

United States Department of the Interior
National Park Service



OMB No. 10024-0018

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 Leipers Fork Historic District (Boundary Increase)

other names/site number Benton Town; Hillsboro

2. Location

street & number 4000 Block of Old Hillsboro Rd.

NA ☐ not for publication

city or town Leipers Fork

NA ☐ vicinity

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, 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.)

Charles H. Beall
Signature of certifying official/Title

10/2/2012
Date

State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the
National Register.

☐ See continuation sheet

☐ determined not eligible for the
National Register

☐ removed from the National
Register.

☐ other (explain:)

Edson H. Beall
Signature of the Keeper

11.21.12
Date of Action

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in count)

Contributing	Noncontributing	
13	3	buildings
0	0	sites
2	1	structures
0	0	objects
15	4	Total

Name of related multiple property listing

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

N/A

Number of Contributing resources previously listed in the National Register

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

COMMERCE: general store

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

COMMERCE: general store

7. Description**Architectural Classification**

(Enter categories from instructions)

GOTHIC REVIVAL

OTHER: Gable Front & Wing; Gable Front; Central

Hall; Folk Victorian; Late-19th & Early-20th Century Commercial**Materials**

(Enter categories from instructions)

foundation BRICK; STONE; CONCRETE

walls WOOD; weatherboard; SYNTHETICS;
CONCRETE BLOCK

roof ASPHALT; METAL

other WOOD; BRICK; METAL

Narrative Description

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

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Section number 7 Page 1

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

Description

The Leipers Fork Historic District (Boundary Increase) is located in the 4000 block of Old Hillsboro Road in Leipers Fork, Williamson County, Tennessee. The district increase includes a total of eleven parcels all constructed between 1830 and 1956 of which five are residential, four are commercial buildings and two are vacant lots. Of these parcels, fifteen are considered contributing buildings or structures to the character of the district expansion, four are considered non-contributing and two are vacant lots which once contained important vestiges of the community. Architectural styles and forms represented in the district expansion include Gothic Revival, Folk Victorian, gabled ell, pyramidal and late-19th and mid-20th Century Commercial. The district increase displays a high degree of architectural integrity and retains much of its historic character (see Figure 1).

In July of 1998, the Leipers Fork Historic District (NR#98000818) was listed in the National Register for its architectural significance and included a three-block section of the village located on the north side of Old Hillsboro Road. The 1998 nomination included those properties constructed from 1830-1935 and were primarily residential and religious in nature. An architectural survey in the spring of 2012 identified the additional properties included in the boundary increase retained sufficient character and integrity to warrant inclusion with the adjacent Leipers Fork Historic District and contained a substantial portion of the small commercial area of the community and extended the boundary to the east to include several residential parcels important to the history of the village.

Individual Property Descriptions

Properties within the Leipers Fork Historic District (Boundary Increase) that contribute to the character of the district are designated as "C" while those that are non-contributing to the character of the district are designated as "NC".

1) **4107 Old Hillsboro Road-Fly-Hunt House 1902 (C)**

The house at 4107 Old Hillsboro Road is a one- and one-half story, frame, asymmetrical plan dwelling constructed in 1902 in a Folk Victorian style. The house has an exterior of weatherboard, one interior brick chimney and one exterior end brick chimney, a pressed tin panel hip and gable roof and an unknown covered foundation. On south façade is a wraparound hipped roof porch supported by milled wood posts set on a wood floor. The main entry has a two rectangular light and two panel wood door set within a wood surround. Two secondary entrances on the main façade include an original glass and wood door with a single light glass and wood transom on the western side and a glass and wood door on the eastern side. Windows are one-over-one double-hung wood sash with storm windows and set within simple wood surrounds with some replacements. Four, gable roof dormers

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Leipers Fork Historic District (Boundary Increase)
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are sited at the roofline of the south façade with the three of the four having a single one-over-one double-hung wood sash window and the fourth being located directly above the main entry and has two, one-over-one double hung wood sash windows. On the rear (north) elevation is a shed roof wall dormer with three, one-over-one double hung wood sash windows and a gable roof dormer with two, one-over-one double-hung wood sash windows. All dormers have exposed roof rafters. The open wraparound porch continues around to the rear elevation and ends at an enclosed section with an entry on both the east and north sides.

Located behind and to the north of the house is a two-story smokehouse that predates the current 1902 house. The smokehouse has an original exterior of weatherboard, a continuous foundation of stone and a gable roof of standing seam metal. On the east façade is a small entry addition covering stairs that leads to a root cellar located beneath the smokehouse. The root cellar entry has a gable roof of standing seam metal and a raised foundation of brick on stone. (C)

Located to the east of the smokehouse is an pre-1902, one-seat privy. The privy has a shed roof of corrugated metal and an exterior of board and batten siding. The seat platform has been removed from the interior of the structure but remains in close proximity. (C)

To the southeast of the house is a ca. 1902 shed with an off-centered angled bay opening. The shed has a shed roof of standing seam metal and an exterior of vertical board. On its rear (south) elevation is an extension of the roofline supported by wood posts. (C)

The property is surrounded by a wood fence and a large concrete pad is located to the east of the house on which once sat a large barn. This barn was destroyed by fire recently and plans are to rebuild.

2) 4115 Old Hillsboro Road-Mangrum House ca. 1910 (C)

The dwelling at 4115 Old Hillsboro Road is a one- and one-half story, frame, gabled ell plan dwelling constructed ca. 1910. The house has a standing seam metal gable roof, an exterior of vinyl siding and board and batten, a brick interior central chimney and a continuous concrete foundation. On the west façade is a partial-width, shed roof porch with a wood floor, vinyl clad square wood posts and wood baluster railing. The main entrance has a single-light glass and wood panel door with an aluminum storm/screen door. Windows are four-over-four and six-over-six double-hung wood sash with flanking louvered wood shutters. On the rear (east) elevation is a ca. 1950 vinyl and jalousie window enclosed rear porch with a shed roof that extends out on the southeast to a ca. 1980 flat roof porch supported by wood posts that sits on a wood floor. A wood ramp extends out from the rear of the open porch towards the carport canopy and shed.

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Leipers Fork Historic District (Boundary Increase)
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Located behind the dwelling are a ca. 1910 small gable roof shed (C) and a ca. 1990 metal carport canopy supported by metal posts. (NC)

3) 4119 Old Hillsboro Road – Sweeney-Johnson House ca. 1910 (C)

The house at 4119 Old Hillsboro Road is a one- and one-half story, frame, Folk Victorian style dwelling constructed ca. 1910. The house has an exterior of weatherboard, a hipped roof of asphalt shingles with ridge runners, an interior chimney and an exterior end chimney, and a stucco covered, infilled foundation. On west façade is a full-width, inset porch supported by square wood posts set on a poured concrete floor and encompassed by a wood baluster railing. The main entrance retains its original single light and two panel wood doors over which is a single light glass and wood transom set within a simple wood surround. Windows are original one-over-one double-hung wood sash covered with storm windows and set within simple wood surrounds. Located over the main entrance is a hipped roof dormer with two one-over-one double-hung wood sash windows. Located on the roofline of the north and south elevations is a hipped roof dormer with a single one-over-one double hung wood sash window. Located on the rear elevation roofline is a large hipped roof dormer with four, large, six-over-six double-hung wood sash windows. Extending from the rear elevation is a ca. 2011-12 partially enclosed shed roof porch addition enclosed with a bank of four large windows and a large exterior chimney on the southern end and a screened section on the northern end. On the east end of the south elevation is a twelve-light and two panel wood door and a four-over-four double-hung wood sash window in the new addition. Off the northeast corner of the addition and rear elevation is a small gable roof addition with an open porch on its east elevation.

To the rear (east) of the house is a ca. 1910 gable roof seed house or smokehouse that has enclosed side wings. This outbuilding has an exterior of vertical board, a gable roof of standing seam metal and two, four-light fixed windows on the west façade. (C)

Adjacent to the seed house/smokehouse to the east is an ca. 1910 chicken coop/house with a shed roof clad in metal, an exterior of weatherboard, six-light fixed windows and a small vertical wood slat door. (C)

4) 4121 Old Hillsboro Road-Gooch-Johnson House ca. 1911 (C)

The house at 4121 Old Hillsboro Road is a one- and one-half story, frame, Folk Victorian style dwelling constructed ca. 1911. The dwelling has a hipped roof of standing seam metal, an exterior of weatherboard, an interior brick chimney and a continuous brick pier foundation with wood lattice infill. The foundation was raised in 2012 due to flooding issues but this does not impact its integrity. On west façade is a full-width, shed roof porch with a wide cornice and exposed roof rafters supported by chamfered wood columns on a wood floor. The main entrance has a single-light glass and wood Victorian era door with a single-light glass and wood transom set within a wood cornice surround. Windows are original

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Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

one-over-one double-hung wood sash set in wood cornice surrounds with flanking original wood louvered shutters. A wood cornice surrounds the dwelling at the roofline. Centrally located above the entry on the façade is a hipped roof dormer with three, one-over-one double-hung wood sash windows. Located over the rear entry is another hipped roof dormer with two, one-over-one double-hung wood sash windows. Extending off the rear elevation is an original hipped roof wing and an original hipped roof porch enclosed with weatherboard siding and six-over-six double-hung wood sash windows.

Located to the rear (east) of the house is a ca. 1911, standing seam metal gable roof shed that possibly could have functioned as a seed house or smokehouse. The shed has flanking side wings and a small, flat roof, rectangular addition off its north elevation. The building has an exterior of vertical board and three entries on its west (main) facade. Both the central and southern entries on the west façade have a single hinged vertical wood slat door while the northern entry has a hinged double vertical wood slat door enclosing the bay opening. On the south elevation are is a double six-light wood casement window with flanking wood louvered shutters below which sits a wood flower box. (C)

5) Parcel on corner of Old Hillsboro Road and Floyd Road-adjacent to the south of 4121 Old Hillsboro Road

Currently a vacant lot, this property was the location of the tollhouse for the Old Hillsboro-Franklin Turnpike. The tollhouse was demolished in 1974 (see Figure 2).

6) 4133 Old Hillsboro Road-Vacant Lot

Currently a vacant lot, this parcel was once the site of the 1873 Old Hillsboro School. Children on the south side of Leipers Creek crossed a swinging bridge to get to the school. The only structure left on the parcel is a small shed in ruins.

7) 4141 Old Hillsboro Road-Country Boy Restaurant 1968 (NC)

Located at 4141 Old Hillsboro Road is a one-story, concrete block, rectangular commercial building constructed in 1968 and known as the Country Boy Restaurant. The building has an exterior of concrete and stucco walls, a hipped tile roof, single-light glass and aluminum windows, glass and wood doors and a projected entry on the south façade. The building should be reevaluated when at the proper age for inclusion in the district.

8) 4145 Old Hillsboro Road -Store 2004 (NC)

Located at 4145 Old Hillsboro Road is a one-story, frame, rectangular store building constructed in 2004 in a late-19th century commercial style. The building has an exterior of weatherboard siding, a standing seam metal gable roof with a false front stepped parapet on north façade. The storefront has a central recessed entry with a double four-light glass and wood panel door above which is a four-light glass and wood transom and flanked by fixed six-light glass and wood display windows. On either side of the recessed entry is a

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twelve-light glass and wood display window. Side elevation windows are fixed multi-pane glass and wood sash and all windows are set within a simple hooded wood surround. The storefront is protected by a full-width, flat roof canopy supported by steel rods attached to the building in the gable field. On the west elevation is a side entry above which is a hood supported by wood brackets. The current store was built on the site of an early-20th century automobile repair shop.

9) 4136 Old Hillsboro Road-Hulme-Allen-Locke-McCandless House 1889 (C)

The house at 4136 Old Hillsboro Road is a one- and one-half story, frame, central hall plan dwelling constructed in 1889 in a Gothic Revival style and is currently under rehabilitation for use as retail space. The house has an exterior of weatherboard, a new multi-gable roof of standing seam metal, two interior stone chimneys and a continuous stone foundation. On the south façade is a centrally located, partial-width, flat roof porch with a flat roof supported by chamfered wood posts and pilasters on a wood floor. The porch has a wide cornice with double milled wood brackets and a milled wood bracket adorns both sides of the top of the porch posts. The main entrance has a glass and wood door above which is a single arched light glass and wood transom set within a simple arched wood surround. The entrance on the west elevation has a glass and wood door with a single-light glass and wood transom set in a rectangular wood surround. Windows on the façade are arched four-over-four double-hung wood sash on the first floor and two-over-two horizontal light double-hung wood sash both set in simple arched wood surrounds in the gable fields. Set between the two gables on the façade is an entrance opening to the half story that currently is protected by a replacement door. Windows on the east, west and north elevations include small four-light wood casements on the half story and rectangular four-over-four double-hung wood sash on the first floor. All windows are not original but have been replaced with in-kind materials. On the rear (north) elevation is an original gable roof wing that has double multi-light glass and wood door flanked by five-light glass and wood sidelights. Attached to the original gable wing on the east is a shed roof addition. Gable returns and double milled wood brackets are located in the eaves (see Figure 3).

Located in front of the house along the Old Hillsboro Road is the pre-1889, dry stack stone fence and steps. The fence originally supported a wood picket fence and gate. (C)

10) 4136 Old Hillsboro Road – The Barn pre-1889 (C)

Also located at 4136 Old Hillsboro Road is a one-story, frame, rectangular plan barn constructed prior to 1889. The barn has a gable roof of standing seam metal with exposed roof rafter ends, an exterior of vertical board and a continuous stone foundation. A shed roof porch on the main (west) façade is supported by square wood posts and has a wood floor. The main entry has a double four-light and wood panel door. The original lean-to section of the barn has three, six-light wood casement windows. The building was recently

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Leipers Fork Historic District (Boundary Increase)
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rehabilitated at its original location next to the McCandless House and is currently used as an art studio.

11) 4142 Old Hillsboro Road-Puckett's Grocery 1956 (C)

Located at 4142 Old Hillsboro Road is a one-story, concrete block commercial building constructed in 1956 and is known as Puckett's Grocery and Restaurant. The building has a front gable roof of standing seam metal with a stepped parapet on the south façade. The storefront has single light display windows flanking a single light and wood panel entry door above which is a single light glass and wood transom in a W-W-W-D-W-W pattern. Positioned above the storefront is a full-width wood awning supported by rods attached to the concrete block wall in the gable field. On the rear and east elevations are small additions clad in vertical board paneling and extending off the gable roof.

12) 4144 Old Hillsboro Road-Leipers Creek Gallery 1953, 1996 (NC)

Located at 4144 Old Hillsboro Road is a one-story, frame and concrete block commercial building that was rehabilitated from a Gulf Service Station constructed in 1953. In 1996, the building was modified with the removal of the overhang and pump island and given a gable roof of standing seam metal, additions on the east and west elevations, an exterior of board and batten siding, new windows in the bay openings and a wrap-around shed roof porch on the south façade and east and north elevations (see Figure 4).

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** a birthplace or 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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

Circa 1830-1956

Significant Dates

NA

Significant Person

(complete if Criterion B is marked)

NA

Cultural Affiliation

NA

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: _____

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Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

Narrative Statement of Significance

The Leipers Fork Historic District (Boundary Increase) is located in the 4000 block of Old Hillsboro Road in Leipers Fork, unincorporated, Williamson County, Tennessee. The boundary increase is eligible for the National Register of Historic Places at the local level under Criterion C for its collection of late-19th to mid-20th century residential and commercial buildings. The district increase includes a total of eleven parcels of which five are residential, four are commercial buildings and two are vacant lots. Of these parcels, seven are considered contributing to the character of the district increase, three are considered non-contributing and two are vacant lots which once contained important vestiges of the community. Architectural styles and forms represented in the district expansion include Gothic Revival, Folk Victorian, gabled ell, pyramidal and late-19th and mid-20th century commercial. The district increase displays a high degree of architectural integrity and retains much of its historic character and reflects the architectural styles, forms and character that are found in the initial Leipers Fork Historic District. The extension of the date of significance from 1935 to 1956 allows for the inclusion of commercial buildings that had become a staple in the landscape and history of downtown Leipers Fork thus allowing for it to still retain its small village character while having to accommodate community growth and progress.

Leipers Fork is located nine miles west of the county seat of Franklin, Tennessee on Old Hillsboro Road. The area was founded in 1785 in a land grant to Captain James Leiper. It was named Benton Town in 1801 for the Thomas Hart Benton who was a resident that served in the Tennessee Legislature and was a US Senator; then renamed as Hillsboro for pioneer families from Hillsboro, North Carolina and then as Leipers Fork in 1818 after the creek that ran through the village when it was granted a post office and to avoid confusion since there was already a town that went by that name in Tennessee.¹ The Old Hillsboro-Franklin Turnpike divides the village that includes a mix of commercial, religious and residential properties with Leipers Fork Creek and the remains of the Middle Tennessee Railroad (narrow gauge) on the south side and most of the residential properties on internal streets on the north side of Old Hillsboro Road. The commercial section of the village straddles both sides of the Old Hillsboro Road.

In 1998, the Leipers Fork Historic District was listed in the National Register for its architectural significance and included a three-block section of the village located on the north side of Old Hillsboro Road. The 1998 nomination included those properties constructed from 1830-1935. An architectural survey in the spring of 2012 identified and determined that the additional properties included in the boundary increase retained sufficient character and integrity to warrant inclusion with the adjacent Leipers Fork Historic District. The contributing parcels within the Leipers Fork Historic District (Boundary Increase) reflect the architectural styles, forms and character that are found in the initial Leipers Fork Historic District and incorporate the progression in building styles and materials evident in the mid-20th century thus adding the need to expand the period of

¹ Stacey Griffin, Carol Summers, and Carroll Van West. "Leipers Fork Historic District National Register Nomination", Tennessee Historical Commission, Jul 1, 1998, p. 8-18.

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Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

significance to 1956. The village of Leipers Fork developed similar to the national trends for smaller rural agricultural communities. Many commercial buildings were simple and utilitarian in design and constructed of concrete block instead of brick. Metal windows were used instead of wood sash. However, even with the change of building materials and styles, the mid-20th century changes were in keeping with the small community quality of the village.

In the 1990s and on into the beginning of the 21st century, an influx of population from Nashville and Franklin brought about a renewed interest in the historic village and its heritage. This renewed interest influenced a desire to retain the historic charm and feel of the small village environment thus providing an impetus for the protection and rehabilitation of its historic architecture and character. In the late 1990s, The Land Trust retained significant sections of the area surrounding the village thus safeguarding its historic cultural landscape and agricultural roots.

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Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

Bibliography

Bowman, Virginia McDaniel. *Historic Williamson County: Old Homes and Sites*. Nashville, TN: Blue and Gray Press, 1971.

Crutchfield, James A. *Williamson County: A Pictorial History*. Virginia Beach, VA: The Donning Company, 1980.

Griffin, Stacey, Carole Summers and Carroll Van West, "Leipers Fork Historic District National Register Nomination". Tennessee Historical Commission: July 1, 1998.

Heritage Foundation of Franklin and Williamson County and Williamson County Historical Society. *National Register Properties: Williamson County, Tennessee*. Franklin, TN: Hillsboro Press, 1995.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred Knopf, 1996.

Warwick, Richard. *Leipers Fork & Surrounding Communities: Bending Chestnut, Bingham, Boston, Forest Hill, Garrison, Hillsboro, Kingfield, Southfield*. Franklin, Tennessee: Rick Warwick, 1998.

Warwick, Richard. *Leipers Fork, Our Family Albums: Bending Chestnut, Bingham, Boston, Forest Hill, Garrison, Hillsboro, Kingfield, Southfield*. Franklin, Tennessee: Rick Warwick, 1998.

Warwick, Richard. "Picture of the Past: Exploring the History of Williamson County with Rick Warwick: Remembering the Old Gulf Station in the Village of Leipers Fork or ...How An Eyesore Becomes a Crown Jewel", May, 2012. Available on-line at www.williamsonsocial.com. (accessed August 28, 2012).

Warwick, Richard. Williamson County Historic Society, Interview. August 28, 2012.

Leipers Fork HD (Boundary Increase)

Name of Property

Williamson County, Tennessee

County and State

10. Geographical Data

Acreage of Property Approximately 21.5 acres Leipers Fork 63NW

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>500558</u>	<u>3972703</u>
	Zone	Easting	Northing
2	<u>16</u>	<u>500861</u>	<u>3972484</u>

3	<u>16</u>	<u>500511</u>	<u>3972115</u>
	Zone	Easting	Northing
4	<u>16</u>	<u>500209</u>	<u>3972445</u>

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Peggy Nickell, Historic Preservation Specialist 2-National Register

organization Tennessee Historical Commission

date June 8, 2012

street & number 2941 Lebanon Road

telephone 615-532-1550 ext. 128

city or town Nashville

state TN

zip code 37214

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 Numerous (see continuation sheets)

street & number _____

telephone _____

city or town _____

state _____

zip code _____

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.

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Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

Verbal Boundary Description

The boundary for the Leipers Fork Historic District (Boundary Increase) includes those properties stated in Section 7 and is shown on the district map that accompanies the nomination. The district boundary increase is bounded on the west by the original Leipers Fork Historic District Boundary, on the south along the rear property lot lines on the properties facing north on the south side of Old Hillsboro Pike, on the north by the rear property lines of the properties facing south on the north side of Old Hillsboro Pike and on the east by the properties facing west and northwest on the east and southeast side of Old Hillsboro Pike. The following parcels are included in the district boundary increase on Williamson County, Tennessee, Tax Map 92, Parcels 14, on Tax Map 93, Section, Parcels: 30, 31, 32, 32.01, on Tax Map 93E, Section C, Parcels 15, 15.01, 14.02, and on Tax Map 93E, Section B, Parcels 1, 2, 3.

Boundary Justification

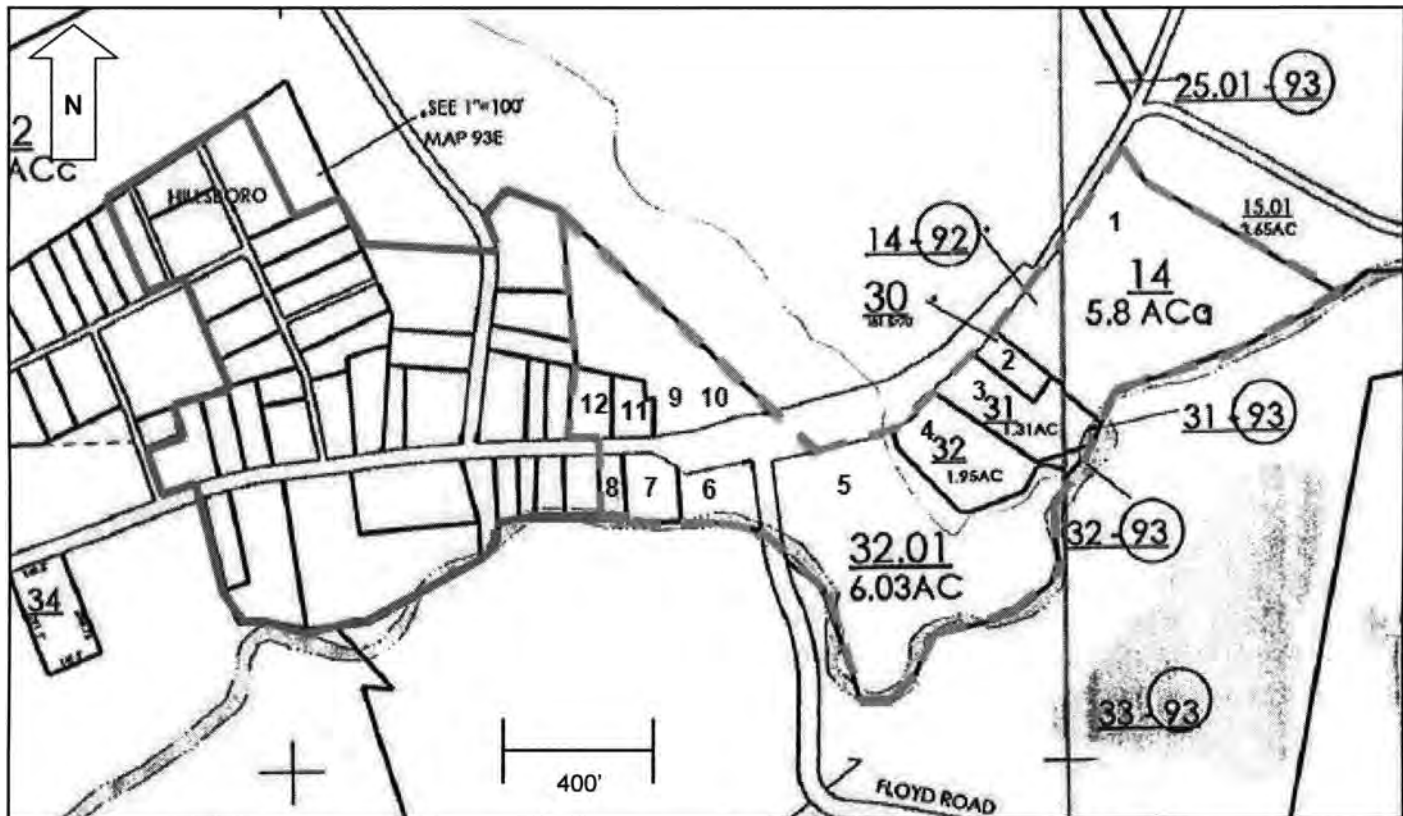
The boundary of the Leipers Fork Historic District (Boundary Increase) is drawn to include those properties retaining architectural significance to the village's development from 1830 to 1956. The district increase area maintains its historical integrity as a cohesive group of residences and commercial buildings with few intrusions. The boundary increase area was excluded from the original Leipers Fork Historic District National Register nomination, and identified in a spring of 2012 architectural survey as warranting inclusion within the historic district. To the west, the increase is bounded by the Leipers Fork Historic District boundary line and to the south by Leipers Creek, the old narrow gauge railroad bed and the southern lot lines of the parcels on the south side of Old Hillsboro Road. To the east, the district extension continues to follow the line of Leipers Creek. To the north and east, the boundary does not cross Southhall Road but stops at the north lot line of Parcel 14. The boundary does not include the large area on the northwest side of Old Hillsboro Road until it crosses Dobbins Branch as it is an agricultural field but instead follows along the southeast side of Old Hillsboro Road including properties retaining architectural significance to the village's development.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 11

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee



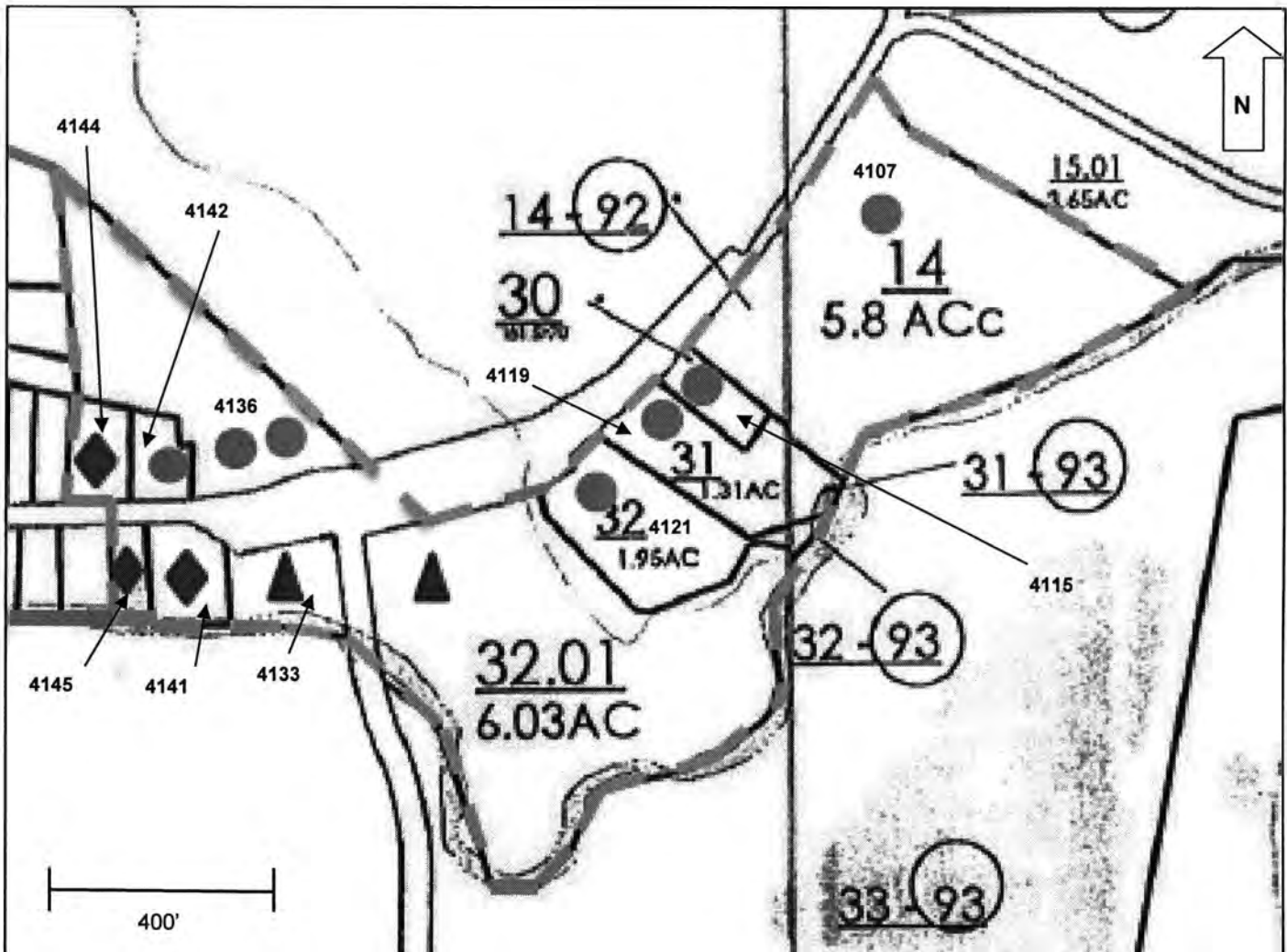
Williamson County Tax Maps 92 & 93
Map showing relationship to the Leipers Fork Historic District

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 12

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee



Current Leipers Fork National
Register Boundary



Boundary Expansion Area



Property Address

4000



Contributing Resources



Non-Contributing Resources



Vacant Lots

Williamson County Tax Maps 92 & 93
Boundary lines, Contributing and Non-contributing Resources and Vacant Lots.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number Photos Page 13

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

Photographs

Photos by: Jaime Destefano, Tennessee Historical Commission

Date: June 8, 2012

Digital Negatives: Tennessee Historical Commission

1 of 19

View to the southwest of downtown Leipers Fork along Old Hillsboro Road.

2 of 19

View to the southwest towards downtown of Leipers Fork along Old Hillsboro Road.

3 of 19

View to the northeast from downtown Leipers Fork along Old Hillsboro Road.

4 of 19

View to the west towards downtown Leipers Fork along Old Hillsboro Road from Parcel 32.01 and across the Leipers Fork Creek.

5 of 19

View to the west from eastern entrance to downtown Leipers Fork on Old Hillsboro Road.

6 of 19

View to the east from downtown Leipers Fork on Old Hillsboro Road.

7 of 19

View to the southwest of south side of Old Hillsboro Road in downtown Leipers Fork.

8 of 19

View to the west of south side of Old Hillsboro Road in downtown Leipers Fork.

9 of 19

View to the northeast of the southwest façade of the Fly-Hunt House.

10 of 19

View to the south of the northwest facade and northeast elevation of the Mangrum House.

11 of 19

View to the east of the northwest façade of the Sweeney-Johnson House.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number Photos Page 14

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

12 of 19

View to the east of the northwest façade and northeast elevation of the Gooch-Johnson House.

13 of 19

View to the north of the south façade and west elevation of the McCandless House.

14 of 19

View to the north of the west façade and south elevation of the Barn Gallery.

15 of 19

View to the south of the north façade of the Country Boy Restaurant.

16 of 19

View to the northwesterly of the south façade and east elevation of the Puckett's Grocery Store.

17 of 19

View to the north of the south façade storefront of the Puckett's Grocery Store.

18 of 19

View to the south of the north façade and west elevation of the store at 4145 Old Hillsboro Road.

19 of 19

View to the north of the south elevation of the Leipers Creek Gallery.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Figures Page 15

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

HISTORIC PHOTOGRAPHS



Figure 1: Current aerial photograph of downtown Leipers Fork. *(Photo courtesy of Rick Warwick)*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Figures Page 16

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee



Figure 2: Old Hillsboro-Franklin Turnpike Tollhouse demolished in 1974 and was located on the vacant lot currently shown as Resource 5. *(Photo courtesy of Rick WarWick)*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Figures Page 17

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee



Figure 3: The Hulme-Allen-Locke-McCandless House built in 1882. Below is the house prior to the current renovation. (Photo courtesy of Rick Warwick)



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Figures Page 18

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

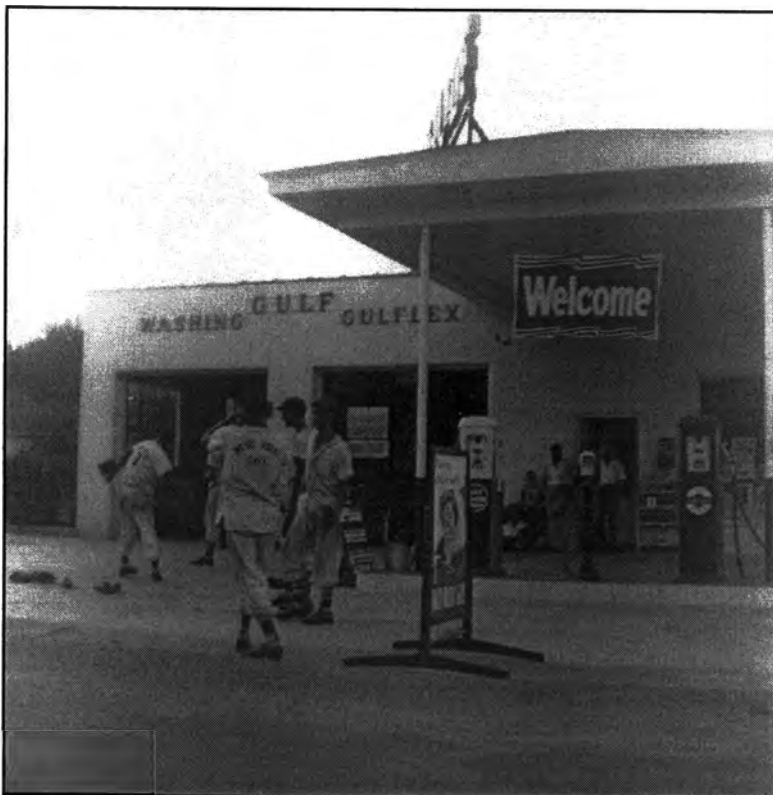
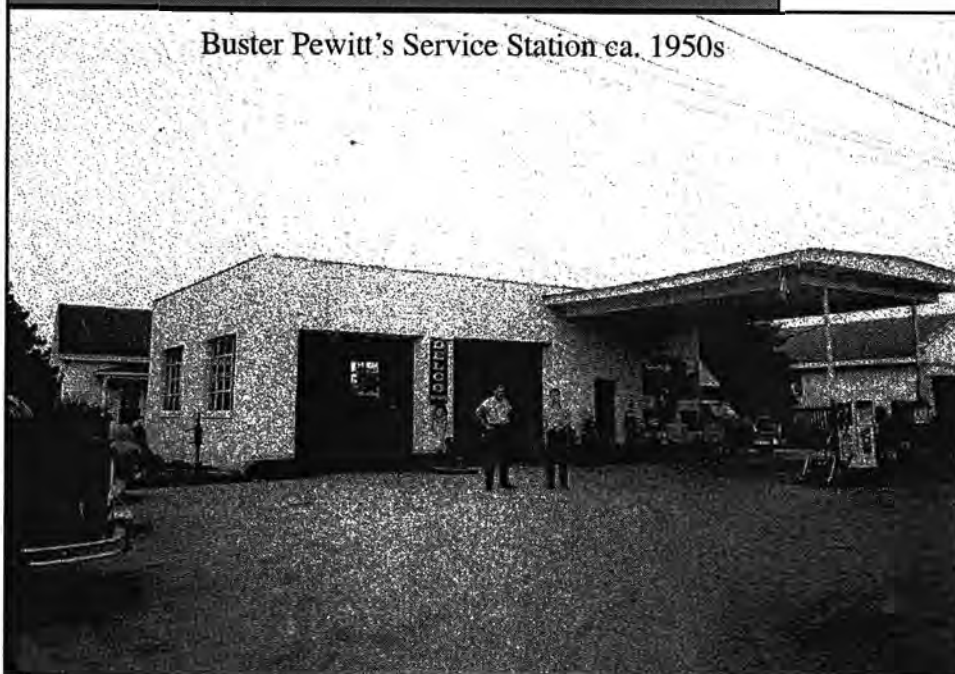


Figure 4: The 1953 Pewitt's Gulf Service Station which was converted in 1996 into the Leipers Creek Gallery. (Photo courtesy of Rick Warwick)

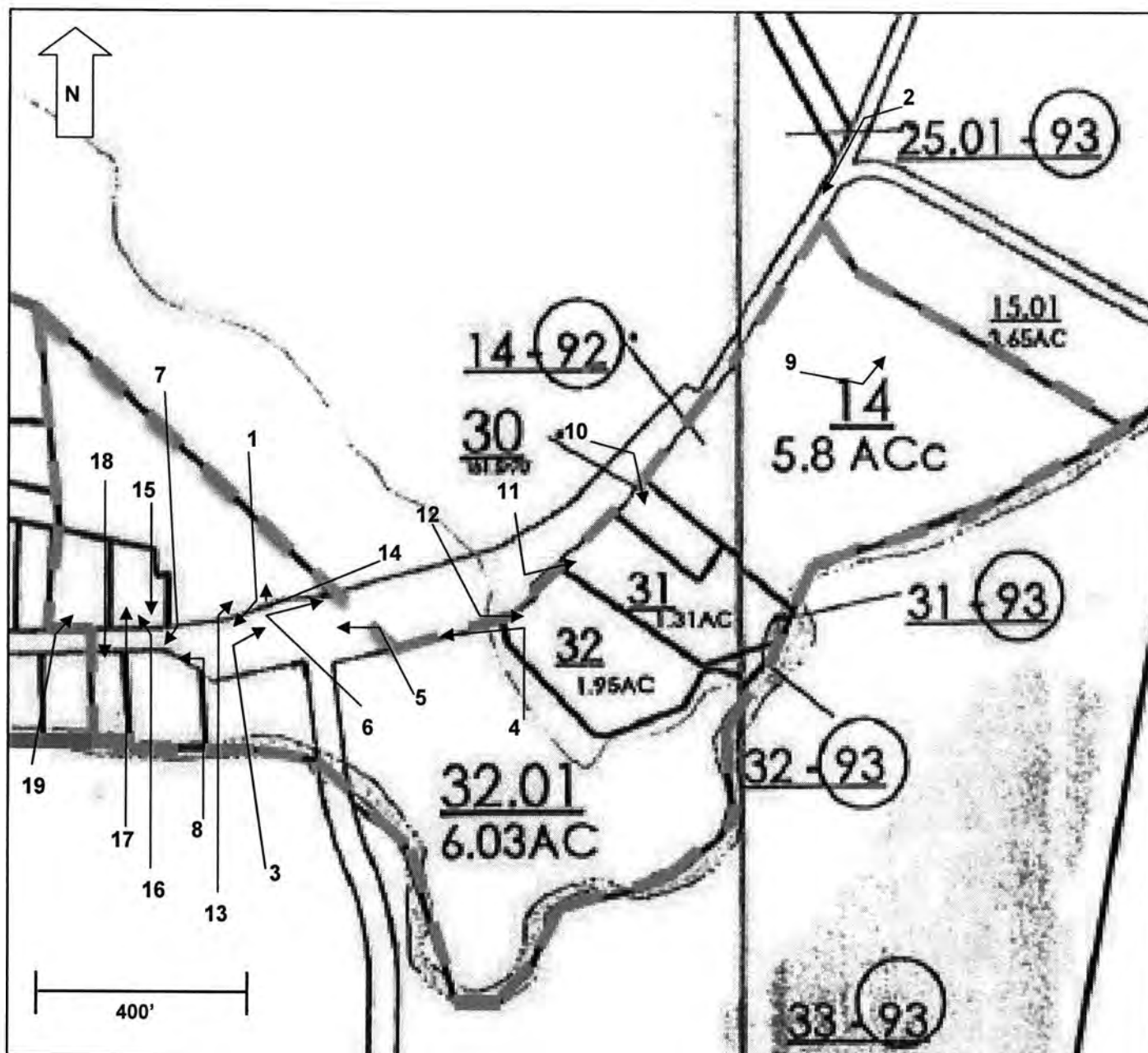


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photo Key Page 19

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee



Current Leipers Fork National
Register Boundary

Boundary Increase Area

Photo Key: Williamson County Tax Maps 92 & 93

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Property Owners Page 20

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

Property Owners

- 1) **4107 Old Hillsboro Road-Fly-Hunt House**
Bruce and Marty Hunt
4107 Old Hillsboro Road
Franklin, Tennessee 37064
- 2) **4115 Old Hillsboro Road-Mangrum House**
Contact is requested as April Cantrell due to the age of the owner
Elna Irene
c/o Ms. April Cantrell
P.O. Box 1343
Franklin, Tennessee 37065
- 3) **4119 Old Hillsboro Road-Sweeney House**
Rachel McCampbell
4119 Old Hillsboro Road
Franklin, Tennessee 37064
- 4) **4121 Old Hillsboro Road-Gooch-Johnson House**
Ann Johnson
1121 Brandon Drive
Franklin, Tennessee 37064
- 5) **Vacant Lot on corner of Old Hillsboro Road and Floyd Road-adjacent to the south of 4121 Old Hillsboro Road**
Gooch House LLC
3309 Baily Road
Franklin, Tennessee 37064
- 6) **4133 Old Hillsboro Road-Vacant Lot**
Bobby Locke
5506 Old Highway 96
Franklin, Tennessee 37064
- 7) **4141 Old Hillsboro Road-Country Boy Restaurant**
HMP LLC
20 Burton Hills Boulevard #100
Nashville, Tennessee 37215

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Property
Owners Page 21

Leipers Fork Historic District (Boundary Increase)
Williamson County, Tennessee

-
- 8) **4145 Old Hillsboro Road**
Hillsboro Station LLC
1973 New Highway 96W
Franklin, Tennessee 37064
- 9) **4136 Old Hillsboro Road-McCandless House**
HMP LLC
2604 Sherrie Lane
Thompsons Station, Tennessee 37179
- 10) **4136 Old Hillsboro Road – The Barn**
HMP LLC
2604 Sherrie Lane
Thompsons Station, Tennessee 37179
- 11) **4142 Old Hillsboro Road-Puckett's Grocery 1956**
Rob Robinson
4142 Old Hillsboro Road
Franklin, Tennessee 37064
- 12) **4144 Old Hillsboro Road- 1944 - Leipers Creek Gallery**
Gerald & Genette Robeson
2415 N. Berry Chapel Road
Franklin, Tennessee 37069

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Leipers Fork Historic District (Boundary Increase)
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TENNESSEE, Williamson

DATE RECEIVED: 10/05/12 DATE OF PENDING LIST: 11/07/12
DATE OF 16TH DAY: 11/22/12 DATE OF 45TH DAY: 11/21/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000967

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 11-21-12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



STONS
Whiti
2009, 2010
07, 2010









PARKING











SHENANDOAH
INNOVATIONS
815-798-4333













PUCKETT'S GROCERY
& RESTAURANT

May 1954
Royal Crown
Cola

PUCKETT'S GROCERY
RESTAURANT





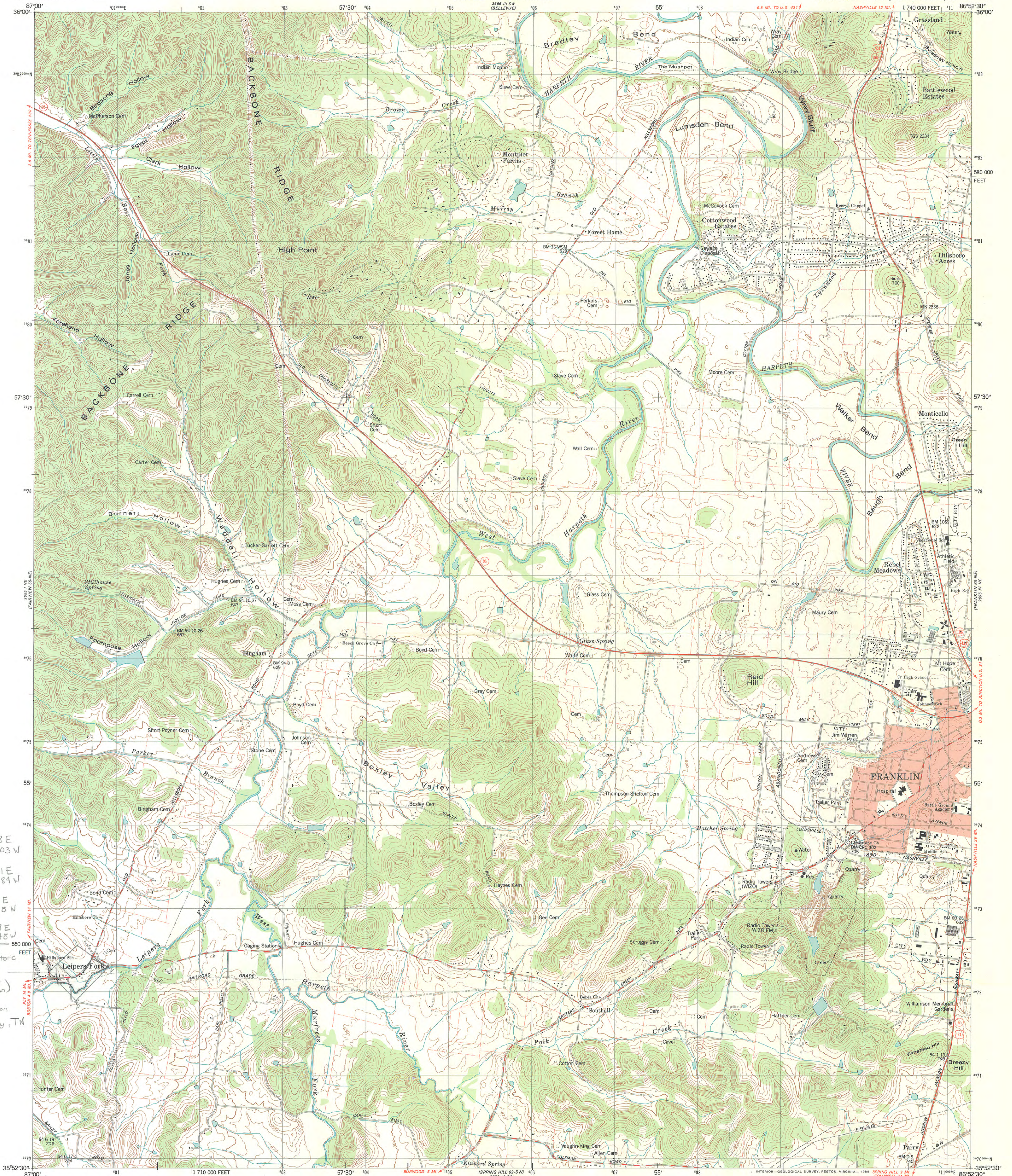




U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

UNITED STATES
TENNESSEE VALLEY AUTHORITY
MAPPING SERVICES BRANCH

LEIPERS FORK QUADRANGLE
TENNESSEE-WILLIAMSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC) 63-NW



1
16 500558 E
3972703 W
2
16 500861 E
3972484 W
3
16 500511 E
3972115 W
4
16 500209 E
3972445 W
Leipers Fork Historic District
(Boundary Expansion)
Williamson County, TN

Mapped and edited by Tennessee Valley Authority
Published by the Geological Survey

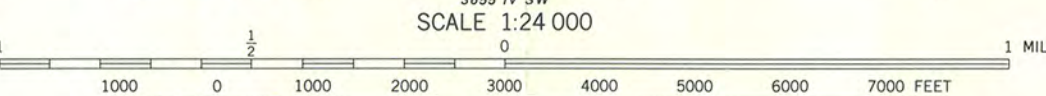
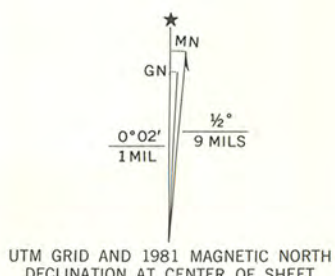
Control by NOS/NOAA, USGS, THD, WPA, and TVA

Revised by TVA in 1979 by photogrammetric methods using
aerial photographs taken 1977 and by reference to TVA-USGS
quadrangle dated 1946. Map field checked by TVA, 1979
Map edited 1981

Polycyclic projection 10,000-foot grid ticks based on Tennessee
coordinate system, 1000-meter Universal Transverse Mercator
grid, zone 16, 1927 North American Datum
To place on the predicted North American Datum 1983 move
the projection lines 6 meters south as shown by dashed
corner ticks.

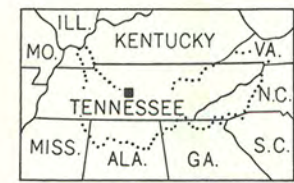
Fine red dashed lines indicate selected fence and field lines
visible on aerial photographs. This information is unchecked

Red tint indicates area in which only landmark buildings are shown.



CONTOUR INTERVAL 20 FEET
DASHED LINES REPRESENT HALF INTERVAL CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
TENNESSEE DEPARTMENT OF CONSERVATION, DIVISION OF GEOLOGY, NASHVILLE, TENN. 37219
AND U.S. TENNESSEE VALLEY AUTHORITY, CHATTANOOGA, TENN. 37401 OR KNOXVILLE, TENN. 37902
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



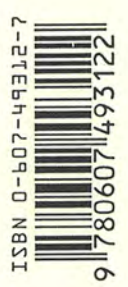
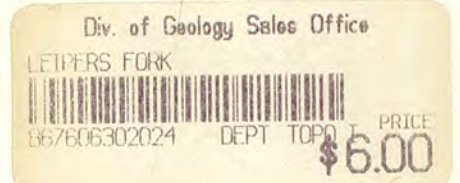
QUADRANGLE LOCATION

ROAD CLASSIFICATION		(TVA 63-NW)
Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface	
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather	
Interstate Route	U.S. Route	State Route

LEIPERS FORK, TENN.
35086-H8-TF-024

1981

DMA 3655 IV NW-SERIES V84 I



September 4, 2012

I Bobby Locke object for the property located at
4133 Old Hillsboro Rd Vacant lot #2 Leipers Fork,
Williamson County TN. to be listed as Historic Place.

Sincerely,

Bobby Locke



Witnessed: September 4, 2012

Notary: Janice K. Kelton

Commission expires: June 3, 2013





TENNESSEE HISTORICAL COMMISSION
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
2941 LEBANON ROAD
NASHVILLE, TN 37243-0442
(615) 532-1550

August 7, 2012

Mr. Bobby Locke
5506 Old Highway 96
Franklin, TN 37064

Dear Mr. Locke:

We are pleased to inform you that the property shown below:

**Vacant Lot #2, 4133 Old Hillsobro Road
Leiper's Fork, Williamson County, Tennessee**

which is located within the proposed boundary expansion of the **Leiper's Fork Historic District** will be considered by the State Review Board for nomination to the National and Tennessee Registers of Historic Places. The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Properties considered for the National Register are simultaneously considered for the Tennessee Register. Properties listed in the National Register will be automatically included in the Tennessee Register.

Listing of the district provides recognition of the community's historic importance and assures protective review of Federal projects that might adversely affect the character of the historic property. If the property is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

Listing in the National Register does not mean that the limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties nor seek to acquire them.

You are invited to attend the State Review Board meeting at which the nomination will be considered. The Board will meet at 9:00 a.m. on Wednesday, September 19, 2012 at the Clover Bottom Mansion, 2941 Lebanon Road, Nashville, Tennessee.

Enclosed please find notices that explain in greater detail the results of listing in the National Register and that describe the rights and procedures by which an owner may comment on or object to listing in the National and Tennessee Registers.

Should you have any questions about this nomination before the State Review Board meeting, please contact our office at (615) 532-1550.

Sincerely yours,

E. Patrick McIntyre, Jr.
Executive Director and
State Historic Preservation Officer

EPM:bm



TENNESSEE HISTORICAL COMMISSION
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
2941 LEBANON ROAD
NASHVILLE, TENNESSEE 37243-0442
OFFICE: (615) 532-1550
E-mail: Claudette.Stager@tn.gov
(615) 532-1550, ext. 105
www.TDEC.net/hist

October 2, 2012

Carol Shull
Keeper of the National Register
National Park Service
National Register Branch
1201 Eye Street NW
8th floor
Washington, DC 20005

Dear Ms. Shull:

Enclosed please find the documentation to nominate the *Leipers Fork Historic District (Boundary Increase)* to the National Register of Historic Places.

If you have any questions or if more information is needed, contact Peggy Nickell at 615/532-1550, extension 128 or Peggy.Nickell@tn.gov.

Sincerely,

Claudette Stager
Deputy State Historic Preservation Officer

EPM:cs

Enclosures