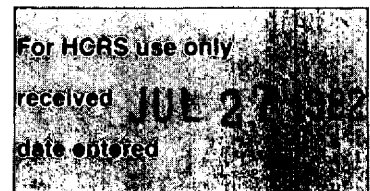


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Nicholas Perkins House

and/or common ^{use this} Montpiery (preferred)

2. Location N W of Franklin off old Hillsboro Pike

street & number Old Natchez Trace N/A not for publication

city, town Franklin ^{vic.} vicinity of ~~XXXXXXXXXXXX~~

state Tennessee code 047 county Williamson code 187

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> religious
<input type="checkbox"/> object N/A	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> other:

4. Owner of Property

name Joseph Thompson Dickinson

street & number Route 3, Old Natchez Trace

city, town Franklin N/A vicinity of state Tennessee 37064

5. Location of Legal Description

courthouse, registry of deeds, etc. Williamson County Courthouse

street & number Public Square

city, town Franklin state Tennessee 37064

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date N/A N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Montpier is an 1821 Federal period house located near Franklin in Williamson County. With a rural setting, the house stands on a hill near the Old Natchez Trace. A low, thick stone wall encloses the house and its yard which overlook the 94 acre farm of Montpier. Montpier is a 2½-story brick rectangular-shaped house with a gable roof, twin brick chimneys at each gable end, and a stone foundation. Originally constructed in the Federal style, the simple five-bay facade was altered in the 1850s by the addition of a Greek Revival style two-tiered central portico and single leaf door with side lights, corner lights, and rectangular transom. An original one-room brick kitchen is located to the east side of the house and is attached by a later covered breezeway. Since the major changes of the 1850s were made, Montpier has been little altered and retains its architectural integrity. Alterations are minor and limited primarily to the interior.

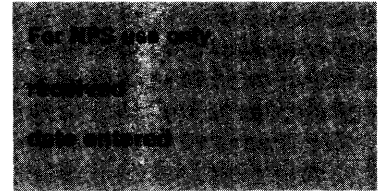
Montpier was the plantation residence of its builder, Nicholas Perkins. With the aid of slave labor, the house was constructed over the period 1821-1822 of brick and wood fired and cut respectively on the site. The house originally was built in the Federal style with its bricks laid in Flemish bond on all sides and with a simple five-bay facade. On the first story of the facade (south elevation) a central entrance was flanked by 6/6 rectangular windows with wood surrounds and shaped stone lintels decorated with keystones. The upper story of the facade had five windows matching those of the first story, arranged directly above the five structural openings of the first story. The 1850s Greek Revival alterations were made only to the facade's central bay; the original flanking windows on both stories remain unchanged. The 1850s alterations to the central bay consisted of: changing the existing first story doorway (exact appearance unknown) into a single leaf wood door with side lights, corner lights, and rectangular transom; cutting a single leaf door with rectangular transom on the second story where a window had been; and adding the two-tiered pedimented portico with square paneled wood Doric columns and pilasters. The medium pitch gable roof, covered with composition shingle, has a plain wood frieze across the facade under its eaves.

The east and west side elevations of Montpier have twin brick chimneys which pierce the gable ends of the roof, trimmed with closed wood verges. On both elevations between the chimneys are two 6/6 short rectangular attic windows. The west elevation has, in addition to the two attic windows, a single leaf door on the first floor that was cut prior to 1943 into the wall between the chimneys. Differing from the plain west side elevation, the east side elevation has numerous structural openings and a shed-roofed porch across the first story. Below the attic windows of the east wall is a rectangular 6/6 window with shaped keystone lintel on the second story. On the first story of this elevation is a single leaf door at the far left bay leading from the front (southeast) room of the house to the detached kitchen. A 6/6 window is located beneath the second story window, and to this window's right is a second single leaf door, capped by a rectangular transom. The shed-roofed porch is supported by simple square wood posts with simplified Doric capitals.

The one-story brick kitchen located east of the house is covered with a gable roof that

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Montpier

Item number 7

Page 2

extends over a breezeway to connect with the shed-roofed porch of the house. The kitchen, like the house, is laid in Flemish bond bricks on all sides. A brick chimney is located at the east gable end, a 6/6 rectangular window is found on the south elevation, and two single-leaf doors are located one on the west side and one on the east side elevations. The kitchen rests on a stone foundation.

The north, or rear, elevation of Montpier retains its original Federal style symmetrical design. It is five bays wide with windows matching those of the facade. The second story windows are centered above those of the first story and the central single leaf door with flat radiating brick voussiors. This elevation has a plain boxed cornice across the roof eaves.

Montpier's interior has a central hallway plan with two rooms to each side on both stories. Few alterations have been made; these primarily consist of some remodeling and adding of partitions to the northwest room that is currently used as a kitchen. The interior woodwork remains practically unaltered. The first story ash flooring and second story poplar flooring are original as is the molding around doors and windows, the simple Federal period mantles, the central hall staircase, and the wainscoting of several rooms.

The nominated property of Montpier, bounded by the stone wall, includes the house and kitchen, a terraced garden that is possibly original to the site located to the north-east, and a small 1½ story frame guest house with gable roof, stone chimney, and board and batten siding to the west. The guest house may possibly be an older, if not original, dependency to Montpier; however, it lacks historical integrity due to its extensive alterations and does not make a contribution to the historical character of Montpier.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1821 **Builder/Architect** Nicholas Perkins/builder

Statement of Significance (in one paragraph)

Montpier is nominated under National Register criteria B and C for its association with the builder of the house, Nicholas Perkins, and for its architectural significance as an outstanding example of Federal period architecture in Williamson County. "Bigbee" Nicholas Perkins, a member of an extensive planter class family that settled in Williamson County in the early 1800s, was the man who recognized and assisted in the February 18, 1807 arrest of Aaron Burr, wanted by the United States government for treason. Perkins was appointed Registrar of Lands in the Lower Regions of the Mississippi Territory by President Thomas Jefferson in 1805 and later became the Attorney General of the district. It was while in this section of the country that Perkins assisted in the arrest of Burr and was placed in charge of the party that escorted Burr to the federal authorities in Washington. During his life, Perkins became a planter with large land holdings and a large number of slaves, a prominent lawyer, a major in the militia, and a state legislator (Senate 1815-17; House 1841-1843). The stately two-story brick Federal period house he built in 1821 reflects the prominent position he held in Williamson County.

Nicholas Perkins (1779-1848), the son of Nicholas and Leah Pryor Perkins, was born in Pittsylvania County, Virginia. He came to Tennessee as a young man with a group of kinsmen making permanent settlements in Williamson County. At the age of 29 in 1808 Perkins married his cousin, Mary Hardin (1794-1840). She was the daughter of Thomas Hardin and Mary O'Neal Perkins who lived at Meeting of the Waters. Eventually, Perkins accumulated large land holdings and a small fortune. A planter of note, he built Montpier in 1821. Originally a simple five-bay Federal style house, the two-story central portico was added and the doorway with side lights and rectangular transom was remodeled ca. 1850s during the Greek Revival period. (Since these changes, the house has been little altered.)

It is believed that after the parents of Perkins' wife died he moved to their house, the nearby Meeting of the Waters. He, his wife, and some of their eleven children are buried in the family cemetery near this house. The will of Nicholas Perkins dictated that Montpier be left to Mary Elizabeth, the eldest living daughter of Nicholas and Mary, who had married Leland J. Bradley in 1836. Later, Montpier had a succession of owners including the Waters family, the Crandells (1912-1946), and Jack Greer (1946-1948). Finally, in 1948, Montpier was purchased by Joseph Thompson Dickinson and his wife who currently own the house and surrounding 94 acres of land.

9. Major Bibliographical References

Bowman, Virginia McDaniel. Historic Williamson County Old Homes and Sites. Nashville: Blue and Gray Press, 1971, pp. 93-94.

10. Geographical Data

Acreeage of nominated property Approximately two acres

Quadrangle name Leipers Fork, TN

Quadrangle scale 1:24000

UMT References

A

1	6	5	0	5	9	8	0	3	9	8	1	8	6	0
Zone		Easting				Northing								

B

Zone		Easting				Northing							

C

Zone		Easting				Northing							

D

Zone		Easting				Northing							

E

Zone		Easting				Northing							

F

Zone		Easting				Northing							

G

Zone		Easting				Northing							

H

Zone		Easting				Northing							

Verbal boundary description and justification The boundaries of Montpier are shown in red on the accompanying property assessor's map. The boundaries were selected to follow the low stone wall that surrounds the house, kitchen, garden, and guest house.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Shain T. Dennison, Architectural Historian

organization Tennessee Historical Commission date May, 1982

street & number 701 Broadway telephone 615/742-6716

city or town Nashville state Tennessee 37203

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

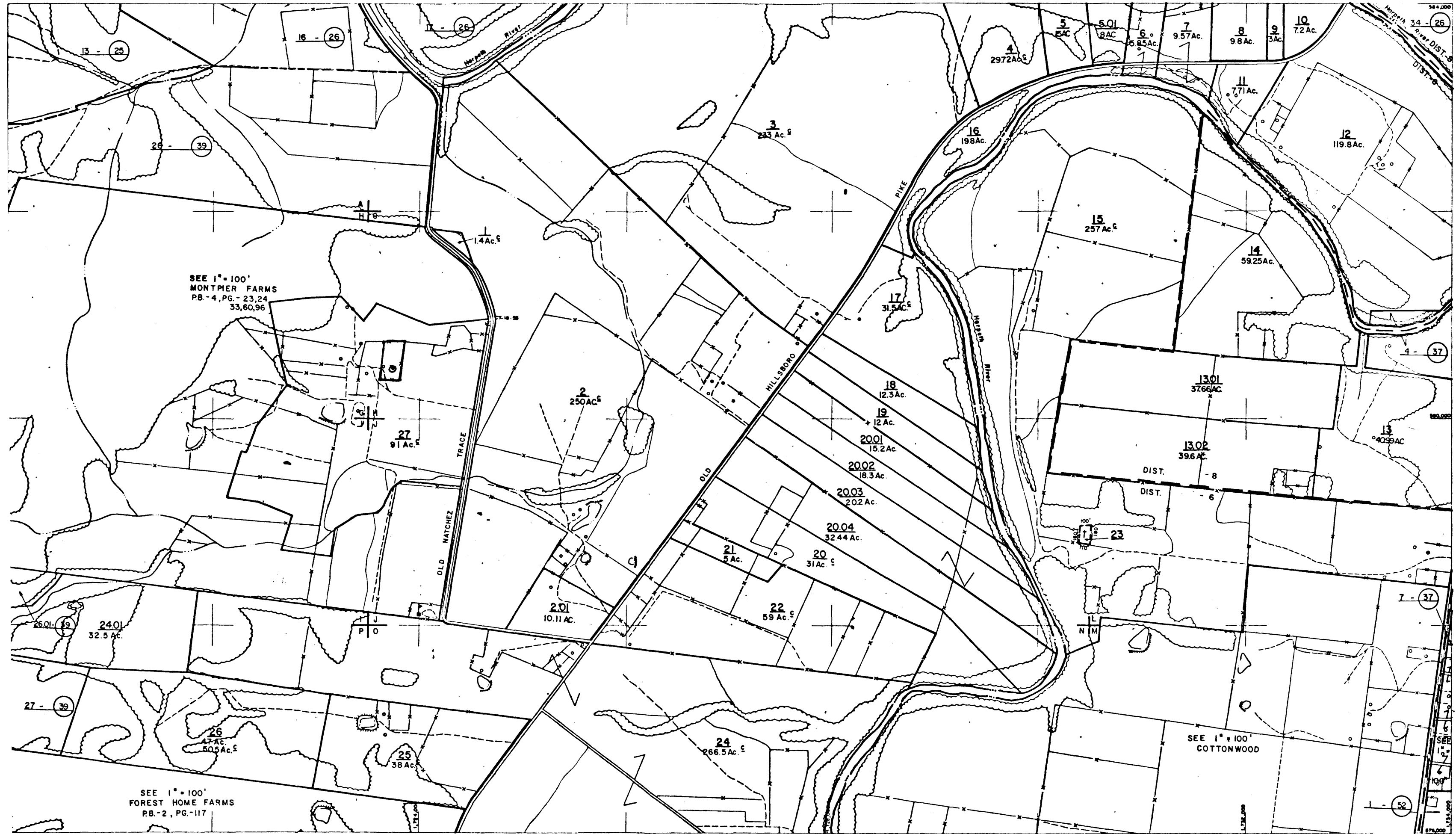
national state local

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

Deputy State Historic Preservation Officer signature Herbert L. Hager

title Executive Director, Tennessee Historical Commission date 7/23/82

For HCRS use only	
I hereby certify that this property is included in the National Register	Entered in the National Register
<u>Albion Byers</u>	date <u>8/26/82</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	



PREPARED FOR
TENNESSEE STATE BOARD OF EQUALIZATION
 BY
TENNESSEE MAPPING AND ENGINEERING SERVICE, INC.
 NASHVILLE, TENNESSEE
 AND
WILLIAMS-STACKHOUSE AND ASSOCIATES
 SAN ANTONIO, TEXAS

1 PARCEL NUMBER
 2 PARCEL HOOK
 3 INTERIOR TRACT LINE
 4 DISTRICT LINE
 5 SUBD LOT #
 6 PARCEL OUTLINE
 7 1/2 AC TOTAL ACREAGE
 8 SECTION CORNERS

9 (26) PARCEL & CONTROLLING MAP #
 10 IMPROVEMENT
 11 FENCE
 12 CEMETERY
 13 CHURCH
 14 SCHOOL
 15 WOODED AREA
 16 POND

17 CREEK
 18 STATE LINE
 19 CO LINE
 20 CORPS LIMITS
 21 TRANSMISSION LINE
 22 ROAD
 23 RAILROAD
 24 RIDGE LINE

25	26	27
28	29	30
31	32	33

- REVISIONS -	
1	7/8
2	8/81
3	9
4	10
5	11

WILLIAMSON CO. TENN.
MIDDLE GRAND DIVISION
 SCALE 1" = 400'
 DATE OF FLYING MAP, 1968
 DATE COMPLETED NOV, 1968
 MAP # 38