroom around this time to the original smokehouse. Electricity was added to the house in the 1920s. Around 1934, Howard Thurman became ill and an invalid so the original side porch was removed and replaced with a small sunroom for his comfort.

Howard Thurman died in 1934 and his father R.W. Thurman died in 1935. Howard Thurman's wife Mattie Sands Thurman remarried in 1938 and moved to Lynnville. She sold the house to Buford and Jesse Sands, although her only daughter Mary Ruth Cameron continued to live here until she married in 1939. The Sands family replaced the sunroom in the 1940s with a small stoop. In the 1950s and '60s, the Sands family made minor renovations to the house with drop ceilings and a concrete floor on the front porch.

Buford Sands sold the property in 1991 to his nephew Fred Davis, who undertook several renovations, including the new kitchen wing with a bathroom and laundry room, a new rear deck, a new side porch, aluminum trim, faux shutters, new HVAC, new upstairs bathroom, and a new staircase in the rear ell. These alterations all took place around 1992. Fred Davis sold the property to the Matthews family in 2004. The Matthews family undertook minor decorative work, but have not altered the original integrity of the home.

Through the early and mid-20th century, Waco remained a sleepy crossroads village with about 20-30 houses and a couple of service stations (no longer open) located along the Columbia Pike. After the 1910s, the Columbia Pike became known as the "Bee-Line Highway" and later U.S. Hwy. 31 (connecting Nashville with New Orleans via Birmingham. (Alma Rittenberry of Birmingham, and a Giles County native, established the Bee-Line Highway in 1916). Of the twenty-five residences shown on the 1878 Beers map, only about a half dozen remain standing; most have been replaced with modern houses or demolished. None of the 19th century commercial businesses remains standing. Although the "Colored" Methodist Church located behind the Dr. Benjamin Franklin Smith House was razed in the late 20th century, another African-American church and an abandoned Rosenwald school remain standing on the south edge of town.

Local schools were consolidated in the 1950s and integrated in 1965. In 1976, the Elisha White House was restored to its Federal-era appearance and listed on the National Register of Historic Places in 1983. It is one of only a handful of unaltered historic houses remaining in Waco, including this property, and the only property in Waco to date that is National Register-listed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 9 Page 24

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 9 Page 25

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number 10 Page 26

X. GEOGRAPHICAL DESCRIPTION

The boundary for the nominated property includes all of the 1.01-acre lot. Refer to Giles County Tax Map 26, Parcel 1.01.

BOUNDARY JUSTIFICATION

The boundary represents the property currently associated with the Benjamin Franklin Smith House.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number Photos Page 27

PHOTOGRAPHS

Photos by: Robbie D. Jones, Consultant, Nashville, TN

Negatives: Tennessee Historical Commission
Clover Bottom Mansion
2941 Lebanon Pike
Nashville, TN 37243

#	Subject	Date	View
1 of 22	Dr. B.F. Smith House-exterior from Columbia Hwy.	November 2005	West
2 of 22	Dr. B.F. Smith House-exterior (main elevation)	November 2005	West
3 of 22	Dr. B.F. Smith House-exterior (front porch detail)	November 2005	West
4 of 22	Dr. B.F. Smith House-exterior (side elevation)	November 2005	Northwest
5 of 22	Dr. B.F. Smith House-exterior (side porch detail)	November 2005	Northwest
6 of 22	Dr. B.F. Smith House-exterior (rear elevation)	November 2005	East
7 of 22	Dr. B.F. Smith House-exterior (rear elevation)	November 2005	Northeast
8 of 22	Dr. B.F. Smith House-exterior (side elevation)	November 2005	South
9 of 22	Dr. B.F. Smith House-interior (front door)	November 2005	West
10 of 22	Dr. B.F. Smith House-interior (north parlor mantel)	November 2005	North
11 of 22	Dr. B.F. Smith House-interior (north parlor firebox)	November 2005	North
12 of 22	Dr. B.F. Smith House-interior (main staircase)	November 2005	West
13 of 22	Dr. B.F. Smith House-interior (rear staircase)	November 2005	East
14 of 22	Dr. B.F. Smith House-interior (north parlor door)	November 2005	Southwest
15 of 22	Dr. B.F. Smith House-interior (north bedroom door)	November 2005	Southwest
16 of 22	Dr. B.F. Smith House-interior (north bedroom mantel)	November 2005	North
17 of 22	Dr. B.F. Smith House-interior (south bedroom closet)	November 2005	Southeast
18 of 22	Dr. B.F. Smith House-interior (attic, rear ell)	November 2005	West
19 of 22	Dr. B.F. Smith House-interior (attic, rear ell)	November 2005	East
20 of 22	Dr. B.F. Smith House-interior (landscape, back yard)	November 2005	Northwest
21 of 22	Dr. B.F. Smith House-Outbuilding (exterior)	November 2005	Northwest
22 of 22	Dr. B.F. Smith House-Outbuilding (interior door)	November 2005	North

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number Plans Page 28

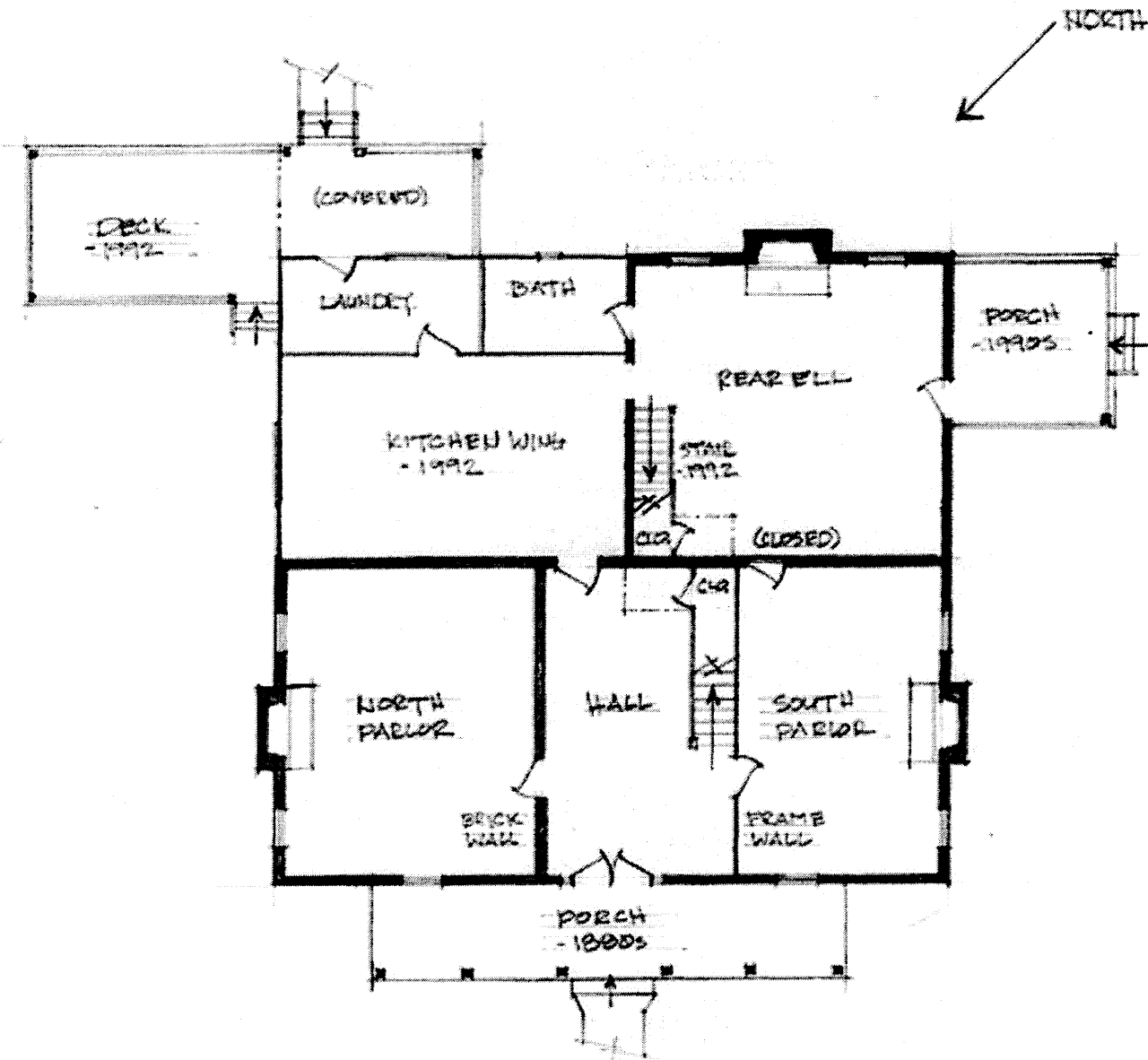


Figure 1. Dr. Benjamin Franklin Smith House, first floor plan, 1850-1890 (R. Jones). Scale: 1"=1'.

Note: The only modern alterations are the rear kitchen wing and deck, the side porch, the rear staircase, and an enclosed doorway in the rear ell (although the original door is still operable from the parlor). Only the main entrance hall and south parlor have dropped ceilings. Some rooms have new trim. Everything else – including 8 doors (5 with graining), 8 windows, 3 fireplaces & mantels, 4 transoms, the front porch, the main staircase with balustrade, and a small closet - dates to the ca.1850-1938 period of significance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dr. Benjamin Franklin Smith House, Giles County, TN

Section number Plans Page 29

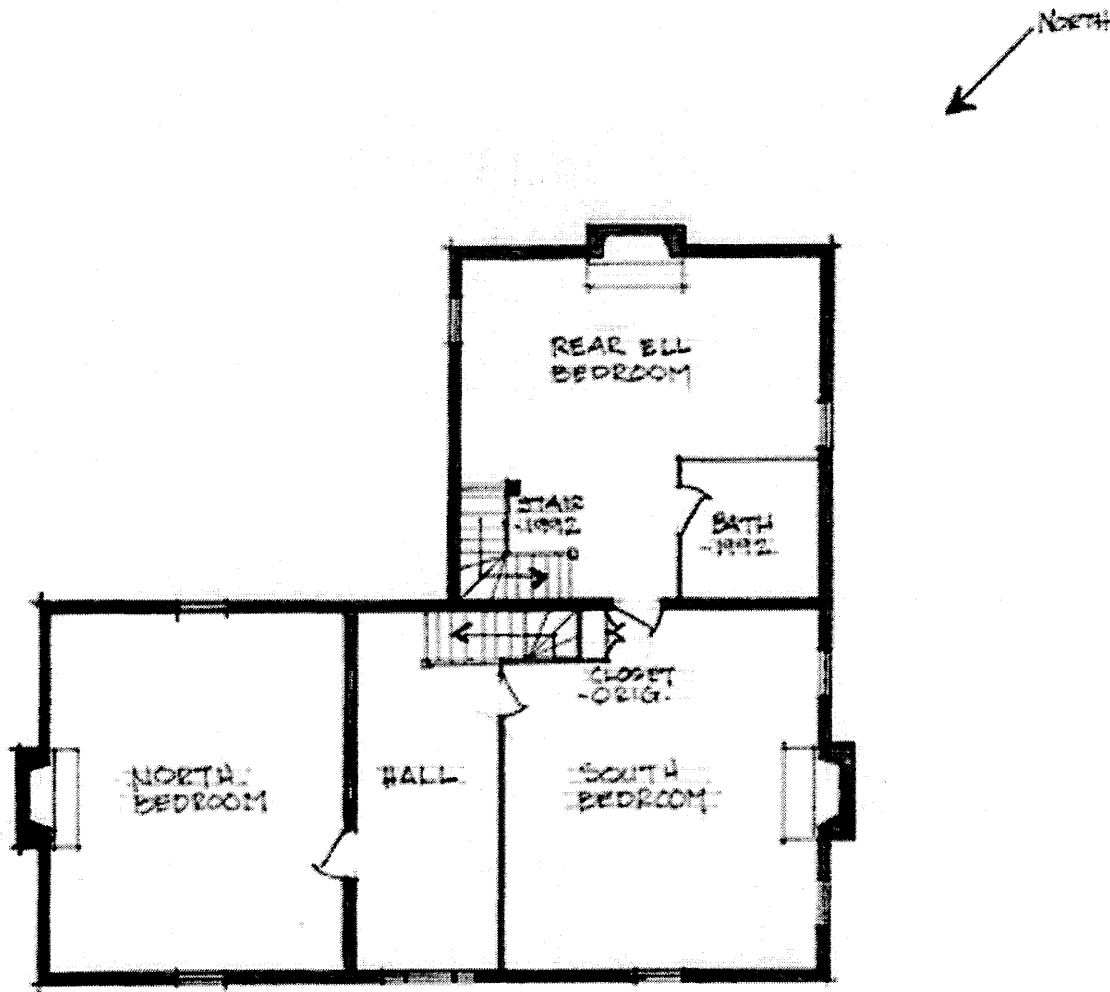


Figure 2. Dr. Benjamin Franklin Smith House, second floor plan (R. Jones). Scale: 1"=1'.

Note: The only modern alterations are the new bathroom and rear staircase located in the rear ell bedroom. Everything else – including 4 doors, 8 windows, 3 fireplaces & mantels, the main staircase with balustrade, hardwood floors, and a small closet - dates from the ca.1850-1938 period of significance.

National Register of Historic Places Continuation Sheet

Section number _____ Maps _____ Page 31

Dr. Benjamin Franklin Smith House, Giles County, TN



Figure 4. USGS Aerial Map (Lynnville Quad, March 1, 1997), showing the Waco community.

The former Lynnville Public Square, initially laid out in 1810, was located at the intersection of Columbia Pike (US Hwy 31, SR 1) and State Route 129 (marked on map by author based on 1878 Beers Map).

The Elisha White House (NR-listed, 1978), built in 1819-1821, is seen on the left (marked by star).

The Dr. Benjamin Franklin Smith House is seen on the right (marked by arrow).

Dr. B.F. SMITH
HOUSE

GILES COUNTY
TAX ASSESSOR'S MAP
01.2006 1"=400'

