



CARTER HOUSE STATE HISTORIC SITE
MASTER PLAN

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BATTLE OF FRANKLIN TRUST
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ARCHITECTURE

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PRESERVATION

FIREFLY PRESERVATION CONSULTING

ENGINEERING

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

WAYFINDING + SIGNAGE

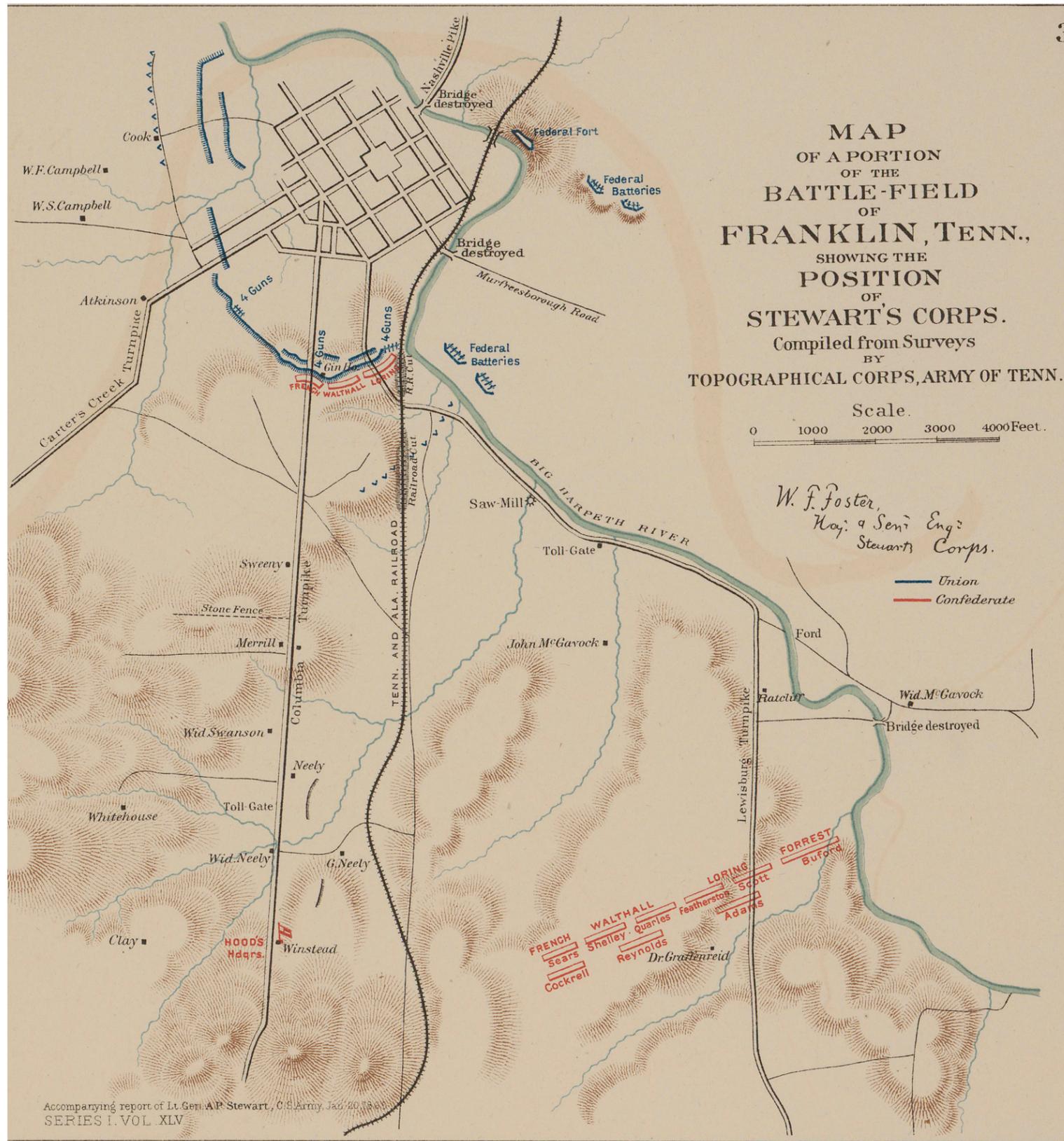
ASHWORTH ENVIRONMENTAL DESIGN

ACKNOWLEDGMENTS

Kiser + Vogrin Design and the consultant team would like to thank Patrick McIntyre and Martha Akins of the Tennessee Historical Commission and Doug Freeman of the State of Tennessee Real Estate Asset Management (STREAM) division for their thought and guidance throughout the Master Plan process. Additional thanks to Eric Jacobson of the Battle of Franklin Trust, for the use of the Carter House Visitors Center and for the consultant team tour of The Carter House and of Carter Hill. Eric's knowledge, vision, and passion were contagious and the consultant team hopes those characteristics have permeated this document. Finally, thanks to Scott Wilson who had the sometimes difficult task of coordinating consultant team and client team to make sure that all were in agreement and in unison.



CARTER HOUSE STATE HISTORIC SITE | HISTORIC CONTEXT



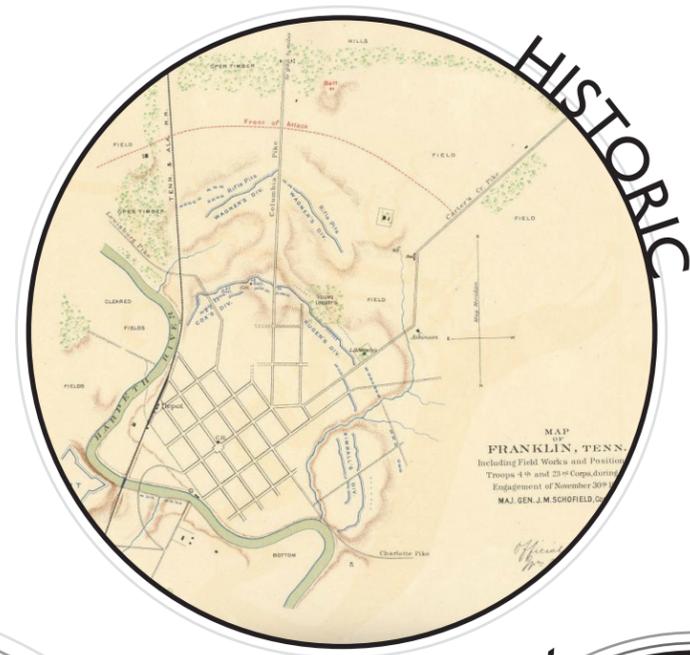
On November 30, 1864, under the command of General John Bell Hood, the Confederate Army of Tennessee attacked Union troops just south of the small town of Franklin, Tennessee. Union General John Schofield, having passed by the Confederate troops in the dark of night, was attempting to unite his forces with Union forces positioned in Nashville. The process of moving troops and supplies was slowed in Franklin due to the destruction of the county bridge over the Harpeth River. Recognizing this delay could give Confederate forces an opportunity to attack, Schofield directed his troops to dig earthworks and fortify a strong defensive position along a hill on the southern edge of Franklin. This hill was known as Carter Hill and at its apex was the Carter House.

Hood was disappointed that Union forces slipped away, but he recognized that the Union troops had no quick way to cross the Harpeth River. A full frontal assault was launched against the fortified Union position. The attack was sent forward despite Hood's troops (including the bulk of his artillery) not fully arriving on the field. The rebels charged and suffered horrific losses. Despite significant casualties, portions of the Union earthworks were taken near the Carter House. Confederate troops outnumbered Union troops and this break in the Union Lines was a strategic advantage that could have changed the outcome of the battle except for a counterattack from General Emerson Opdycke that pushed the Confederates back once more and decided the day.

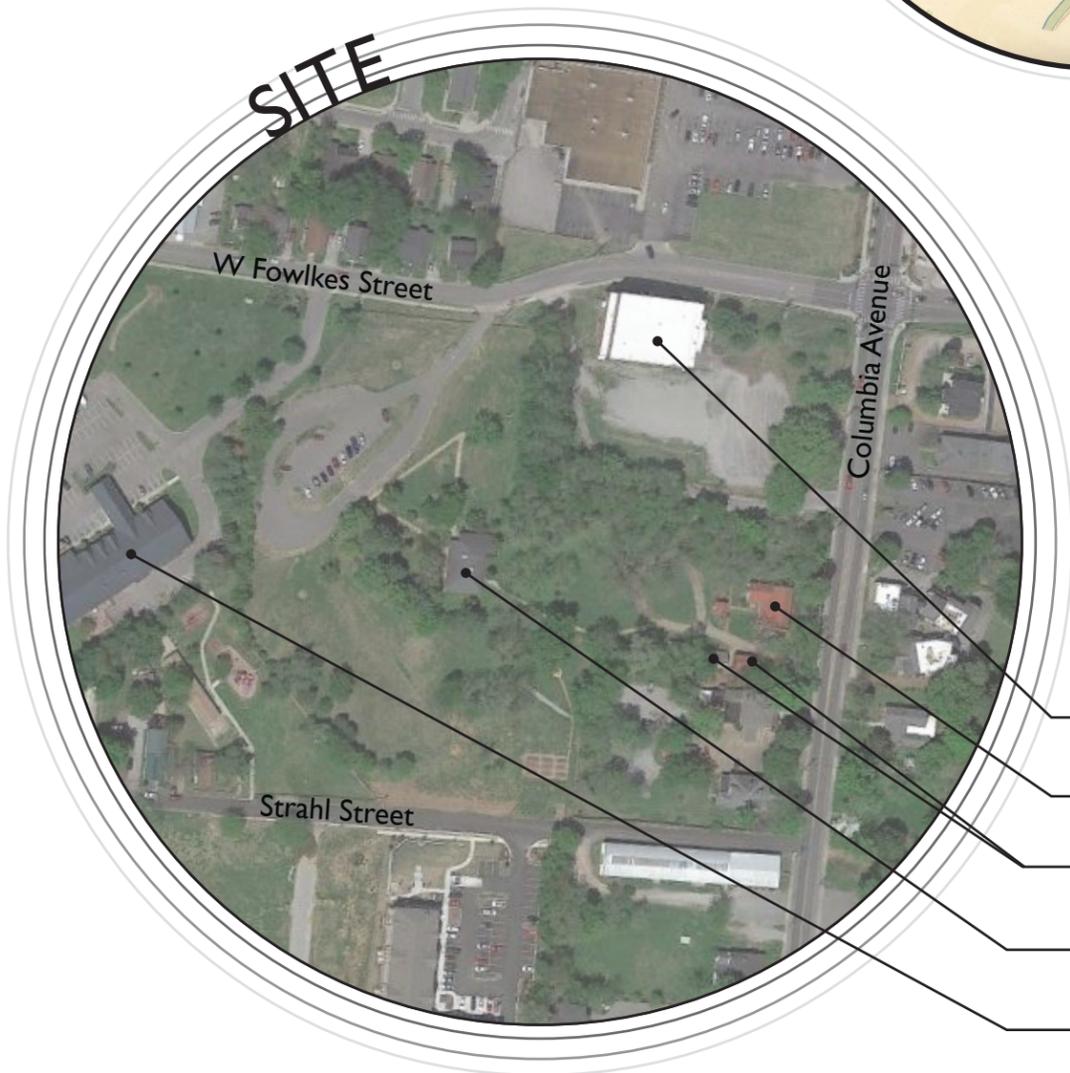
In only five hours, some 1,750 Confederate soldiers and another 200 Union soldiers were killed. There were a total of nearly 9,000 casualties including those killed, wounded or captured, which earned the Battle of Franklin the distinction of the bloodiest five hours of the Civil War. The costs for the Confederate Army were felt beyond just the loss of soldiers. Six confederate generals were killed, another five were wounded, and one was captured. This loss of leadership was pivotal in the sound defeat of the Confederate Army at the Battle of Nashville some two weeks later and effectively ended the western theater of the Civil War.

The story of the Battle of Franklin is both horrible and fascinating. But it has not been without significant preservation efforts that the Carter House and the Franklin Battlefield have been saved from the pressures of adjacent development. More recently, significant sites have even been purchased and structures have been removed to restore the battlefield. The charge of this master plan is to continue these efforts, to direct future reclamation of the Battlefield from development pressures, and to create a plan to tell the stories of the battle that occurred at Carter Hill and of the people that lived in the simple home that became a crucial Civil War battlefield.

CARTER HOUSE STATE HISTORIC SITE | SITE CONTEXT



HISTORIC



SITE



CITY

- Hwy 96
- Downtown Franklin, TN
- Columbia Ave.
- Carter Hill**
- Harpeth River
- I-65

- Existing Gymnasium
- Carter House**
- Existing Out-Buildings
- Existing Visitor Center
- Existing Boys and Girls Club

Located on Columbia Pike, or Columbia Avenue as it is now known, and just south of Downtown Franklin, the Carter House could be easily missed by the casual passer-by. The Carter Home is a simple home with a few outbuildings typical of a working farm and business in the mid-1800s, but its simplicity belies its significance. This is appropriate, in a way. In its time, the Carter House was a typical homestead. Had it not been for the events that took place in and around the Carter House and for the preservation efforts of many in the following years, the home would have been swallowed by surrounding development and would have disappeared long ago as has the rest of the Columbia Pike corridor. The magnitude of the events of November 30, 1864, however, cemented the Carter House's place in history and changed its future.

Today, visitors can walk the grounds of Carter Hill which includes the Carter House and few outbuildings marred, to this day, by hundreds of bullet holes from the 1864 battle. A small garden plot has been constructed near the house and is representative of a once larger garden. A visitors center with the ramps and paths necessary to access both the visitors center and the Carter House have also been constructed. Recent fence construction and signage improvements have significantly helped improve the visibility and recognition of the site.

Around the Carter House, things have changed dramatically. Residential development, commercial buildings, a Boys and Girls Club and the Williamson County Library have all developed nearby. A school, since burned down except for the gymnasium, was also built just north of the Carter House. The gym still stands, but funding for the demolition of the gym has recently been appropriated by the State of Tennessee. Trees and underbrush have grown all around the Carter House site. Even the land has been changed as portions of the battlefield have been shaped including an area adjacent to the house graded to form an arena now out of use for decades. All of this has made the Carter House seem very small and confined and likely looks and feels very different than it would have in the 1860s. It is for that reason that the Carter House State Historic Site Master Plan was conceived. With the help of a team of historians, planners, landscape architects, architects, engineers and other stakeholders, the Carter House is getting a new look. Or, more correctly, the Carter House is reestablishing an old look.

The Carter House State Historic Site Master Plan is intended as a guide to restore the Carter House site to conditions resembling the days just before the Battle of Franklin. The Master Plan seeks to develop the site so as to take advantage of interpretive opportunities to educate visitors about the Carter Family, about life in the 1860s, about the Carter House's place in Franklin, about the events of the Battle of Franklin, and about the Battle of Franklin's context in the Civil War.

CARTER HOUSE STATE HISTORIC SITE | SITE ANALYSIS + MASTER PLAN PROCESS

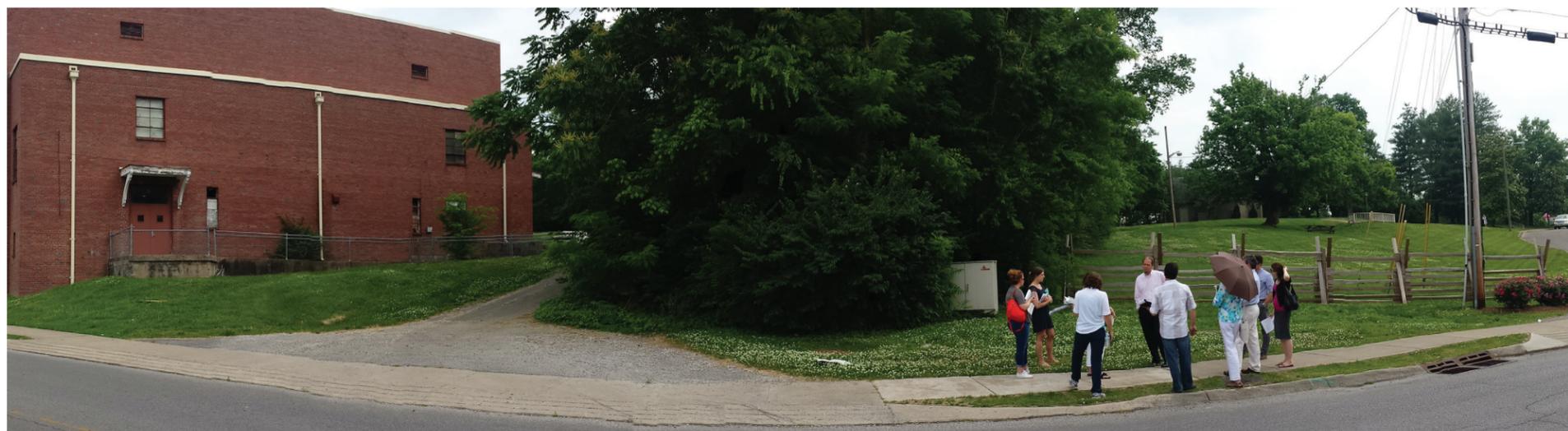


Kiser Vogrin Design leads a project team design charette

The consultant team (comprised of Kiser + Vogrin Design [lead consultant, landscape architecture, and planning], Street Dixon Ricks [architecture], Civil and Environmental Consultants [civil engineering], Ashworth Environmental Design [environmental graphics], and Firefly Preservation Consulting [preservation consulting]) met with the client team (including representatives of the Tennessee Historical Commission, the State of Tennessee Real Estate Management (STREAM) division, the Battle of Franklin Trust and Scott Wilson Architects) over the course of 8 months to formulate a complete and cohesive master plan for the future development of the Carter House State Historic Site.

In the first weeks of the process, the team toured the site to become intimately familiar with the existing conditions and held a team kick-off meeting to establish the goals of the project and to create an inventory of the stories the site should convey to visitors. The primary goal that emerged from these conversations was for the plan to restore the site and create a sense of open space authentic to the time just prior to the Battle of Franklin. Other goals were to create a sense of impact for Carter House visitors, to engage visitors' emotions, to emphasize physical and visual connections to the surrounding area and to surrounding historic sites, to provide opportunities for reflection, education, and interaction, and to be reverent and respectful of the history of the site.

These goals were to be accomplished while telling a myriad of stories that are essential to understanding the Carter House and its history. These stories fall into two primary categories. The first, and the reason that the Carter House has been preserved, is the story of the Battle of Franklin including its context in the war, the significance of the battle, the key players and events of the day, and the impact on the Civil War. Second, though, is this unique story of the Carter Family. In many ways the Carter Family was a typical 1860 family, but they were caught in the Civil War while running a family farm and a business. They were a family who owned but had also freed slaves. They were neighbors to the Lotz family and the McGavock family whose properties are also historic sites (the Lotz House, Carton Plantation, and Eastern Flank Battlefield Park). Then, of course, there is one story that spans the stories of both the battle and the Carter family. The story of Tod Carter who, fighting with the Confederate Army of Tennessee, finally returned to the land on which he was raised only to be mortally wounded on his family property.



Eric Jacobson (Battle of Franklin Trust) guides a project team site visit to the Carter House State Historic Site.

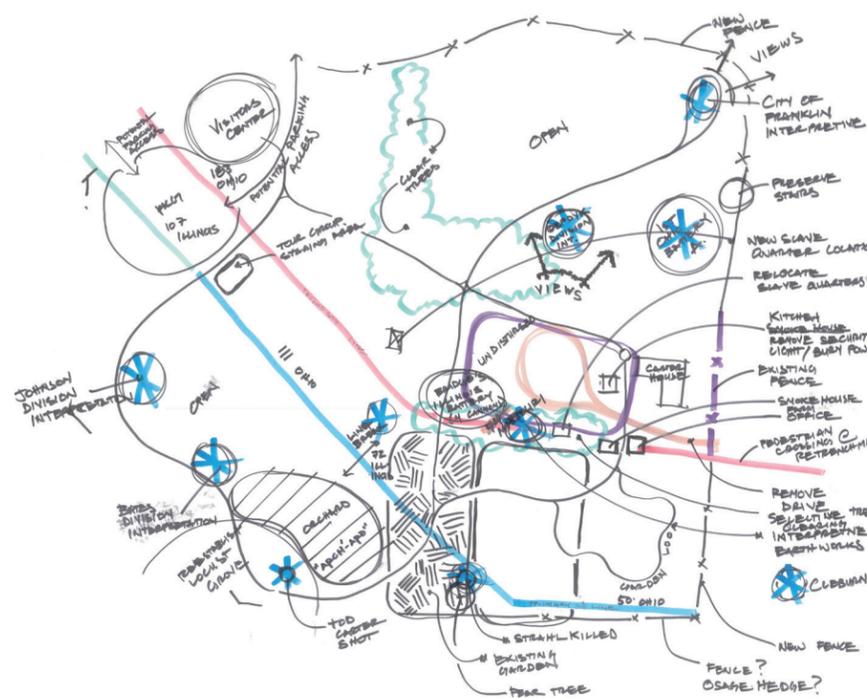
Precedent images used as a guide in the design process of the Carter House State Historic Site



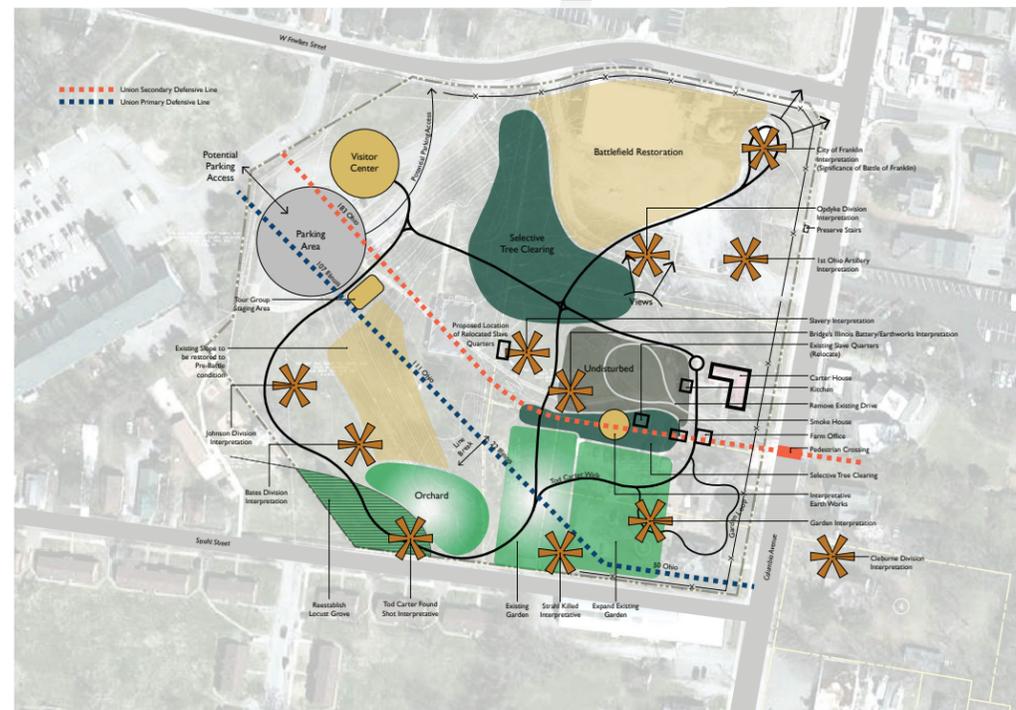
With the core goals for the master plan established, the Consultant Team and the Client Team met for a design charrette to begin to relate these goals and stories to the site. The result of this charrette was a vision of just how to accomplish the primary goal (restore the existing site to a condition like that of the land just days before the Battle of Franklin) while telling the stories of the Carter Family and the Battle of Franklin.

In the following months, the vision evolved into a number of sketches and concept plans. The first drafts explored high intensity and low intensity interpretive development of the site. Plans addressed pedestrian and vehicular circulation, restoration of historic elements, interpretive opportunities, connections to adjacent sites, and a number of other site design elements. Other elements including fallen soldier markers and monuments were considered and discarded. The team also debated architectural character of a proposed visitors center and weighed the impact of contemporary versus traditional architectural concepts and how those same concepts would filter through the site into way-finding and interpretive signage.

As these ideas were explored, the more aggressive approaches were discarded in favor of keeping the Master Plan authentic to the site conditions just before the Battle while still telling the stories that the Carter House site should tell. At this stage the costs of development were also explored. Finally, with the plan stripped to only those ideas that further the goals of the project and tell the stories important to understanding the site and the site's history, the final Master Plan was ready to be finalized.



Team design charrette notes and sketches



Schematic concept plan



Detailed concept plan sketches

CARTER HOUSE STATE HISTORIC SITE | MASTER PLAN RECOMMENDATIONS

As previously mentioned, the primary goal of the Carter House State Historic Site Master Plan is to reshape the Carter House site as it would have been in the days before the Battle of Franklin. With this goal in mind, historical research, photographs, and sketches were all used to inform the Master Plan. Historic documents included maps of the Carter House site and the topography used for the benefit of Union forces. The military advantage at that time is an accessibility challenge today. The Master Plan proposes to nestle the new visitors center into the hillside adjacent to improved parking. Locating the visitors center in this way would allow site accessibility and grading challenges to be solved through the use of elevators in the visitors center rather than having ramps switchback across the site. Through the elevator, the visitor can access the higher elevations on plane with the Carter House itself. On exiting to this higher elevation, visitors can navigate to three sections of the Carter House State Historic Site.

At the center and roughly east of the visitors center is the Carter House itself. This Carter House and the Carter House lawn is dedicated primarily to telling the Carter Family story. The existing slave quarters (not in its original location) is proposed to be moved directly west of the Carter House to the accurate location of the Carter House's slave quarters. Paths will frame the Carter House lawn, which could be used for events, but this area would remain primarily unaltered.

To the north, visitors move toward the site of an existing gymnasium. The gym is planned to be demolished and trees are planned to be selectively cleared between the gym and the Carter House to create an extensive open area. This area is home to several planned union-focused interpretive elements including a path that marks Opdycke's charge up

the hill to engage Confederate troops that had broken through into the Carter House lawn. As such, this area tells the Union story for tours and visitor groups. This area can also be the site of public or private events and could be available for passive park activities to the population of Franklin. Wide views to downtown Franklin provide an opportunity for signage to discuss the Carter House's context in Franklin and in the region.

The Confederate story can be told south of the Carter House. This area is known as the Lovell Property which is non-state owned. Sketches, photos, and research shows a large garden plot at the Lovell Property. The Carter House State Historic Site Master Plan recommends enlarging the current small garden plot and re-establishing an orchard and a locust grove once present in this area. The Master Plan, again, recommends selective removal of trees between Lovell Property and the Carter House to open views. Several interpretive markers are appropriate in this area marking the location Tod Carter was mortally wounded and where General Strahl and so many Confederate troops were killed trying to overrun the Union lines. The Union earthworks, themselves, will be represented with crushed stone beds at the precise location of the earthworks to the south and west of the Carter House. Pedestrian trails pass through the "breaks" in the earthworks on the exact location where Confederate troops broke through the Union lines and gained a momentary foothold of the Carter lawn. This area will provide a strong impact to visitors as they travel through the interpretive elements. The Master Plan also recommends better connections to adjacent properties and better site access for the public.

VISITORS CENTER
INFO/ORIENTATION KIOSK
RANGE OF POTENTIAL VISITORS CENTER LOCATIONS
TOUR STAGING
ENTRANCE TO SITE DIRECTIONAL W/ MAP
CARTER FAMILY + SLAVERY INTERPRETIVE LARGE SIGN SHELTER KIOSK
RUGER'S DIVISION SITE SPECIFIC INTERPRETIVE

JOHNSON'S DIVISION SITE SPECIFIC INTERPRETIVE
SLOPE RESTORED TO ORIGINAL CONDITION
EARTHWORK INSTALLATION SITE SPECIFIC INTERPRETIVE + DIRECTIONAL
BATE'S DIVISION SITE SPECIFIC INTERPRETIVE
LOCUST GROVE RE-ESTABLISHED
ORCHARD RE-ESTABLISHED

TOD CARTER SHOT SITE SPECIFIC INTERPRETIVE
BROWN'S DIVISION SITE SPECIFIC INTERPRETIVE
STRAHL KILLED SITE SPECIFIC INTERPRETIVE

EXPAND EXISTING GARDEN
CARTER FAMILY GARDEN SITE SPECIFIC INTERPRETIVE

COLUMBIA AVE. CROSSING CONNECT TO MILLER HOUSE
FARM OFFICE
SMOKEHOUSE
20th OHIO ARTILLERY
44th MISSOURI INFANTRY

COLUMBIA AVE CROSSING CONNECT TO COTTON GIN PARK

CONNECTIVITY TO OFF SITE INTERPRETIVE OPPORTUNITIES

SITEMASTERPLAN



VISITORS CENTER

INFO/ORIENTATION KIOSK

RANGE OF POTENTIAL VISITORS CENTER LOCATIONS

TOUR STAGING

ENTRANCE TO SITE
DIRECTIONAL W/ MAP

CARTER FAMILY + SLAVERY INTERPRETIVE
LARGE SIGN SHELTER KIOSK

RUGER'S DIVISION
SITE SPECIFIC INTERPRETIVE

JOHNSON'S DIVISION
SITE SPECIFIC INTERPRETIVE

SLOPE RESTORED TO ORIGINAL CONDITION

EARTHWORK INSTALLATION
SITE SPECIFIC INTERPRETIVE + DIRECTIONAL

BATE'S DIVISION
SITE SPECIFIC INTERPRETIVE

LOCUST GROVE
RE-ESTABLISHED

ORCHARD
RE-ESTABLISHED

TOD CARTER SHOT
SITE SPECIFIC INTERPRETIVE

BROWN'S DIVISION
SITE SPECIFIC INTERPRETIVE

STRAHL KILLED
SITE SPECIFIC INTERPRETIVE

PROPOSED SLAVE QUARTERS (RELOCATED)

EVENT LAWN (REMOVE EXISTING DRIVE)

EXPAND EXISTING GARDEN
CARTER FAMILY GARDEN
SITE SPECIFIC INTERPRETIVE

W FOWLKES STREET

STRAHL STREET

COLUMBIA AVE

FUTURE INTERPRETIVE OPPORTUNITIES

CONNECTIVITY TO OFF SITE INTERPRETIVE OPPORTUNITIES

UNION BATTLE ACCESS
SITE SPECIFIC INTERPRETIVE

LOCATION OF CARTER HOUSE/OUTBUILDINGS

ENTRY WALL
MAIN IDENTITY SIGN AT CORNER OF COLUMBIA + W. FOWLKES

CONNECTIVITY TO OFF SITE INTERPRETIVE OPPORTUNITIES

CORNER MONUMENT

COLUMBIA AVE CROSSING
CONNECT TO LOTZ HOUSE

CITY OF FRANKLIN INTERPRETIVE
CONTEXT IN WAR

SERVICE ACCESS/
HANDICAP PARKING

KITCHEN
CARTER HOUSE

COLUMBIA AVE. CROSSING
CONNECT TO MILLER HOUSE

FARM OFFICE

SMOKEHOUSE

20th OHIO ARTILLERY

44th MISSOURI INFANTRY

COLUMBIA AVE CROSSING
CONNECT TO COTTON GIN PARK

CONNECTIVITY TO OFF SITE INTERPRETIVE OPPORTUNITIES

SITEMASTERPLAN

STANDING SEAM
METAL ROOF

SHED DORMER
CLERESTORY WINDOW

CARTER HOUSE STATE HISTORIC SITE | ARCHITECTURE

The proposed Carter House visitors center will provide an essential place to start the story-telling of events that occurred before, during, and after the Battle of Franklin. At approximately 4,000 square feet, the building will house a museum, gift shop, offices, meeting room, and public restrooms.

The visitors center design is inspired by the concept of a bank barn, a style of barn built into the side of a hill. Bank barns were common in rural areas that needed accessibility on two separate levels. The building utilizes and is integrated into the hillside. The entrance welcomes visitors from the improved parking lot and leads through the building where an elevator provides accessibility to the upper level and the second level tour gathering spaces. The building is located near the existing parking lot and in an area which is believed to have been where the Carter family housed farm animals and maintained a barn. The building is embedded into the site adjacent to the parking area. This location allows the Carter House and the most significant areas around it to be connected to each other, but separated from the visitors center so the story of the Battle of Franklin remains the focus of the visitor's experience. The visitors center building is a story and a half from the parking area, but is low and respectful with only one story visible from the Carter House.

The visitors center design respects the historic buildings and events on site by using a simple barn form but also incorporates contemporary materials. The building facade is made of board-formed concrete. This sophisticated design solution provides a durable exterior, but the grain and scale of the wooden boards used to form the wall provide familiar warmth. The entrance is open and inviting and is emphasized with contemporary sliding metal barn doors. The standing seam metal roof is a nod to the tin roofs typical of older barns. A shed dormer clerestory window is integral to the design and provides volume, daylight, and views for the upper level. The visitors center's location, simple aesthetic form, and clean modern materials were selected to enhance the visitor's experience to the Carter House site.

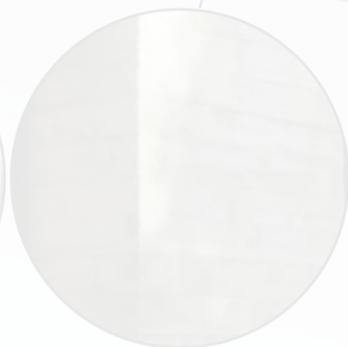
VISITORS CENTER



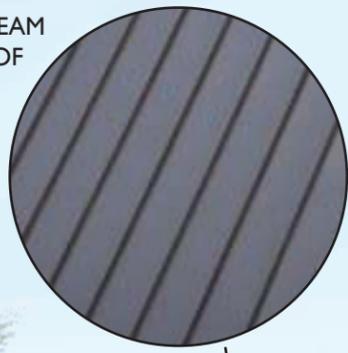
METAL BARN DOORS



BOARD-FORMED
CONCRETE



STANDING SEAM
METAL ROOF



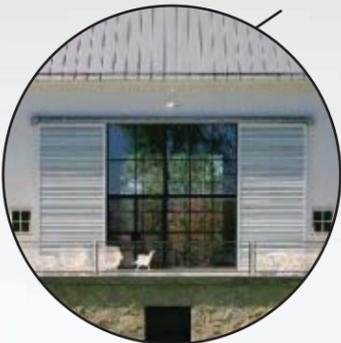
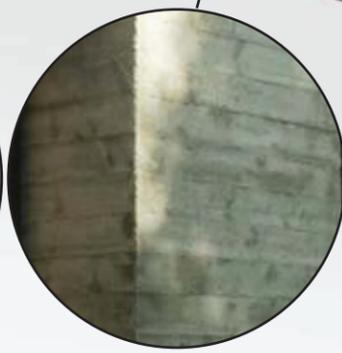
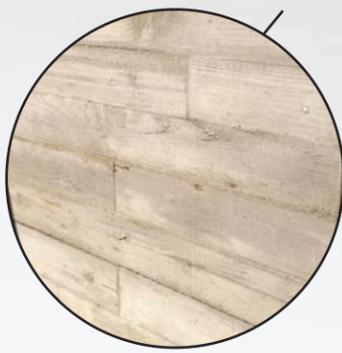
SHED DORMER
CLERESTORY WINDOW



VISITORSCENTER



BOARD-FORMED
CONCRETE

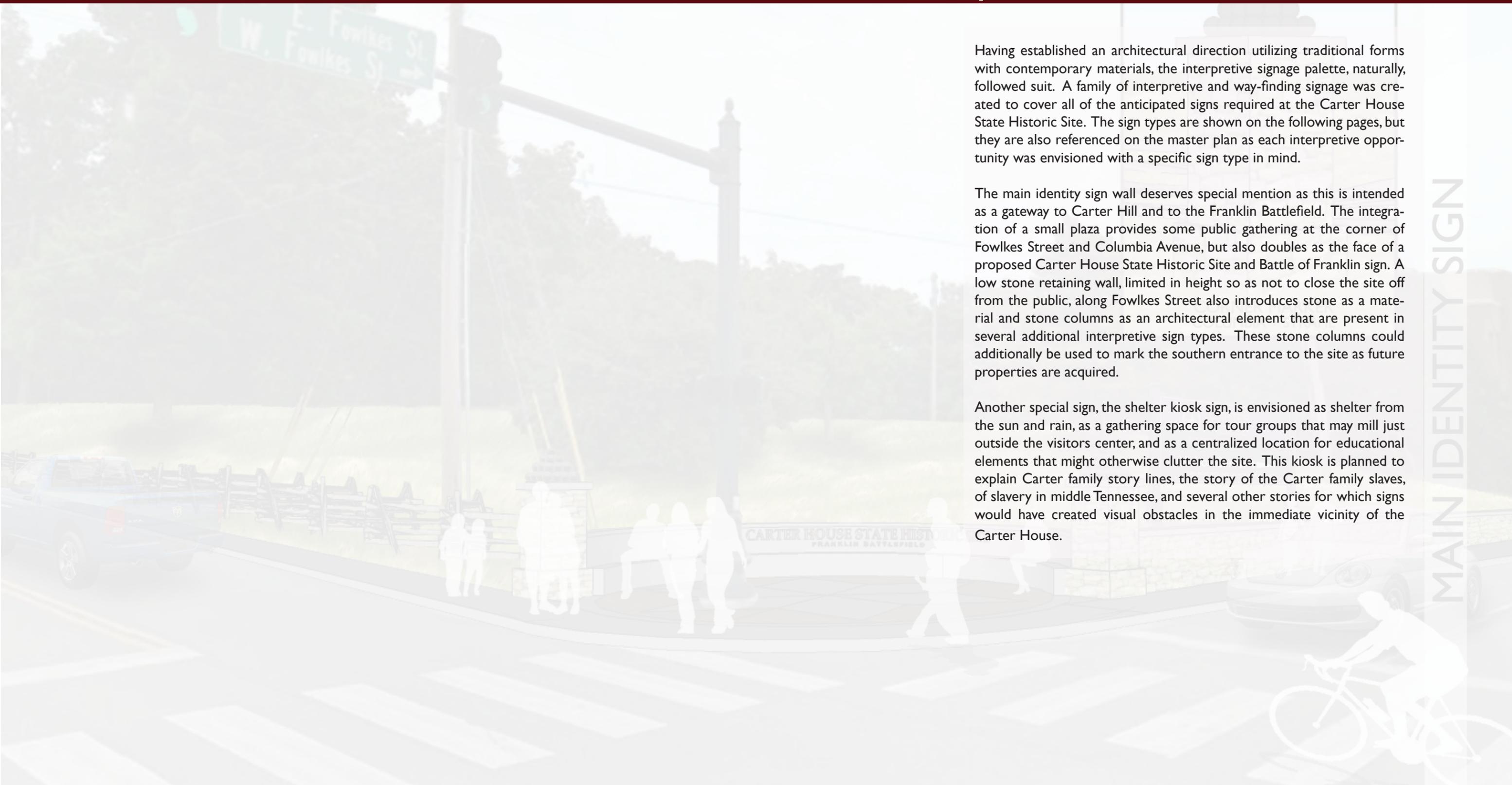


METAL BARN DOORS





CARTER HOUSE STATE HISTORIC SITE | INTERPRETIVE SIGNAGE



Having established an architectural direction utilizing traditional forms with contemporary materials, the interpretive signage palette, naturally, followed suit. A family of interpretive and way-finding signage was created to cover all of the anticipated signs required at the Carter House State Historic Site. The sign types are shown on the following pages, but they are also referenced on the master plan as each interpretive opportunity was envisioned with a specific sign type in mind.

The main identity sign wall deserves special mention as this is intended as a gateway to Carter Hill and to the Franklin Battlefield. The integration of a small plaza provides some public gathering at the corner of Fowlkes Street and Columbia Avenue, but also doubles as the face of a proposed Carter House State Historic Site and Battle of Franklin sign. A low stone retaining wall, limited in height so as not to close the site off from the public, along Fowlkes Street also introduces stone as a material and stone columns as an architectural element that are present in several additional interpretive sign types. These stone columns could additionally be used to mark the southern entrance to the site as future properties are acquired.

Another special sign, the shelter kiosk sign, is envisioned as shelter from the sun and rain, as a gathering space for tour groups that may mill just outside the visitors center, and as a centralized location for educational elements that might otherwise clutter the site. This kiosk is planned to explain Carter family story lines, the story of the Carter family slaves, of slavery in middle Tennessee, and several other stories for which signs would have created visual obstacles in the immediate vicinity of the Carter House.

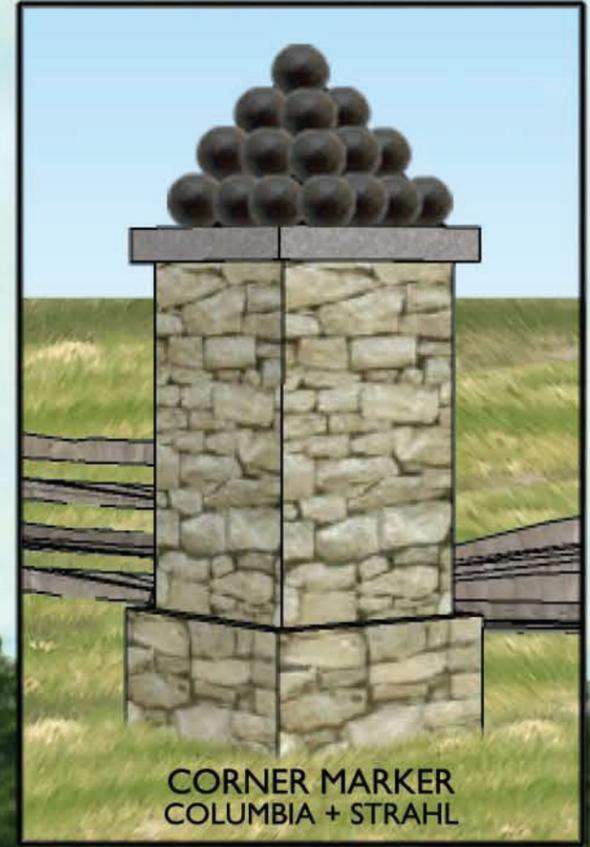
ELEVATION- MAIN IDENTITY SIGN
AT CORNER OF
COLUMBIA AND W. FOWLKES

Materials:
Stone, Routed Painted Aluminum,
Reproduction cannon balls

MAIN IDENTITY SIGN



E. Fowlkes St.
W. Fowlkes St.



CORNER MARKER
COLUMBIA + STRAHL

CARTER HOUSE
STATE HISTORIC SITE
Visitor Center
TURN RIGHT, ENTRANCE ON WEST FOWLKES STREET

ELEVATION- MAIN IDENTITY SIGN
AT CORNER OF
COLUMBIA AND W. FOWLKES

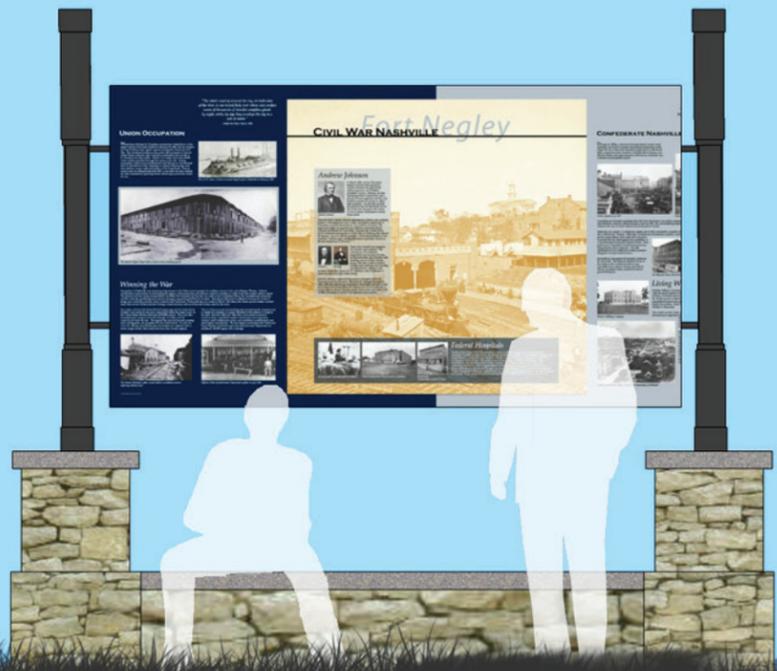
Materials:
Stone, Routed Painted Aluminum,
Reproduction cannon balls

ASHWORTH ENVIRONMENTAL DESIGN
Landscape Architecture
Environmental Graphic Design
Green Infrastructure Design
www.ashworthenvironmental.com
615-385-0112

MAIN IDENTITY SIGN



EXTERIOR SIGN KIOSK



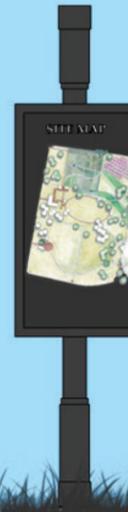
LARGE INTERPRETIVE



MEDIUM INTERPRETIVE



SITE SPECIFIC INTERPRETIVE



DIRECTIONAL W/ MAP



DIRECTIONAL



ASHWORTH ENVIRONMENTAL DESIGN
Landscape Architecture
Environmental Graphic Design
Green Infrastructure Design
www.ashworthenvironmental.com
615-385-0112

CARTER HOUSE STATE HISTORIC SITE | SITE CONNECTIVITY RECOMMENDATIONS

SEEK ACCESS PARTNERSHIP

CARTER HOUSE VISITORS CENTER (STATE OF TENNESSEE)

ACQUIRED (STATE OF TENNESSEE)

CARTER HOUSE (STATE OF TENNESSEE)

CARTER HOUSE GARDEN (CARTER HOUSE ASSOC.)

IN NEGOTIATION
IN NEGOTIATION

MILL (CARTER HOUSE ASSOC.)

POSSIBLE ACQUISITION

ACQ (FRANKLIN)

POSSIBLE ACQUISITION

POSSIBLE ACQUISITION

FUTURE CARTER HILL PARK

(CIVIL WAR TRUST)

(CIVIL WAR TRUST)
(HERITAGE FOUNDATION)

POTENTIAL MONUMENT LOCATION

CITY OF FRANKLIN

ACQUIRED (CIVIL WAR TRUST)

ACQUIRED (CIVIL WAR TRUST)

As the Master Plan process unfolded, the team identified the goal to open up the site and recreate a sense of space that would have been strong at the time of the Battle. Another goal, however, was clear from the start. There is a basic need for guidance in connecting the Carter House to adjacent properties and to the City of Franklin. The Carter House State Historic Site is isolated by roads on three sides and its connection to the much larger Franklin Battlefield has been lost over time. This plan is intended explore the site's context among other historic properties and in surrounding development and to improve connectivity to those sites where most appropriate. Those connections might take the form of pedestrian connections reaching across Fowlkes Street, Strahl Street, and Columbia Avenue. These pedestrian connections could also be a visual and physical reminder that cars are entering and leaving the Carter Hill site.

Guidance in the future preservation of additional Franklin battlefield sites and potential expansion of the Carter House Site was also required. A separate graphic was created to satisfy these needs. This graphic identifies connectivity opportunities, potential future land acquisitions, and partnerships that could sustain reclamation efforts and continue to tell the story of the Battle of Franklin.



SEEK ACCESS PARTNERSHIP

SEEK INTERPRETIVE PARTNERSHIP

CARTER HOUSE VISITORS CENTER (STATE OF TENNESSEE)

ACQUIRED (STATE OF TENNESSEE)

LOTZ HOUSE (PRIVATELY HELD)

CARTER HOUSE (STATE OF TENNESSEE)

POTENTIAL MONUMENT LOCATION

CARTER HOUSE GARDEN (CARTER HOUSE ASSOC.)

IN NEGOTIATION

MILLER HOUSE (CARTER HOUSE ASSOC.)

IN NEGOTIATION

ACQUIRED (FRANKLIN'S CHARGE)

POSSIBLE ACQUISITION

POSSIBLE ACQUISITION

FUTURE CARTER HILL PARK (CIVIL WAR TRUST) (HERITAGE FOUNDATION)

POSSIBLE ACQUISITION

POTENTIAL MONUMENT LOCATION

CITY OF FRANKLIN

ACQUIRED (CIVIL WAR TRUST)

ACQUIRED (CIVIL WAR TRUST)

CONNECTIVITY RECOMMENDATIONS

AREA I
VISITORS CENTER & SURROUNDING

AREA II
CARTER HOUSE & SURROUNDING

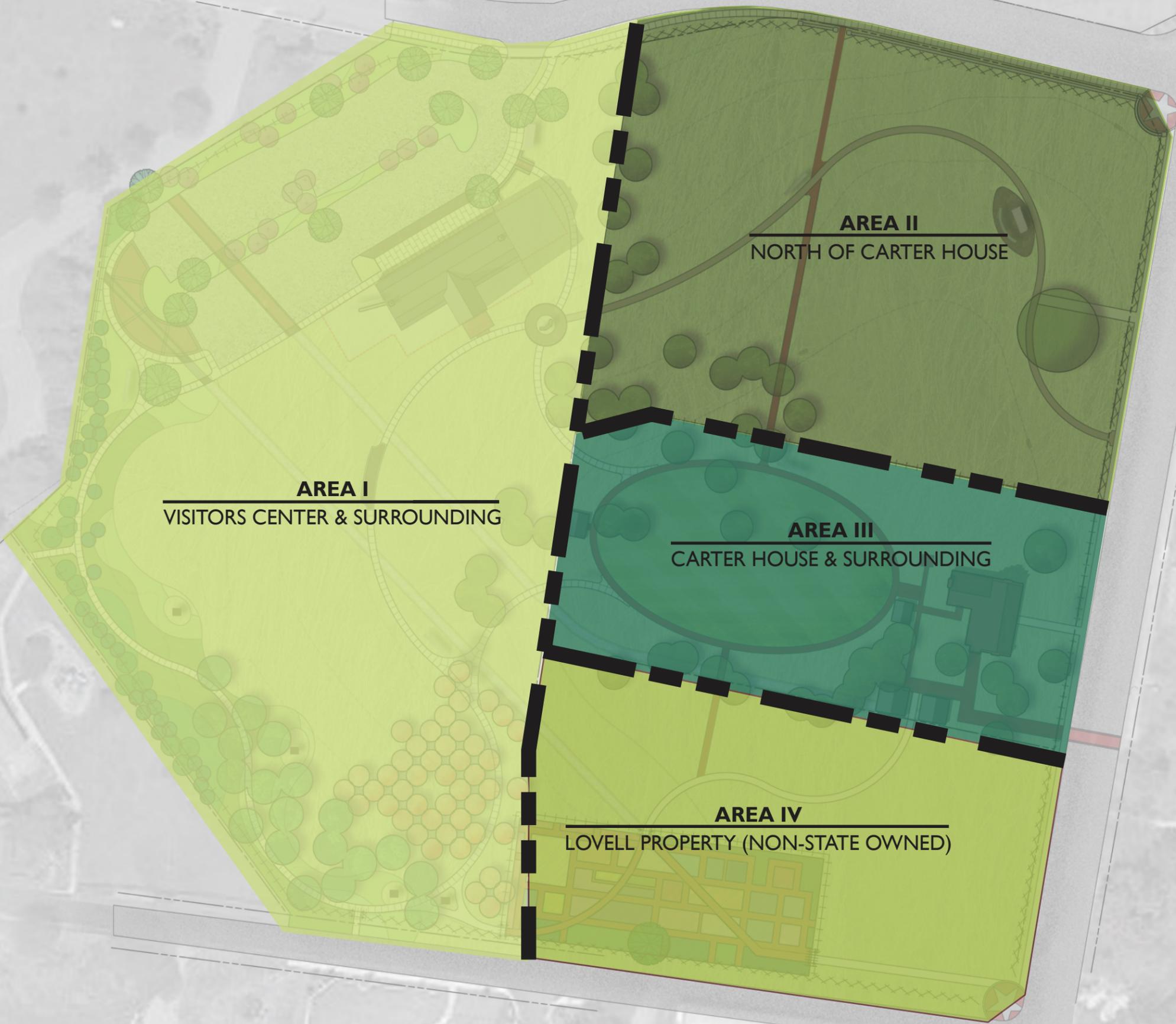
AREA IV
LOVELL PROPERTY (NON-STATE OWNED)

The opinion of cost was formatted to depict three distinct development scenarios. Tier 3, also called the preferred plan, is the opinion of cost for construction of the entire Master Plan as presented in this document. Tier 3 costs also include estimated costs for planned improvements to the Lovell property. This property is not currently state-owned, and it is not currently anticipated that this would be a state-funded project, but the development of this portion of the site is important to the Master Plan and should be considered in future funding discussions. Note that the opinion of cost is color-coordinated so that the color of each element can be geographically referenced to the colored areas shown on the opinion of cost key map.

The Tier 2 Opinion of Cost is slightly pared down from Tier 3. This estimate eliminates demolition of the existing parking lot and parking improvements, opting instead for the preservation of the existing lot as a cost savings. This version reduces landscaping, eliminates irrigation and reduces some of the proposed interpretive elements. Tier 2 does still include improvements at the Lovell property, but these improvements, again, have been reduced through cuts to landscape improvements and interpretive elements.

Tier 1 costs are the most basic. This option includes only the construction of a new visitors center, demolition of the old visitors center, and the minimal walks, landscape and the other elements needed to support the visitors center. Tier 1 does not include the development of the Lovell property. These tiers could potentially be something of a guide in phasing the project as well. Tier 1, could instead be considered phase I with only the construction of the visitors center and supporting elements included. Other tiers, or phases, could introduce additional elements over time as funding is available.

Note: The opinion of cost is conceptual in nature and actual costs may vary widely depending on final design, construction materials, method of construction, level of finish, variation in material costs, field conditions, and contractor judgment.



AREA I
VISITORS CENTER & SURROUNDING

AREA II
NORTH OF CARTER HOUSE

AREA III
CARTER HOUSE & SURROUNDING

AREA IV
LOVELL PROPERTY (NON-STATE OWNED)

Carter House State Historic Site						
Tier 3 Opinion of Probable Cost (Ideal Concept)						
Date: 06.03.15						
Note: Includes all elements shown and described on final master plan						
Description	Qty	Units	Cost	Sum	Subtotal	Total
Overall Site Development Costs						\$ 577,235
Site Demolition						\$ 97,560
Demolition of Existing Visitors Center	2,000.0	sf	\$ 15.00	\$ 30,000		
Remove Asphalt Paving at Carter House Lawn and at VC Parking	4,450.0	sy	\$ 8.00	\$ 35,600		
Archaeology Costs Associated with removal of Asphalt Paving	1	ls	\$ 15,000.00	\$ 15,000		
Concrete Slab Removal, including Sidewalk	170	sy	\$ 13.00	\$ 2,210		
Removal of Poles in Visitor Parking Lot	3	ls	\$ 750.00	\$ 2,250		
Removal of Underground Electrical, Telephone, Cable, in Visitors Cent	1,000	lf	\$ 12.50	\$ 12,500		
Site Grading						\$ 479,675
Clear & Grub Site	6.0	acre	\$ 10,875.00	\$ 65,250		
Strip & stockpile topsoil (8" over cleared area) - Includes respread of m	6,500	cy	\$ 11.50	\$ 74,750		
Earthwork (Cut), Unclassified	4,000	cy	\$ 20.00	\$ 80,000		
Earthwork (Fill), Unclassified	11,000	cy	\$ 22.50	\$ 247,500		
Silt Fence	2,000	lf	\$ 4.50	\$ 9,000		
Constuction Exit	1	ea	\$ 3,175.00	\$ 3,175		
AREA I (See Cost Estimate Key Map)						\$ 1,968,764
Visitor Center and Surrounds						\$ 1,518,750
Architecture						\$ 1,518,750
Visitor Center - In-Grade Visitor Center Concept	4500	sf	\$ 270.00	\$ 1,215,000		
Furniture, Fixtures and Equipment	1	ls	+25% of arch cost	\$ 303,750		
Visitor Center Utilities						\$ 54,075
6" Sanitary Sewer	210	lf	\$ 75.00	\$ 15,750		
1-inch D.I.P. Waterline (includes valves & fittings)	210	lf	\$ 47.50	\$ 9,975		
Gas Line Relocation	210	lf	\$ 75.00	\$ 15,750		
Electric Relocation	210	lf	\$ 60.00	\$ 12,600		
Parking						\$ 194,528
3" Thick Asphalt Pavement	390	ton	\$ 105.00	\$ 40,950		
6" Thick Aggregate Base Stone	750	ton	\$ 21.00	\$ 15,750		
Extruded Curb	1,400	lf	\$ 9.00	\$ 12,600		
Parking Stall Striping	3,000	lf	\$ 1.50	\$ 4,500		
Pavement Markings (Arrows, stop bars, etc)	10	ea	\$ 200.00	\$ 2,000		
Parking and Directional Signage	10	ea	\$ 500.00	\$ 5,000		
Lighting - Single Mast	8	ea	\$ 4,000.00	\$ 32,000		
Specialty Pavers (at Parking)	1,200	sf	\$ 25.00	\$ 30,000		
24" RCP Storm	450	lf	\$ 75.00	\$ 33,750		
36" Headwalls	1	ea	\$ 1,352.50	\$ 1,353		
Catch Basin, 4-8' Depth	6	ea	\$ 2,625.00	\$ 15,750		
Rip Rap Aprons	1	ea	\$ 875.00	\$ 875		
Walks, Walls, and Site Furniture						\$ 70,750
Sidewalks (5' Walks)	8,000	sf	\$ 4.75	\$ 38,000		
Retaining/Freestanding Wall	250	ff	\$ 75.00	\$ 18,750		
Bench	2	ea	\$ 2,000.00	\$ 4,000		
Column	2	ea	\$ 2,000.00	\$ 4,000		
Boulders	12	ea	\$ 500.00	\$ 6,000		
Landscape						\$ 78,661
Canopy Trees	18	ea	\$ 350.00	\$ 6,300		
Evergreen Trees	15	ea	\$ 350.00	\$ 5,250		
Flowering Shrubs	12	ea	\$ 50.00	\$ 600		
Parking Island Landscape Mix	5,000	sf	\$ 5.00	\$ 25,000		
Mowed Grass (sod)	10,000	sf	\$ 0.40	\$ 4,000		
Native Grasses (seed and fine grade)	115,000	sf	\$ 0.20	\$ 23,000		
Mulch	37	cy	\$ 40.00	\$ 1,481		
Irrigation - Surrounding Visitors Center	15800	sf	\$ 0.35	\$ 5,530		
Landscape Up-Lighting	10	ea	\$ 750.00	\$ 7,500		
Interpretive Elements						\$ 52,000
Visitor Center Entry Signs (Cast Aluminum Letters on Stone Façade)	2	ea	\$ 22,000.00	\$ 44,000		
Site Map and Site Introduction	1	ls	\$ 5,000.00	\$ 5,000		
Site Directional Signage	3	ea	\$ 1,000.00	\$ 3,000		
AREA II						\$ 217,175
North of Carter House						\$ 8,300
Walls and Furniture						\$ 8,300
Retaining/Freestanding Wall	44	ff	\$ 75.00	\$ 3,300		
Bench	2	ea	\$ 2,000.00	\$ 4,000		
Signage/Monuments	2	ea	\$ 500.00	\$ 1,000		
Sidewalks and Pavers						\$ 60,375
Specialty Pavers	1100	sf	\$ 25.00	\$ 27,500		
Sidewalks (5' Walks)	6500	sf	\$ 4.75	\$ 30,875		
Decorative Concrete Edging	100	lf	\$ 20.00	\$ 2,000		
Landscape						\$ 29,500
Specimen Canopy Tree	1	ea	\$ 1,500.00	\$ 1,500		
Native Grasses (seed and fine grade)	110,000	sf	\$ 0.20	\$ 22,000		
Landscape Up-Lighting	8	ea	\$ 750.00	\$ 6,000		
Interpretive Elements						\$ 119,000
Corner of Fowlkes and Columbia Monument	1	ls	\$ 60,000.00	\$ 60,000		
Oepdyke's Charge	1	ls	\$ 2,500.00	\$ 2,500		
Union Strategy	1	ls	\$ 15,000.00	\$ 15,000		
Battle of Franklin Context in Western War / The Battle of Nashville	1	ls	\$ 5,000.00	\$ 5,000		
Specialty Pavers - Connection to Lotz House at Columbia Pike	1,000	sf	\$ 25.00	\$ 25,000		
Decorative Concrete Edging in Street	300	sf	\$ 20.00	\$ 6,000		
Connection to Lotz Family Interpretive	1	ls	\$ 2,500.00	\$ 2,500		
Site Directional Signage	3	ea	\$ 1,000.00	\$ 3,000		

AREA III						
Carter House Surrounds						
						\$ 530,813
Walls and Furniture						\$ 11,500
Bench	3	ea	\$ 2,000.00	\$ 6,000		
Fencing (Surrounding Garden - 4'-0" Picket Fence)	250	lf	\$ 20.00	\$ 5,000		
Signage Markers	1	ea	\$ 500.00	\$ 500		
Sidewalks and Pavers						\$ 25,313
Specialty Pavers (Crosswalk @ Columbia Pike)	250	sf	\$ 25.00	\$ 6,250		
Decorative Concrete Edging in Street	300	sf	\$ 20.00	\$ 6,000		
Sidewalks (5' Walks)	2750	sf	\$ 4.75	\$ 13,063		
Landscape						\$ 36,500
Canopy Trees	10	ea	\$ 350.00	\$ 3,500		
Shrubs	20	ea	\$ 50.00	\$ 1,000		
Mowed Grass (sod)	22,000	sf	\$ 0.40	\$ 8,800		
Native Grasses (seed and fine grade)	40,000	sf	\$ 0.20	\$ 8,000		
Irrigation	22,000	sf	\$ 0.35	\$ 7,700		
Landscape Up-Lighting	10	ea	\$ 750.00	\$ 7,500		
Interpretive Elements						\$ 457,500
Restoration of Farm Office, Smokehouse and Chimney at Ell	1	ls	\$ 350,000.00	\$ 350,000		
Slave Quarters Relocation	300	sf	\$ 150.00	\$ 45,000		
Slave Role at Carter Farm Interpretive	1	ls	\$ 2,500.00	\$ 2,500		
Carter House / Carter Family Site Interpretive	1	ls	\$ 2,500.00	\$ 2,500		
Farm Office Interpretive	1	ls	\$ 2,500.00	\$ 2,500		
Carter Smokehouse Interpretive	1	ls	\$ 2,500.00	\$ 2,500		
Specialty Pavers - Marking Secondary Defensive Line at Columbia Pike	1,000	sf	\$ 25.00	\$ 25,000		
Decorative Concrete Edging in Street	300	sf	\$ 20.00	\$ 6,000		
Retrenchment and Columbia Pike Interpretive	1	ls	\$ 2,500.00	\$ 2,500		
Bridge's Illinois Artillery Interpretive	1	ls	\$ 2,500.00	\$ 2,500		
44th Missouri Interpretive	1	ls	\$ 2,500.00	\$ 2,500		
Earthworks Construction and Break in the Line Cut	1	ls	\$ 5,000.00	\$ 5,000		
Connection to McGavock Family Interpretive	1	ls	\$ 5,000.00	\$ 5,000		
Assault on Cotton Gin Park Directional	1	ls	\$ 1,000.00	\$ 1,000		
Site Directional Signage	3	ea	\$ 1,000.00	\$ 3,000		
Opinion of Cost (Carter House State Historic Site)						\$ 3,293,986
15% Contingency						\$ 494,098
Total Cost of Project (Carter House State Historic Site)						\$ 3,788,084
Area IV - Current Non-State Owned Property						\$ 1,887,050
Lovell Property						\$ 1,887,050
Site Demolition						\$ 32,300
Remove Asphalt Paving behind Houses @ Lovell Property	1,600	sy	\$ 8.00	\$ 12,800		
Concrete Drive Removal between Houses @ Lovell Property	1,500	sy	\$ 13.00	\$ 19,500		
Site Grading						\$ 83,375
Clear & Grub Site	2.0	acre	\$ 10,875.00	\$ 21,750		
Strip & stockpile topsoil (8" over cleared area) - Includes respread of m	2,200	cy	\$ 11.50	\$ 25,300		
Earthwork (Unclassified Cut 510cy/Fill 840cy)	1	ls	\$ 30,000.00	\$ 30,000		
Silt Fence	700	lf	\$ 4.50	\$ 3,150		
Constuction Exit	1	ea	\$ 3,175.00	\$ 3,175		
Walls, Furniture and Signage						\$ 333,500
Bench	5	ea	\$ 2,000.00	\$ 10,000		
Small Infantry Signage/Monuments in-grade specified stone	6	ea	\$ 500.00	\$ 3,000		
Fencing (Surrounding Garden - 4'-0" Picket Fence)	600	lf	\$ 20.00	\$ 12,000		
Pergola	3	ea	\$ 7,500.00	\$ 22,500		
Retaining Wall dividing southern berm	130	ff	\$ 75.00	\$ 9,750		
Raised Garden Beds - 24" tall Corten Steel	7,000	ff	\$ 20.00	\$ 140,000		
Split Rail Fencing	850	lf	\$ 25.00	\$ 21,250		
Interpretive Installation - Stainless Steel Tubular Design	2,300	ea	\$ 50.00	\$ 115,000		
Sidewalks and Pavers						\$ 64,500
Specialty Pavers along walk	400	sf	\$ 25.00	\$ 10,000		
Sidewalks (5' Walks)	6000	sf	\$ 4.75	\$ 28,500		
Crushed Brick along Carter Walk (exception of walk within garden)	3000	sf	\$ 3.00	\$ 9,000		
Decorative Concrete Edging in Street	100	sf	\$ 20.00	\$ 2,000		
Crushed Stone along Carter Walk within Garden	5000	sf	\$ 3.00	\$ 15,000		
South Quadrant Earthworks						\$ 80,000
Earthworks	4,000	cy	\$ 20	\$ 80,000		
Landscape						\$ 70,500
Specimen Pear Tree	1	ea	\$ 1,500.00	\$ 1,500		
Canopy Trees	10	ea	\$ 350.00	\$ 3,500		
Evergreen Trees	10	ea	\$ 350.00	\$ 3,500		
Fruit Trees (Orchard)	40	ea	\$ 350.00	\$ 14,000		
Locust Grove Trees	24	ea	\$ 125.00	\$ 3,000		
Flowering Shrubs	10	ea	\$ 350.00	\$ 3,500		
Native Grasses (seed and fine grade)	60,000	sf	\$ 0.20	\$ 12,000		
Garden Planting	15,000	sf	\$ 1.00	\$ 15,000		
Irrigation - Garden	20,000	sf	\$ 0.35	\$ 7,000		
Landscape Up-Lighting	10	ea	\$ 750.00	\$ 7,500		
Interpretive Elements						\$ 1,222,875
Garden Shed	144	sf	\$ 50.00	\$ 7,200		
Carter Garden Interpretive	1	ls	\$ 5,000.00	\$ 5,000		
Corner of Strahl and Columbia Pike Monument	1	ls	\$ 15,000.00	\$ 15,000		
Tod Carter Marker	1	ls	\$ 2,500.00	\$ 2,500		
General Strahl Marker	1	ls	\$ 2,500.00	\$ 2,500		
Johnson Division Marker	1	ls	\$ 2,500.00	\$ 2,500		
Bates Division Marker	1	ls	\$ 2,500.00	\$ 2,500		
Earthworks Construction and Break in the Line Cut	1	ls	\$ 10,000.00	\$ 10,000		
Earthworks Interpretive	1	ls	\$ 5,000.00	\$ 5,000		
Confederate Strategy Interpretive	1	ls	\$ 15,000.00	\$ 15,000		
Specialty Pavers - Marking Primary Defensive Line at Columbia Pike	1,000	sf	\$ 25.00	\$ 25,000		
Decorative Concrete Edging in Street	300	sf	\$ 20.00	\$ 6,000		
Site Directional Signage	3	ea	\$ 1,000.00	\$ 3,000		
Opinion of Cost (current non-state property)						\$ 1,887,050
15% Contingency						\$ 283,058
Total Cost of Project (current non-state property)						\$ 2,170,108
Carter House State Historic Site - Total Project Cost						\$ 3,788,084
Current Non-State-Owned Property - Total Project Cost						\$ 2,170,108
Total Cost of Project						\$ 5,958,192

TIER 3 | OPINION OF COST

Carter House State Historic Site						
Tier 2 Opinion of Probable Cost (Reduced Concept)						
Date: 06.03.15						
Note: Removal of existing parking lot and construction of new parking lot omitted. Landscape Reduced. Irrigation Removed. Interpretive Elements reduced.						
Description	Qty	Units	Cost	Sum	Subtotal	Total
Overall Site Development Costs						\$ 555,385
Site Demolition						\$ 75,710
Demolition of Existing Visitors Center	2,000.0	sf	\$ 15.00	\$ 30,000		
Remove Asphalt Paving at Carter House Lawn	2,000.0	sy	\$ 8.00	\$ 16,000		
Archaeology Costs Associated with removal of Asphalt Paving	1	ls	\$ 15,000.00	\$ 15,000		
Concrete Slab Removal, including Sidewalk	170	sy	\$ 13.00	\$ 2,210		
Removal of Underground Electrical, Telephone, Cable, in Visitors Center	1,000	lf	\$ 12.50	\$ 12,500		
Site Grading						\$ 479,675
Clear & Grub Site	6.0	acre	\$ 10,875.00	\$ 65,250		
Strip & stockpile topsoil (8" over cleared area) - Includes respread of material	6,500	cy	\$ 11.50	\$ 74,750		
Earthwork (Cut), Unclassified	4,000	cy	\$ 20.00	\$ 80,000		
Earthwork (Fill), Unclassified	11,000	cy	\$ 22.50	\$ 247,500		
Silt Fence	2,000	lf	\$ 4.50	\$ 9,000		
Construction Exit	1	ea	\$ 3,175.00	\$ 3,175		
AREA I (see Cost Estimate Key Map)						
Visitor Center and Surrounds						\$ 1,706,156
Architecture						\$ 1,518,750
Visitor Center - In-Grade Visitor Center Concept	4500	sf	\$ 270.00	\$ 1,215,000		
Furniture, Fixtures and Equipment	1	ls	+25% of arch cost	\$ 303,750		
Visitor Center Utilities						\$ 54,075
6" Sanitary Sewer	210	lf	\$ 75.00	\$ 15,750		
1-inch D.I.P. Waterline (includes valves & fittings)	210	lf	\$ 47.50	\$ 9,975		
Gas Line Relocation	210	lf	\$ 75.00	\$ 15,750		
Electric Relocation	210	lf	\$ 60.00	\$ 12,600		
Walks, Walls, and Site Furniture						\$ 70,750
Sidewalks (5' Walks)	8,000	sf	\$ 4.75	\$ 38,000		
Retaining/Freestanding Wall	250	ff	\$ 75.00	\$ 18,750		
Bench	2	ea	\$ 2,000.00	\$ 4,000		
Column	2	ea	\$ 2,000.00	\$ 4,000		
Boulders	12	ea	\$ 500.00	\$ 6,000		
Landscape						\$ 32,581
Canopy Trees	5	ea	\$ 350.00	\$ 1,750		
Evergreen Trees	5	ea	\$ 350.00	\$ 1,750		
Flowering Shrubs	12	ea	\$ 50.00	\$ 600		
Mowed Grass (sod)	10,000	sf	\$ 0.40	\$ 4,000		
Native Grasses (seed and fine grade)	115,000	sf	\$ 0.20	\$ 23,000		
Mulch	37	cy	\$ 40.00	\$ 1,481		
Interpretive Elements						\$ 30,000
Visitor Center Entry Signs (Cast Aluminum Letters on Stone Façade)	1	ea	\$ 22,000.00	\$ 22,000		
Site Map and Site Introduction	1	ls	\$ 5,000.00	\$ 5,000		
Site Directional Signage	3	ea	\$ 1,000.00	\$ 3,000		
AREA II						
North of Carter House						\$ 162,675
Walls and Furniture						\$ 8,300
Retaining/Freestanding Wall	44	ff	\$ 75.00	\$ 3,300		
Bench	2	ea	\$ 2,000.00	\$ 4,000		
Signage/Monuments	2	ea	\$ 500.00	\$ 1,000		
Sidewalks and Pavers						\$ 60,375
Specialty Pavers along walk	1100	sf	\$ 25.00	\$ 27,500		
Sidewalks (5' Walks)	6500	sf	\$ 4.75	\$ 30,875		
Decorative Concrete Edging in Street	100	lf	\$ 20.00	\$ 2,000		
Landscape						\$ 23,500
Specimen Canopy Tree	1	ea	\$ 1,500.00	\$ 1,500		
Native Grasses (seed and fine grade)	110,000	sf	\$ 0.20	\$ 22,000		
Interpretive Elements						\$ 70,500
Corner of Fowlkes and Columbia Monument / Sign Wall	1	ls	\$ 60,000.00	\$ 60,000		
Oepdyke's Charge	1	ls	\$ 2,500.00	\$ 2,500		
Battle of Franklin Context in Western War / The Battle of Nashville	1	ls	\$ 5,000.00	\$ 5,000		
Site Directional Signage	3	ea	\$ 1,000.00	\$ 3,000		
AREA III						
Carter House Surrounds						\$ 455,363
Walls and Furniture						\$ 11,500
Bench	3	ea	\$ 2,000.00	\$ 6,000		
Fencing (Surrounding Garden - 4'-0" Picket Fence)	250	lf	\$ 20.00	\$ 5,000		
Signage Markers	1	ea	\$ 500.00	\$ 500		
Sidewalks and Pavers						\$ 13,063
Sidewalks (5' Walks)	2750	sf	\$ 4.75	\$ 13,063		
Landscape						\$ 17,800
Shrubs	20	ea	\$ 50.00	\$ 1,000		
Mowed Grass (sod)	22,000	sf	\$ 0.40	\$ 8,800		
Native Grasses (seed and fine grade)	40,000	sf	\$ 0.20	\$ 8,000		
Interpretive Elements						\$ 413,000
Restoration of Farm Office, Smokehouse and Chimney at Ell	1	ls	\$ 350,000.00	\$ 350,000		
Slave Quarters Relocation	300	sf	\$ 150.00	\$ 45,000		
Earthworks Construction and Break in the Line Cut	1	ls	\$ 15,000.00	\$ 15,000		
Site Directional Signage	3	ea	\$ 1,000.00	\$ 3,000		
Opinion of Cost (Carter House State Historic Site)						\$ 2,879,579
15% Contingency						\$ 431,937
Total Cost of Project (Carter House State Historic Site)						\$ 3,311,516

Area IV - Current Non-State Owned Property						
Lovell Property						\$ 700,875
Site Demolition						\$ 32,300
Remove Asphalt Paving behind Houses @ Lovell Property	1,600	sy	\$ 8.00	\$ 12,800		
Concrete Drive Removal between Houses @ Lovell Property	1,500	sy	\$ 13.00	\$ 19,500		
Site Grading						\$ 83,375
Clear & Grub Site	2.0	acre	\$ 10,875.00	\$ 21,750		
Strip & stockpile topsoil (8" over cleared area) - Includes respread of material	2,200	cy	\$ 11.50	\$ 25,300		
Earthwork (Unclassified Cut 510cy/Fill 840cy)	1	ls	\$ 30,000.00	\$ 30,000		
Silt Fence	700	lf	\$ 4.50	\$ 3,150		
Construction Exit	1	ea	\$ 3,175.00	\$ 3,175		
Walls, Furniture and Signage						\$ 333,500
Bench	5	ea	\$ 2,000.00	\$ 10,000		
Small Infantry Signage/Monuments in-grade specified stone	6	ea	\$ 500.00	\$ 3,000		
Fencing (Surrounding Garden - 4'-0" Picket Fence)	600	lf	\$ 20.00	\$ 12,000		
Pergola	3	ea	\$ 7,500.00	\$ 22,500		
Retaining Wall dividing southern berm	130	ff	\$ 75.00	\$ 9,750		
Raised Garden Beds - 24" tall Corten Steel	7,000	ff	\$ 20.00	\$ 140,000		
Split Rail Fencing	850	lf	\$ 25.00	\$ 21,250		
Interpretive Installation - Stainless Steel Tubular Design	2,300	ea	\$ 50.00	\$ 115,000		
Sidewalks and Pavers						\$ 64,500
Specialty Pavers along walk	400	sf	\$ 25.00	\$ 10,000		
Sidewalks (5' Walks)	6000	sf	\$ 4.75	\$ 28,500		
Crushed Brick along Carter Walk (exception of walk within garden)	3000	sf	\$ 3.00	\$ 9,000		
Decorative Concrete Edging in Street	100	sf	\$ 20.00	\$ 2,000		
Crushed Stone along Carter Walk within Garden	5000	sf	\$ 3.00	\$ 15,000		
South Quadrant Earthworks						\$ 80,000
Earthworks	4,000	cy	\$ 20	\$ 80,000		
Landscape						\$ 67,000
Specimen Pear Tree	1	ea	\$ 1,500.00	\$ 1,500		
Canopy Trees	5	ea	\$ 350.00	\$ 1,750		
Evergreen Trees	5	ea	\$ 350.00	\$ 1,750		
Fruit Trees (Orchard)	40	ea	\$ 350.00	\$ 14,000		
Locust Grove Trees	24	ea	\$ 125.00	\$ 3,000		
Flowering Shrubs	10	ea	\$ 350.00	\$ 3,500		
Native Grasses (seed and fine grade)	60,000	sf	\$ 0.20	\$ 12,000		
Garden Planting	15,000	sf	\$ 1.00	\$ 15,000		
Irrigation - Garden	20,000	sf	\$ 0.35	\$ 7,000		
Landscape Up-Lighting	10	ea	\$ 750.00	\$ 7,500		
Interpretive Elements						\$ 40,200
Garden Shed	144	sf	\$ 50.00	\$ 7,200		
Carter Garden Interpretive	1	ls	\$ 5,000.00	\$ 5,000		
Corner of Strahl and Columbia Pike Monument	1	ls	\$ 15,000.00	\$ 15,000		
Tod Carter Marker	1	ls	\$ 2,500.00	\$ 2,500		
General Strahl Marker	1	ls	\$ 2,500.00	\$ 2,500		
Johnson Division Marker	1	ls	\$ 2,500.00	\$ 2,500		
Bates Division Marker	1	ls	\$ 2,500.00	\$ 2,500		
Site Directional Signage	3	ea	\$ 1,000.00	\$ 3,000		
Opinion of Cost (current non-state property)						\$ 700,875
15% Contingency						\$ 105,131
Total Cost of Project (current non-state property)						\$ 806,006
Carter House State Historic Site - Total Project Cost						\$ 3,311,516
Current Non-State-Owned Property - Total Project Cost						\$ 806,006
Total Cost of Project						\$ 4,117,522
NOTES:						
Does not include property acquisition or easement costs.						
Does not include improvements / modifications to Columbia Pike.						
Does not include engineering and permitting costs.						
Does not include any stormwater quality and quantity measures.						
Removal of gravel parking areas included in earthwork costs.						
It should additionally be noted that the above is an opinion of probable construction costs for the Carter House State Historic Site. No guarantee is made as to the accuracy or completeness thereof. Actual construction costs will be determined detailed design and contractor bidding (not included in this project's scope of services).						

TIER 2 | OPINION OF COST

Carter House State Historic Site						
Tier 1 Opinion of Probable Cost (Minimum Concept)						
Date: 06.03.15						
Note: Minimum Concept basically provides for construction of new visitors center and minimum walks, landscape and elements to support this new construction.						
Description	Qty	Units	Cost	Sum	Subtotal	Total
Overall Site Development Costs						\$ 531,135
Site Demolition						\$ 51,460
Demolition of Existing Visitors Center	2,000.0	sf	\$ 15.00	\$ 30,000		
Fill Material over asphalt paving at Carter House Lawn	300.0	cy	\$ 22.50	\$ 6,750		
Concrete Slab Removal, including Sidewalk	170	sy	\$ 13.00	\$ 2,210		
Removal of Underground Electrical, Telephone, Cable, in Visitors Center	1,000	lf	\$ 12.50	\$ 12,500		
Site Grading						\$ 479,675
Clear & Grub Site	6.0	acre	\$ 10,875.00	\$ 65,250		
Strip & stockpile topsoil (8" over cleared area) - Includes respread of material	6,500	cy	\$ 11.50	\$ 74,750		
Earthwork (Cut), Unclassified	4,000	cy	\$ 20.00	\$ 80,000		
Earthwork (Fill), Unclassified	11,000	cy	\$ 22.50	\$ 247,500		
Silt Fence	2,000	lf	\$ 4.50	\$ 9,000		
Constuction Exit	1	ea	\$ 3,175.00	\$ 3,175		
AREA I (see Cost Estimate Key Map)						
Visitor Center and Surrounds						\$ 1,706,156
Architecture						\$ 1,518,750
Visitor Center - In-Grade Visitor Center Concept	4500	sf	\$ 270.00	\$ 1,215,000		
Furniture, Fixtures and Equipment	1	ls	+25% of arch cost	\$ 303,750		
Visitor Center Utilities						\$ 54,075
6" Sanitary Sewer	210	lf	\$ 75.00	\$ 15,750		
1-inch D.I.P. Waterline (includes valves & fittings)	210	lf	\$ 47.50	\$ 9,975		
Gas Line Relocation	210	lf	\$ 75.00	\$ 15,750		
Electric Relocation	210	lf	\$ 60.00	\$ 12,600		
Walks, Walls, and Site Furniture						\$ 70,750
Sidewalks (5' Walks)	8,000	sf	\$ 4.75	\$ 38,000		
Retaining/Freestanding Wall	250	ff	\$ 75.00	\$ 18,750		
Bench	2	ea	\$ 2,000.00	\$ 4,000		
Column	2	ea	\$ 2,000.00	\$ 4,000		
Boulders	12	ea	\$ 500.00	\$ 6,000		
Landscape						\$ 32,581
Canopy Trees	5	ea	\$ 350.00	\$ 1,750		
Evergreen Trees	5	ea	\$ 350.00	\$ 1,750		
Flowering Shrubs	12	ea	\$ 50.00	\$ 600		
Mowed Grass (sod)	10,000	sf	\$ 0.40	\$ 4,000		
Native Grasses (seed and fine grade)	115,000	sf	\$ 0.20	\$ 23,000		
Mulch	37	cy	\$ 40.00	\$ 1,481		
Interpretive Elements						\$ 30,000
Visitor Center Entry Signs (Cast Aluminum Letters on Stone Façade)	1	ea	\$ 22,000.00	\$ 22,000		
Site Map and Site Introduction	1	ls	\$ 5,000.00	\$ 5,000		
Site Directional Signage	3	ea	\$ 1,000.00	\$ 3,000		
AREA II						
North of Carter House						\$ 22,000
Landscape						\$ 22,000
Native Grasses (seed and fine grade)	110,000	sf	\$ 0.20	\$ 22,000		
AREA III						
Carter House Surrounds						\$ 350,000
Interpretive Elements						\$ 350,000
Restoration of Farm Office, Smokehouse and Chimney at Ell	1	ls	\$ 350,000.00	\$ 350,000		
Opinion of Cost						\$ 2,609,291
15% Contingency						\$ 391,394
Total Cost of Project						\$ 3,000,685
NOTES:						
Does not include property acquisition or easement costs.						
Does not include improvements / modifications to Columbia Pike.						
Does not include engineering and permitting costs.						
Does not include any stormwater quality and quantity measures.						
Removal of gravel parking areas included in earthwork costs.						
It should additionally be noted that the above is an opinion of probable construction costs for the Carter House State Historic Site. No guarantee is made as to the accuracy or completeness thereof. Actual construction costs will be determined detailed design and contractor bidding (not included in this project's scope of services).						

TIER I | OPINION OF COST

Carter House Master Plan

Interpretive Storylines



Cheri LaFlamme Szcodronski
Rachael Harrell Finch



F I R E F L Y
PRESERVATION CONSULTING

INTRODUCTION

The Carter House property is owned by the State of Tennessee and operated by the Battle of Franklin Trust. It is a Tennessee State Historic Site and also a part of the Battle of Franklin National Historic Landmark. The site is open to the general public and includes the historic Carter House, historic Carter smokehouse, historic farm office, reconstructed slave cabin, and modern museum and interpretive center, as well as the Carter garden and orchard, both restored. A second parcel nearby includes the site of the Carter cotton gin house. The state also owns the adjacent property, where the gymnasium for the former Franklin High School still stands, and future development of this property is included in other sections of this Master Plan. During the Civil War, Union troops used this property, an area of high ground, to defend from advancing Confederate troops to the south of this location. As a result, this site became the center of desperate fighting during the 1864 Battle of Franklin.

The Carter House represents multiple layers of history covering a number of historical topics. Based on the site capacity at this time, the interpretation of the site will focus on one narrative, the Battle of Franklin, and a series of sub-narratives will be told through the battle story. As the site capacity grows, the secondary stories should be expanded, with an ultimate goal of equal interpretative effort given to all the layers of history represented by the Carter House landscape. Since the story of the Battle of Franklin and its place in the Civil War and Reconstruction of the United States is well documented, this report does not attempt to redo that excellent work. Instead, this report identifies additional stories that may be told from the Battle story. These secondary storylines are developed here as individual themes for interpretation.

1864 BATTLE OF FRANKLIN

The Union army's occupation of Tennessee began in February of 1862 when General Ulysses S. Grant's forces utilized the state's river system to take Fort Henry on the Tennessee River and Fort Donelson on the Cumberland River, followed by General Don Carlos Buell's capture of Nashville on the Cumberland River, and the fall of Memphis by forces advancing on the Mississippi River by June. East Tennessee came under Union control in 1863 with the fall of Knoxville and Chattanooga. Although some of these locations changed hands over time, Tennessee became the only Confederate state to come fully under Federal control by the end of the war.¹

The first action at Franklin was minor engagement on April 10, 1863. At that time, Federal forces under Major General Gordon Granger occupied the town. Confederate Major General Earl Van Dorn advanced from Spring Hill believing that Granger's main force had moved north to Nashville and only a small number of cavalry remained at Franklin. Around mid-day, Van Dorn advanced on the Lewisburg and Columbia pikes and began his attack on the Federal line, with the fighting concentrated on the southern edge of town. By early afternoon, "a large force could be seen forming in rear of an near the cotton-gin... stretching and moving from the Columbia pike to the woods that lie between the railroad and the Lewisburg Pike." Since Van Dorn's attack initially seemed weak, Granger believed the attack was a diversion while the main Confederate force moved on Brentwood. When he discovered there would be no attack at Brentwood, Granger attempted to make a counterattack on Van Dorn, and although his

troops did capture a Confederate battery on the Lewisburg Pike, an attack by Confederate cavalry general Nathan Bedford Forrest routed the Federal troops and the disorganized Union attack failed. Realizing the Federal force was much larger than he originally thought, Van Dorn withdrew to Spring Hill and Granger did not pursue him.²

The citizens of Franklin would again be caught in the midst of battle the following year. The annals of war may be long searched for a parallel to the desperate valor of the full field charge of the Confederate Army of Tennessee at Franklin in 1864. This charge, called "the greatest drama in American history" and the "Gettysburg of the West," was one of the bloodiest conflicts of the entire Civil War.³ This battle destroyed any hope for Confederate General John Bell Hood's Confederate army to retake Nashville or to move into Kentucky and Virginia. But the men who fought in the war, and particularly at Franklin, remembered the horror and the valor of their comrades deeds.

When Fountain Branch Carter built his home one mile outside of Franklin in 1830, he never envisioned his land would become synonymous with one of the bloodiest battles of the Civil War. The Carter House, located on a hill along the Columbia Pike, became a strategic location for Union Brigadier

¹ Stephen V. Ash, "Civil War Occupation," *Tennessee Encyclopedia of History and Culture*, www.tennesseeencyclopedia.net.

² United States War Department, *The War of the Rebellion: A Compilation of the Official Records of the Union and Confederate Armies*, Series I, Volume XXIII, Part I, Pages 221-227; The American Battlefield Protection Program, "Franklin," *CWSAC Battle Summaries*, www.nps.gov/abpp/battles/tn016.htm.

³ *Hallowed Ground, Preserving Tennessee's Civil War Battlefields*, Tennessee's War Commission, 2001.

General Jacob Cox, of General John Schofield's army, to select as his headquarters in the early morning of November 30, 1864. As Cox and his men neared exhaustion after an all night march from Spring Hill, Cox remembered the Carter House, "was on our left hand as we approached the town, and was partially hidden by a grove of trees a little way south of it." Carter offered Cox full use of their front parlor.

Schofield's primary objective was to move his 800 wagon trains, 60 pieces of artillery, and over 25,000 men to assist General George Thomas in reinforcing Nashville. Upon his arrival in Franklin, Schofield discovered the bridges that crossed the Harpeth River were no longer standing. "The pontoons are not here, the county bridge is gone, and the ford is hardly passable," he told Cox. "You must take command of the Twenty-third Corps, and put it in position here [at the Carter House] to hold Hood back at all hazards till we can get our trains over, and fight with the river in front of us. I will give you the batteries from the Fourth Corps, in place of yours, as they come in."⁴

Upon receiving these orders to fortify the area, Cox positioned troops, prepared breastworks, and would, if needed, fight Confederate General John Bell Hood's Army of Tennessee. The topography of this strategic position sloped up to the west side of the Carter House, and then leveled east of the house near the cotton gin. The Federal army's line of defense made a fish hook shape that stretched from the Lewisburg Pike and Harpeth River to the Nashville Decatur Railroad on the east, and then west past Carter's cotton gin to Columbia Pike. At the Carter House, the barricade stopped at the smokehouse and the farm office, which served as barriers, then continued further west towards Carter's Creek Pike.

Cox's purpose was to block Columbia Pike, leaving a gap big enough for his own supply wagons to pass. Inadvertently, this opening became the weakest portion of the Federal line. Cox stated, "Where the line crossed the road, a gap was left of the full width of the road, for the continuous lines of wagons and artillery crowded it all the morning. On the west of it, the line continued at right angles to the road for fifty yards on level ground, and then bent to the rear, descending the slope somewhat as it did so. This was with the purpose of placing a battery on the summit at the right of the brick smoke-house, which could fire over the heads of the infantry in the front line, and sweep the approaches in the direction of the Bostick place."⁵

Around 4:00 pm on November 30, 1864, the bloody battle of Franklin began as Hood's troops advanced on Cox's position. Confederate soldier S.A. Cunningham described the desperate scene: "The enfilade fire from the cotton gin (Cleburne's brave men failed to take the line across the pike) was so severe that our dead were piled upon each other and far on in the battle. I felt that there was no rule of warfare whereby all the men should be killed, and said to General Strahl suggestively, 'What had we better

⁴ Jacob D. Cox, *Battle of Franklin, Tennessee, November 30, 1864: A Monograph*, 1897, reprinted in 1983.

⁵ Cox, *Battle of Franklin*, p. 55-56.

do?' His reply was instant: 'Keep firing.'"⁶ Within five hours, the intense hand-to-hand combat left a total of nearly 10,000 men from both sides dead, wounded, missing or captured. Six of Hood's generals died on the battlefield: Brigadier General Otho Strahl, Major General Patrick Cleburne, Brigadier General States Rights Gist, Brigadier General Hiram Granbury, Brigadier General John Adams, and Brigadier General John C. Carter.⁷ During the night, the Federal army pulled out of Franklin. Believing he won a hard earned victory, Hood assumed the field.

As the sun rose on the Carters' farm the next morning, the family witnessed the bullet-riddled home and outbuildings, and the yard was scattered with the dead. Later, Moscow Carter recounted "I counted fifty-seven Union dead soldiers lying dead within an area from the smokehouse to about thirty yards north of the house...Those who examined the Union dead at the cotton gin claimed that practically all received bullets to the head, reflecting the intense fighting across the parapet. The heavy headlogs from the cotton gin were shot to pieces."⁸

Following the battle, Hood's exhausted Confederate soldiers hastily buried the dead of both armies in shallow graves where they fell on the battlefield. Meanwhile, the overwhelming logistical problems of caring for the wounded strained resources on the town's citizenry. Forty-four homes and buildings became Confederate hospitals, while three became hospitals for Federal soldiers. The citizens of Franklin fed and cared for the wounded, and soldiers on both sides recognized their compassion. By 1865, the Federal government created a systematic plan for the re-interment of the Union dead. The graves of several hundred Federal soldiers were relocated from the Carter House property to Rose Hill cemetery in Columbia, and later to the national cemeteries at Nashville and at Stones River in Murfreesboro.⁹ Around the same time, the Confederate soldiers were exhumed from the fields east and west of the Carter House and moved to a private cemetery donated by John and Carrie McGavock at the nearby Carnton Plantation. This cemetery became a focal point for Confederate memorial days and reunions of the late 1860s and 1870s, and eventually for blue-gray reunions from the 1880s to the 1920s.¹⁰

⁶ S.A. Cunningham, "Story of a Terrible Battle: The Carnage at Franklin, Tennessee, Next to that of the Crater," *Southern Historical Society Papers*, MTSU, James Walker Library, Special Collections.

⁷ *Confederate Veteran*, 5, p. 300-301; Eric Jacobson, *For Cause and Country: A Study of the Affair at Spring Hill and the Battle of Franklin*, (Franklin, TN: O'More Publishing), 320-370, 443-444.

⁸ "Col. Moscow B. Carter, interviewed by Frank H. Smith," July 1, 1906, cited in Rick Warwick's *Williamson County Civil War Veterans: Their reunions and Photographs*, (Nashville: Panacea Press, 2007), 53-56.

⁹ National Archives and Records Administration, "Report of Lt. Col. E.B. Whitman, Superintendent of National Cemeteries for the Department of the Cumberland at Louisville, Kentucky, May 1869, Record Group 92: Records of the Office of the Quartermaster General, 1774-1985, War Department, Office of the Quartermaster General, Cemeterial Branch, August 19, 1867-1895"; Nashville National Cemetery, United States Department of Veterans Affairs, <http://www.cem.va.gov/cems/nchp/nashville.asp> (accessed May 2015).

¹⁰ McGavock Cemetery Book, April 1866, copied by Col. George Cowan in 1910, including a history of the cemetery and deed of the land to the Confederate Cemetery Association, Williamson County Archives, Franklin, TN, MF AC no.209.

CONNECTIONS TO OTHER FRANKLIN FAMILIES

About 100 yards north of the Federal army's main line at the Carter House stands the Lotz family home. Positioned just northeast of the Carter House, this was the home of Johann Albert Lotz, his wife Margaretha, and their children Amelia, Paul, Augustus, and Matilda. Originally from Germany, Lotz purchased five acres of land from Fountain Branch Carter in 1855. By 1858, the Lotz family had built and moved into their house. Lotz, a piano maker and master carpenter, did not own slaves, and used his home as a "show place" for his craftsmanship.

On the eve of the battle, young Matilda Lotz had just turned six years old. As soon as United States Brigadier General Jacob Cox realized a battle was to begin, he encouraged Fountain Branch Carter, Moscow Carter, and other citizens nearby to seek shelter for their families stating that the army could not guarantee anyone's safety. Albert Lotz feared his "wooden plank house" would not protect his family, so Fountain Branch Carter offered the Lotz family the safety of his cellar. Huddled in the basement from the battle raging above, both families spent the entire evening uncertain of what they would find by first light. The next morning, the Lotz family discovered their home had been severely damaged during the battle. The house served as a hospital for the wounded soldiers on both sides until the following summer.¹¹ Today, the Lotz House offers a reminder of the Battle's impact on Franklin families.

Prior to the war, the McGavocks and the Carters were also neighbors. Their property lines abutted at the Nashville Decatur Railroad as it crossed over Lewisburg Pike. On the afternoon of November 30, 1864, Carrie McGavock watched from her front porch as several hundred Confederate troops under the command of Major General William Loring crossed her yard and marched through the fields towards the left flank of the Federal army, which was entrenched just beyond the Nashville Decatur railroad. As the first shots fired, Carrie and her husband John realized their home and land were to become part of a battle. Just as quickly as the men marched across the field, so to were the men fired upon. The wounded and dying began to flood the first floor of Carrie and John's home, known as Carnton. By nightfall, Carnton became the largest Confederate field hospital in the area, sheltering as many as 300 men inside the house and another 200-300 more in the various outbuildings and yard. The bodies of several Confederate generals, including Patrick Cleburne, laid in state on the back porch. Carrie and John assisted surgeons and medical personnel in any way they could; Carrie personally ripped up her own bedsheets, tablecloths, undergarments, and John's linen shirts to use as bandages. Confederate Colonel W. D. Gale wrote of the scenes at Carnton "The wounded, in hundreds were brought to it during the Battle, and all the night after. Every room was filled, every bed had two poor, bleeding fellows, every spare space,

¹¹ The Lotz House Civil War House Museum <http://lotzhouse.com/history.htm> (accessed May 2015); Also J.T. Thompson and Robert Z. Carlisle II, *The Lotz Family: Survivors of the Battle of Franklin*, 2nd ed. 2014, 85-87. Rick Warwick, "The Lotz Family," *Williamson County Historical Society Journal* 42 (2011): 105-106.

niche, and corner under the stairs, in the hall, everywhere—but one room [saved for the family]. And when the noble old house could hold no more, the yard was appropriated until the wounded and dead filled that."¹²

In later years, Confederate veterans remembered Carrie for her kindness she provided after the Battle of Franklin.¹³ After the war, many Confederates who had been buried in makeshift graves began to unearth. The McGavocks donated two acres of their own land for the proper reburial of the Confederate dead. They hired George Cuppet and his brother Marcellus, along with a few others, to catalog and rebury each soldier within designated sections, divided up by states. Once the cemetery reburials were complete, Carrie maintained the journal with each soldier's name until the day she died, and multiple reunions were held in the McGavocks' cemetery grove.

THE CARTER FAMILY'S WAR EXPERIENCE

Fountain Branch Carter was born in 1797 to Francis and Sarah Carter, the oldest of seven children. The Carter family lived in a log house in Waddell Hollow, west of Franklin. In 1821, Fountain Carter bought land adjacent to his parents' property. He married Mary "Polly" Atkinson in 1823, and went into business making boots and shoes shortly after, opening a shop on East Main Street near the Harpeth River. He and his business partner later expanded the business to general merchandise,¹⁴ and he and Polly moved into downtown Franklin.¹⁵ The two had twelve children, eight of whom survived to adulthood: Nisau Red (1824-1827), Moscow Branch (1825-1913), Orlander Hortensius (1827-1828), William Augustus (1829-1830), James Fountain (1831-1859), Samuel Atkinson (1833-1837), Mary Alice (1835-1869), Sarah Holcomb (1837-1868), Annie Vick (1838-1901), Theodrick "Tod" (1840-1864), Francis Watkins (1842-1923), Frances Hodge (1844-1901).¹⁶

Alice M. Nichol, granddaughter of Fountain Branch Carter, recalled: "The first sound of the firing and booming of the cannons, we children all sat around our mother and cried." Tod Carter, the youngest son of Fountain Branch Carter, had not been home in over three years. A courier for Confederate

¹² *Carnton Plantation and Battlefield*, (Franklin, Tennessee: The Battle of Franklin Trust, 2012), 18.

¹³ Sam Davis Elliott, *Soldiers of Tennessee: General Alexander P. Stewart and the Civil War in the West* (Baton Rouge: Louisiana State University Press, 1999), 245; *Carnton Plantation and Battlefield*, 17-20.

¹⁴ Samuel Smith and Benjamin Nance, "Archaeological Investigations at the Carter House State Historic Site, Franklin, Tennessee," (Tennessee Department of Environment and Conservation, Division of Archaeology, 2010), page 5, Carter House Collection.

¹⁵ Smith and Nance, "Archaeological Investigations," 5.

¹⁶ Smith and Nance, "Archaeological Investigations," 6.

General Thomas Benton Smith's staff, Tod was anxious to return to his home. Prior to the battle's start, he broke off from his regiment and charged for home; Tod would not make it even to the yard gate. According to Alice's account, Smith rode up to the house saying "Captain Carter is severely wounded on the battlefield and I will show you where to find him. Aunt Sallie and grandpa went ahead with him, Aunt Fannie and Aunt Sallie McKinney followed with lanterns. My mother kept the children. She and Lena Carter fixed the bed in the family room and straightened it up as best they could, so they would have a place to put him. I can never forget seeing two men bringing him in the back way between the smokehouse and the boys office that stood by the smokehouse, with a walk and gate between that led into the garden. They found him about 150 yards southwest of the smoke house lying face down thrown over his horses' head, shot nine times in the arms and legs and a ball over his left eye. He was unconscious when they brought him in and laid him down on Aunt Annie's lounge. I can still see his limp legs and arms now with his Captains uniform and cavalry boots and spurs, he had a black hat with a black plume on it." Tod awoke only to utter the words, "home, home, home." He had a simple funeral and was laid to rest in Rest Haven cemetery.¹⁷

Following the battle of Franklin, the Carter's cotton gin was badly damaged. Its weatherboard and other materials, including some of the screw press, had been used for the construction of earthworks by the Federal army. Behind the earthworks at the Carter House, the farm outbuildings, as well as the main house, were scarred by the battle and the property was littered with debris. Moscow Carter "counted fifty-seven Union soldiers lying dead within an area from the smokehouse to about thirty yards north of the house. Those who examined the Union dead at the cotton gin claimed that practically all received bullets to the head, reflecting the intense fighting across the parapet. The heavy headlogs from the cotton gin were shot to pieces."¹⁸

Alice Nichol recalled "the negroes raking up the bullets in our yard and carrying them across the street burying them as there were so many. We children went with grandpa and I remember seeing General Cleburne lying on the breastworks, and seeing the men carry him off on a litter, had to step over the dead and such an awful odor of blood and gunpowder, the whole sight made me sick and I flew back to my mother."¹⁹

Rosalie Carter, granddaughter of Moscow Carter, commemorated the role of Carter Family and Carter House in the Battle of Franklin with the following poems reprinted in 1990 by the Williamson Historical Society:

¹⁷ Alice Nichols Britt Collection, Tennessee State Library and Archives, Nashville, Tennessee.

¹⁸ "Col. Moscow B. Carter, interview by Frank H. Smith," July 1, 1906, cited in Rick Warwick's *Williamson County Civil War Veterans: Their Reunions and Photographs* (Nashville, Tennessee: Panacea Press, 2007), 53-56.

¹⁹ Britt Collection, TSLA.

The Carter House

The Carter House remembers yet
 The tragic day none can forget,
 That day when all the fields around
 Became a blood-stained battle ground.
 It spends long hours in reverie,
 Recalling scenes that used to be;
 In sighing winds it often hears
 The ebbing life of yesteryears.
 November twilights gather fast;
 Ghost-soldiers than go marching past,
 Some clad in Blue, some wearing Gray,
 As if to fight another day.
 At this old house which once could tell
 Of minie ball and Rebel yell,
 We pause to pray - because we should,
 For peace, and love, and brotherhood.

Tod Carter - Home at Last

"I am almost home! Come with me boys!"
 They could hear Tod shout above the noise
 Of the cannons' boom, and shrieking shells,
 The exploding bombs, and Rebel yells!

The Battle raged until near midnight;
 The women prayed. By the dawn's faint light
 They found him lying among the dead;
 He was wounded in the charge he led.

He was carried through the garden gate,
 While they sobbed in words, compassionate,
 "Our sad hearts ached as the long years passed,
 Now our brother has come home at last!"

LABOR AND AGRICULTURE

One of the greatest impacts of the Civil War on the agrarian South was the end of slavery. With the loss of slave labor, which was relatively inexpensive compared to wage labor, there were major shifts in southern agriculture. Large plantations, as well as many mid-size farms, in the South could not afford to operate as they had before the war. The system of slave-based labor was quickly replaced by tenant farming and sharecropping systems in which workers, both white and black, were employed through labor contracts. These contracts appeared to give workers self-sufficiency, but often left the workers dependent on their employers.

SLAVERY AT THE CARTER HOUSE

Fountain Branch Carter, before the Civil War, owned multiple farms in Williamson County. This report, however, focuses only on the Carter House property, which included a few hundred acres. In 1830, Fountain Branch Carter owned eight slaves, and in 1840 he owned six slaves, five of whom were employed in agriculture. By 1850, Carter's slave labor force had grown to fifteen slaves, and his farm produced 2000 bushels of corn, 1500 bushels of oats, thirty bushels of Irish potatoes, 250 bushels of sweet potatoes, 100 pounds of butter, nine tons of hay, and fifty bushels of other grass seeds on 300 acres. Carter's laborers also cared for fourteen horses, two mules, four dairy cows, ten cattle, and 100 pigs. The workforce grew to twenty-eight slaves in 1860, housed in seven slave houses. These laborers produced large quantities of corn, wheat, potatoes, cotton, peaches, apples, and other fruit while simultaneously caring for several hundred hogs and cattle, milk cows, and chickens.²⁰

Although much about the people enslaved at the Carter property is not known, the Carter family Bible lists the names of eleven "Negroes," as well as one "Negro" death: Ishmael, Arthur, Wiley, George, Rachel, Ann, Eliza Jane, Fannie, William Allen, Caroline, Dick, and Ann.²¹ Also known was an enslaved couple, Jack and Calpurnia. Jack was born about 1830 and Calpurnia in 1825. At least five of Jack and Calpurnia's children were born into slavery on the Carter farm.²²

At the beginning of the Civil War, Moscow Carter wrote to his wife, Callie, to inquire about "the farm and I want to know what the Negroes are up to and how my stocks look etc."²³ As the war continued on, the enlistment of former slaves and freed blacks into the United States Army created a certain uneasiness among former slaveholders and townspeople in Middle Tennessee. By the spring of 1864, Moscow wrote to his brother Tod Carter:

We have for the first time during the Federal occupancy, of this town, a corps of — soldiers, or as I heard a soldier call them the other day, "smoked Yankees" quartered in the vicinity. I think there is a company yet — though I understand it will be increased to a regiment. Among the citizens there is a general feeling of disgust, and, so far as I can understand men's feelings, the officers and soldiers of the garrison are not a little chagrined at their presence.²⁴

There are no formal records indicating whether or not Fountain Branch Carter freed his slaves, however, his will does show his wishes for Jack and Calpurnia to have several acres of land after his death.

THE IMPACT OF EMANCIPATION

The post war years were laborious for the Carter family and the property changed significantly — and quickly — after the war ended. While the records are unclear about how many of their former slaves stayed at the Carter farm, there are records indicating Moscow and Fountain Branch Carter hired African Americans to work their farm and cotton gin.

The changes of the post war years took its toll on the Carter farmstead and family, especially Moscow. On January 7, 1870, he wrote, "I feel bad, bad, bad! Physically, I am altogether alright, but that is a trivial circumstance compared to my mental suffering. Today, for the first time in my life, I am compelled to experience the deep humiliation of having an execution levied to make one pay my debts. I have not the talent for making money, and fully as little for keeping it." Just a week later, he wrote:

²³ Moscow Carter to wife Callie Carter, "Camp Rucker near Cumberland Ford, Kentucky, September 22, 1861," Battle of Franklin Trust Archives, Franklin, Tennessee.

²⁴ "Moscow B. Carter Papers, 1853-1908," MS Ac No 1971, Tennessee State Library and Archives, Nashville, Tennessee; Moscow Carter to Tod Carter, "Family letters during the Civil War, 1861-1865," The Battle of Franklin Trust Archives, Franklin, Tennessee.

²⁰ United States Census Bureau, *1830 U.S. Federal Census, 1840 U.S. Federal Census, 1850 U.S. Federal Census, 1850 U.S. Federal Census — Slave Schedule, 1860 U.S. Federal Census, 1860 U.S. Federal Census — Slave Schedule*, www.ancestry.com.

²¹ Carter Family Bible, Carter Family Private Collections, Battle of Franklin Trust Archives, Franklin, Tennessee.

²² The Battle of Franklin Trust, "The Carter House, Franklin, Tennessee," 2012, 13-14, Carter House Collection.

An idea respecting the planting of cotton suggested itself to my mind, today, and I think if not too inconvenient, or forgotten, I will put it in practice this coming season; provided, I cultivate that crop. It is, to wet the seed and roll them in rich powdered manure and gypsum, mixed. The point sought to be gained by the process in the early germination and accelerated growth of the young plant. I have rented, from father, about sixty-five acres of land, and am at a loss to decide to what crops to appropriate for it. Broom corn, at present, is the dominant idea: and though I have cherished it for some time, I can not help but have some misgivings about the success of the crop. It looks so much like trash. Cotton seems so tedious and expensive to manage, I dread it. While Indian corn promises so small a return in money, I do not relish it much. Potatoes, I have thought too, but they are heavy to handle, and costly to transport—so out of all, I cannot think of a single thing that fully meets my approbation.²⁵

Moscow Carter's writings continue on and off for many years, and provide details of hiring African Americans, the changing landscape of the town and countryside, and his thoughts on local government activity. He gave intimate perceptions about his own farm and planting cycles. "At the southeast corner of the orchard near Columbia Pike running west, and finishing at the north end, were rows of varied trees. Two Summer Queens have been planted instead of Yellow Harvests – So there are but 34 of the latter. Peach Trees: Beginning at the north end and running East to West, 5 trees in a row. Varieties unknown."²⁶ He also reported, "My stock consists of two mules, Nelly, Sam and Nelly's colt, two milk cows and calves, and 5 dry cattle, and 24 head of hogs, in other words 5 head of horses and mules, 8 head of cattle and 24 head of hogs. This quantity of stock counts with telling the effect on my store of provider."²⁷

As the years passed, the landscape of the Carter property began to change as well. Moscow Carter leveled the breastworks early in 1865 and slowly began rebuilding the farm. The cotton gin was repaired after the battle, and by around 1880 Carter had improved the building by adding wings to the east and west sides and converting to steam power. As the Carter property lost more and more of its wartime appearance, so too did the Franklin battlefield as the town expanded with the addition of contemporary homes, sidewalks, and roads. Moscow bragged about the changes in an 1884 letter to *Century Magazine*: "The general aspect of the country has undergone a wonderful change. You could hardly credit your senses were you suddenly transported hither. Instead of fenceless, uncultivated, desolate farms, verdant

fields, thrifty orchards, blooming gardens, and almost countless fresh looking homelike dwellings present themselves to view. The recuperative energies of our people are simply astonishing."²⁸

²⁵Moscow B. Carter: Post War Diary, January 7, 1870 and January 14, 1870, Carter Family Private Collections, Battle of Franklin Trust Archives, Franklin, Tennessee.

²⁶ Moscow B. Carter: Post War Diary, January 1, 1870, Carter Family Private Collections, The Battle of Franklin Trust Archives, Franklin, Tennessee.

²⁷ Moscow B. Carter: Post War Diary, January 4, 1870, Carter Family Private Collections, The Battle of Franklin Trust Archives, Franklin, Tennessee.

²⁸ "Moscow B. Carter's letter to *Century Magazine*," in *Williamson County Historical Society*, 25, Spring 1994, 68.

PRESERVATION OF THE CARTER HOUSE AND COMMEMORATION OF THE 1864 BATTLE OF FRANKLIN

The majority of downtown Franklin, totaling 3,840 acres including the Carter House site, was part of a military land grant made to Captain Anthony Sharp by the State of North Carolina in 1784. When Sharp died in 1812, his lands were divided with the Carter House property inherited by his daughter, Nancy Sharp, and her husband, Angus McPhail. They sold the 19 acres of their parcel on the west side of Columbia Pike to Fountain Branch Carter in 1829.²⁹ Their home was completed the following year. It was built in Flemish bond brick, and the clay from digging the basement was used to make the bricks for the house. The house was one and half stories and late Federal style.³⁰

The Carter cotton gin was a central point of the 1864 Battle of Franklin and the scene of some of the most intense fighting. A number of Confederate officers were killed at this site, including General Patrick Cleburne. The Carter's smokehouse was also a central point of the battle, located just south of the Carter House on the Federal earthworks fewer than 100 yards from the cotton gin. After the battle, a Confederate monument was dedicated on the Franklin public square by TN Congressman General George W. Gordon, a Confederate officer captured during the Battle of Franklin. In an undated newspaper article describing the dedication, republished by the Williamson County Historical Society, Gordon described bullets as thick as buzzing bees and noted the smokehouse showed proof the desperate fighting, with almost every brick chipped or broken.³¹

The Carter House has been a leader in the preservation of the Franklin Battlefield and the 1864 Battle of Franklin story, as well as the host for a number of re-enactments, reunions, and commemoration events since opening to the public as a state historic site. Site preservation and battle commemoration efforts have been led by Carter family members, battle survivors, Franklin residents, government representatives, and the public. The sentiment driving these efforts was perhaps best captured during the opening ceremonies of the Battle of Franklin re-enactment in 1989, in a welcoming speech given by T. Patton Adams. After recounting the story of the battle and the fight for family, home, and land, Adams concluded by saying, "Now it's *our* time to safeguard our land. You and I, and soon our children. For the

²⁹ Williamson County Minute Book No. 3, Williamson County Deeds, Book K, page 198.

³⁰ Moscow Carter, "The Historic Carter House Talks," Carter House Collection; Black & Black Preservation Consultants, "Architectural Conservation Assessment, The Carter House, Franklin, Tennessee," July 27, 1994, Carter House Collection.

³¹ "Newspaper Articles from the Scrapbook of Mary Nichols Britt: Franklin Battlefield," *Williamson County Historical Society*, No. 21 (Spring 1990), 7.

honor of those who came before us, for the sake of those who follow, I pray we do it well. I pray we do it successfully. *That* is the greatest honor - the greatest honor - we can ever give to their memory."³²

DESIGNATION AS STATE HISTORIC SITE

In 1896, Moscow Carter sold his family home to S.G. Williams, who sold immediately to O.E. Daniels. In 1910, Daniels sold to Roberta "Robbie" Hunter, who later married Joe Ullathorn. Hunter added a number of Colonial Revival elements, including adding dormers and a portico to the front around 1913-1914, cutting the original stepped parapets down to the gable line, and adding a new wing to the southwest corner of the house by 1928.³³

The site was later used as rental property, during which time its condition deteriorated, and by the 1930s and 1940s it was in danger of demolition. Few buildings that witnessed the Battle of Franklin remained standing, so Mary Britt, the great-granddaughter of Fountain Branch Carter, led efforts to have the site preserved.³⁴

In 1951, the State of Tennessee purchased the Carter House property for \$20,000 as a shrine to the 1864 Battle of Franklin.³⁵ The Carter House Association was formed at that time to administer the property, under the supervision of the Tennessee Historical Commission. The Governor appointed

³² T. Patton Adams, "The Battle of Franklin: A Speech Given by T. Patton Adams for the Opening Ceremonies of the Battle of Franklin Re-Enactment at the Carter House, Franklin, Tennessee, November 30, 1989," *Williamson County Historical Society*, No. 21 (Spring 1990), 20-31.

³³ Black & Black Preservation Consultants, "Architectural Conservation Assessment, The Carter House, Franklin, Tennessee," July 27, 1994, Carter House Collection; 1908 Sanborn Map shows no porch; 1913 Sanborn Map shows porch added but no addition; 1928 Sanborn Map shows porch, addition, and kitchen seems to have been moved south a short distance, Williamson County Archives; 1913 photo shows the original appearance of the house - dormers and porch were not yet added, "A Dream Come True for the Late Dr. M.B. Carter," Newspaper Book #3, Williamson County Archives, Franklin, TN.

³⁴ James A. Britt, "Mary Virginia Nichols Britt (1872-1954)," *Williamson County Historical Society*, No. 21 (Spring 1990), 1-2; "Newspaper Articles from the Scrapbook of Mary Nichols Britt: Franklin Battlefield," *Williamson County Historical Society*, No. 21 (Spring 1990), 7.

³⁵ "A Dream Come True for the Late Dr. M.B. Carter," Newspaper Book #3, Williamson County Archives, Franklin, Tennessee.

trustees to the Carter House Association Board, and \$6,000 was appropriated for the maintenance of the property over the first two years.³⁶ Among the earliest repairs to the house were the removal of the Colonial Revival elements, rebuilding the stepped parapets, repairing interior plaster, raising the floor level of the rear ell, and constructing a new end chimney and a new rear porch. The Farm Office, which had been attached to the rear ell, was returned to its original location on the southern property line next to the smokehouse.

Shortly after the purchase, Moscow Carter Jr. passed away, although prior to his death he expressed satisfaction in living “long enough to see the Old Carter House endowed as a state shrine.”³⁷

The site was officially dedicated and opened to the public in a ceremony on May 14, 1953.³⁸ The program included a welcome address by Franklin’s mayor, Frank Gray, as well as comments from Gordon Browning, Prentice Cooper, Stanley Horn, and Dan Robison, all from the Tennessee Historical Commission.³⁹

DESIGNATION OF FRANKLIN BATTLEFIELD NATIONAL HISTORIC LANDMARK

National Historic Landmarks are places that demonstrate exceptional value in commemorating or illustrating the history of the United States. The program is overseen by the National Park Service. All National Historic Landmarks were automatically added to the National Register of Historic Places after its creation in 1966. Buildings, sites, structures, objects, and districts may be nominated as National Historic Landmarks if they are the location with the strongest association with a significant event in American history, the best location to tell the story of an individual who played a significant role in American history, an exceptional representation of a particular construction method or building type in the country, or have the potential to yield new information through archeology.

The Franklin Battlefield, including the Carter House, Carnton Plantation and Confederate Cemetery, Winstead Hill, and Fort Granger, was designated as a National Historic Landmark in 1961. At the June 11, 1961, meeting of the Carter House Association, Lawrence Quist of the National Park Service

³⁶ Dan Robison to undisclosed recipients, February 7, 1952, Carter House Collection; “Chapter No. 268, Public Acts of 1951,” Carter House Collection.

³⁷ “A Dream Come True for the Late Dr. M.B. Carter,” Newspaper Book #3, Williamson County Archives, Franklin, TN.

³⁸ Mrs. Felix B. Hays to Dr. Dan Robison, April 29, 1953, Carter House Collection.

³⁹ Program for “The Formal Opening of the Carter House,” May 14, 1953, Carter House Collection.

presented the group with the National Landmark certificate.⁴⁰ At the Carter House property, the Carter House, kitchen, smokehouse, and office are contributing structures to the landmark, while the slave house and visitors center are non-contributing. The Franklin Battlefield was listed for its significance as a Civil War site, being the location of the greatest number of casualties among generals, with six killed, one captured, and five wounded. It is also regarded as the point in the war in which hope of a Southern victory faded completely. The Confederate Cemetery at Carnton Plantation is the only all-Confederate cemetery in Tennessee.⁴¹

PRESERVATION AND COMMEMORATION EFFORTS

For the 1961-1962 fiscal year, the Carter House Association received their usual \$2500 annual grant-in-aid for maintenance. That year, they requested an increase in their grant-in-aid amount, which was denied because the funds were given through a state appropriations bill, which could not be changed between legislative sessions. However, the Tennessee Historical Commission invited the board to submit requests for capital expenses above the grant-in-aid amount, which could be considered on a case-by-case basis.⁴² To prepare for the Centennial of the Civil War, they requested additional appropriations of \$2,000. With these funds, they added a no-climb metal fence around the property, wallpapered the parlor and painted the interior woodwork of the Carter House, added outdoor flood lights, purchased candlesticks and other house furnishings, and added lamps for the back porch of the Carter House.⁴³

They also received \$1,000 in additional funds to prepare for the 100th Anniversary of the Battle of the Franklin in 1964. One of the biggest projects that year was the reconstruction of a slave cabin on what was believed to be the site of an original Carter House slave cabin. The building had been deconstructed and moved from another site, and after being rebuilt on the Carter House property, was cleaned and treated for termites. Other projects included repairs to the retaining wall at the front of the property, new furnishings for the upstairs bedrooms of the Carter House, and restocking the gift shop.⁴⁴

⁴⁰ Martha B. Lee to William T. Alderson, June 24, 1961, Carter House Collection; “Carter House Gets National Certificate,” *Nashville Banner*, June 12, 1961, Carter House Collection.

⁴¹ National Park Service, “Franklin Battlefield National Register of Historic Places Inventory-Nomination Form,” November 26, 1982.

⁴² Martha B. Lee to William T. Alderson, June 24, 1961, Carter House Collection; William T. Alderson to Mrs. J.W.N. Lee, III, June 27, 1961, Carter House Collection.

⁴³ Mrs. W.H. Wyatt to Dan Robison, November 25, 1959, Carter House Collection; Dan Robison to Mrs. W.H. Wyatt, December 16, 1959, Carter House Collection.

⁴⁴ Mrs. George B. Harris to James W. Moody, Jr., May 18, 1965, Carter House Collection.

In 1966, the Carter House Board of Directors requested an additional \$1000 from the Tennessee Historical Commission to increase the salary of their curator from \$6.00 per day to \$10.00 per day and that of the assistant curator from \$5.00 per day to \$8.00 per day.⁴⁶ The following year, the Tennessee Historical Commission provided \$2500 to supplement these salaries. The board also started a contingency fund at this time, to be used in case of emergencies.⁴⁷

That same year, a \$1,000 grant from the Tennessee Historical Commission was used by to conduct a site survey for a proposed museum and interpretation center.⁴⁸ The Carter House Association commissioned architect Charles W. Waterfield, Jr., to conduct the survey, which was completed that November. In Waterfield's report, he noted that although the Carter House site was well operated and well maintained, its proximity to other buildings and its lack of graphic interpretation left visitors to the site wanting. He recommended the acquisition of adjacent properties and the addition of an interpretive center, especially since there was no other Civil War interpretation in the area at the time despite the importance of the Battle of Franklin.⁴⁹ This study was discussed at the December 1967 meeting of the Tennessee Historical Commission, and they requested a more complete study including further discussion with Waterfield, plans for financing, and land acquisition.⁵⁰

Through most of the 1960s, state funding continued in the amount of \$2500 annually, intended for use in capital projects. In 1966, the board again requested an increase in their grant-in-aid amount to \$5000 annually, citing increasing costs of labor, services, and materials to maintain the property. Although they did not receive the increase at that time, they did receive an additional \$3000 in 1970 for capital projects and another \$6000 in 1976 for restoration of the slave cabin.⁵¹

In the 1980s, the Carter House Board of Directors began working with the Tennessee Historical Commission to identify the major repairs needed to preserve the site and maintain it as a tourist attraction. A 1987 "Top Ten Long-Range Wish List" produced by the board prioritized preserving the bricks and mortar, leaving educational and personnel growth goals to be achieved through other avenues. The list included addressing moisture problems, restoration of the slave cabin, installing climate control systems,

⁴⁶ Mrs. George B. Harris to Dr. Sam B. Smith, October 24, 1966, Carter House Collection.

⁴⁷ Frances T. Harris to Dr. Sam B. Smith, September 18, 1967, Carter House Collection.

⁴⁸ Frances T. Harris to Dr. Sam B. Smith, September 18, 1967, Carter House Collection.

⁴⁹ Charles Waterfield, Jr., "Analysis & Recommendations: Interpretation Center & Museum at the Carter House, Franklin, Tennessee," November 28, 1967, Carter House Collection.

⁵⁰ Stephen Lawrence to Mrs. George B. Harris, December 5, 1967, Carter House Collection.

⁵¹ Mrs. George B. Harris to Dr. Sam B. Smith, July 9, 1965, Carter House Collection, Franklin, Tennessee; Mrs. George B. Harris to Dr. Sam B. Smith, October 24, 1966, Carter House Collection, Franklin, Tennessee; Herbert Harper to Mrs. Randall Wyatt, September 22, 1969, Carter House Collection, Franklin, Tennessee; R. Paul Cross to Mrs. Frank Ingraham, October 19, 1976, Carter House Collection, Franklin, Tennessee.

conducting scholarly research on the architecture of the buildings, adding a new entrance and parking lot, developing a long-range grounds plan that included signage and plantings, improving site security, investing in updated technology for the museum, determining the maximum use for the outbuildings, and expanding the existing museum to include more storage, office, and programming space.⁵²

By 1989, many of these improvements were underway. The slave cabin had been inspected to identify its restoration needs, which would return the appearance of the building to an 1829-1840 time period for the purposes of interpretation. The cabin required several elements to be modified, including its chimney, foundation, framing, roof shingles, overhang structure, gutters, fireplace, sleeping loft, and shutters, as well as modern concerns about drainage and heating. The Carter House chimneys were also inspected for needed repairs, which included adding a concrete cap to the north chimney, similar cap repairs to the south chimney, and the dining wing chimney was identified as having been rebuilt. All three chimneys had been inappropriately sandblasted in the 1950s, removing protective finishes and causing some of the moisture problems that had been observed.⁵³

In 1986, paint analysis indicated that the original paint in the foyer was a bright mint green shade, although a more muted tone was used to repaint the room. A blueish marble baseboard was also used throughout the house.⁵⁴ In 1998, additional paint analysis conducted by Matthew John Mosca of Baltimore, Maryland, revealed that the Carter House front door and rear doors were painted with a faux wood grain finish; the rear porch post, rear door frames, and front facade woodwork were a glossy stone color; the gable end window frames and rear ell siding were white lead paint; while the back porch surfaces and rear ell window frames were unpainted until the twentieth century.⁵⁵

Visitation to the Carter House increased from 10,000 in 1989 to over 25,000 people annually by 1993. With this increase in public interest, the Carter House staff was able to secure funding for the restoration of the interior of the house to the 19th century.⁵⁶ With this continued growth, it became clear that additional assessment and planning was needed to effectively operate the Carter House. A 1994 architectural conservation assessment by Black & Black Preservation Consultants recommended a number of bricks and mortar repairs, as well as several planning projects. The firm recommended development of a master plan to guide and prioritize repairs and maintenance, a thorough research report to guide interpretation, and a schedule for routine inspections and maintenance projects. Areas in need of immediate

⁵² Deborah Shelton to Sherry Kilgore, July 27, 1987, Carter House Collection, Franklin, Tennessee.

⁵³ Tennessee Historical Commission to Delores Kestner, October 24, 1989, Carter House Collection, Franklin, Tennessee.

⁵⁴ "Lessons of the Carter House," *The Franklin Appeal*, May 14, 1986, Carter House Collection.

⁵⁵ Matthew John Mosca to Sherry Kilgore, April 21, 1989, Carter House Collection.

⁵⁶ Nancy Bassett to Mr. Fitz, June 28, 1993, Carter House Collection

repair included the damaged masonry and drainage problems at the smokehouse, drainage problems at the rear porch and an outdated firebox at the Carter House, exposed electrical wiring in all the buildings, and tree branches overhanging the historic buildings.⁵⁷

Planning for the current Visitors' Center began in the early 1980s, and the building was completed in 1983. Over the next decade, however, the building became quickly outdated and inadequate as Carter House programs continued to grow. A 1994 assessment of the site recommended an addition to the existing visitors center, in the very least, to accommodate growing programs and to increase security for the museum collections with the addition of a sprinkler system.⁵⁸

In 2007, the State of Tennessee funded a large rehabilitation project at the Carter House, including repairs to the main house, slave cabin, smokehouse, and farm office. Much of the woodwork in the Carter House had deteriorated, so repairs included repainting the wood faux finish on the front doors and the family room door, replacing the rear porch stair railing system and bottom newel post, replacing sections of the rear porch floor, and replacing the family room shutter. Broken glass in the front entrance sidelights was also replaced. The slave cabin roof had deteriorated, as well as some of the siding in the gable ends and the daubing between logs. The smokehouse also needed the roof to be replaced. Much of the masonry was in need of repair as well, and a few missing bricks were carefully replaced to ensure battle damaged bricks were not disturbed, the stone foundation and exterior were repointed, and new limestone added to fill holes in the foundation. The brick on the interior of the smokehouse had also deteriorated and was replaced with salvaged 19th century brick and repointed. The Farm Office received an exterior paint job, careful to not fill in the remaining bullet holes.⁵⁹

In the late 1990s, the State of Tennessee, seeking to acquire land adjacent to the Carter House, proposed a land swap with Williamson County. In the swap, the State of Tennessee acquired the former Franklin High School property north of the Carter House, where the county operated a community services facility, while Williamson County received a parcel fronting Fowlkes Street in Franklin.⁶⁰ After acquiring the former Franklin High School property, TRC Environmental Corporation conducted an archaeological assessment. The Battle of Franklin Trust intended to reconstruct a fence along the front of the property and to remove a paved driveway, restoring the front of the site more to its appearance during the 1864 Battle of Franklin. TRC was consulted on potential impacts of this work but discovered no archaeological deposits in

⁵⁷ Black & Black Preservation Consultants, "Architectural Conservation Assessment," July 27, 1994, Carter House Collection.

⁵⁸ Black & Black Preservation Consultants, "Architectural Conservation Assessment," July 27, 1994, Carter House Collection.

⁵⁹ Fowlkes and Associates, Architects, "Miscellaneous Building and Site Repairs at Carter House," June 7, 2007, Carter House Collection.

this part of the site. Based on battle histories, it was suspected that Union defensive earthworks might have been located between Columbia Pike and the Carter farm office on the south side of the property, but no indication of these were discovered. The area with the most potential to reveal archaeological information was the backyard of the Carter House. Excavation of this area indicated "a light but consistent scatter of domestic debris related to general, everyday life of Carter House property residents in the mid-19th through the early 20th centuries," and TRC recommended focusing future investigations on this site specifically. Investigations of the adjacent school property revealed nearly ten feet of fill across most of the site, making it unlikely that archaeological information could be obtained.⁵⁸ TRC also noted, "The archaeological investigation had better luck on the west side of Columbia Pike, on a residential lot fronting Strahl Street. Here the excavation found more than sixty feet of the well preserved remnants of a defensive ditch line, one element of the main Federal fortifications." The well preserved ditch proved to be the Federal trench line, located on what is known as the Carter House Garden. The report concluded "finding the ditch on the Strahl Street property suggests that additional well preserved segments of the defensive line are also present along its original extent. In particular, the adjacent yard areas behind the houses fronting the west side of Columbia Pike may well contain isolated preserved segments."⁶¹

The lack of a proper heating, ventilation, and air conditioning system combined with years of hot, humid summers and cold, wet winters began to deteriorate the interior of the Carter House. To ensure the integrity of the house as well as the historical collection, the Carter House received its first modern climate control upgrades in the spring of 2011. Geothermal wells, prepared and drilled by Henry Drilling Company, an UltraViolet filtration system on the windows, and a dehumidification system, both installed by the Lee Company, became the first climate control systems at the Carter House. These systems provide proper balance and stabilization of temperature inside the Carter House to safeguard the interior and protect the historical collection from further decay.

RE-ENACTMENTS AND DESCENDANTS REUNIONS

Multiple reunions held from the 1880s to 1910 were full of fanfare. The *Nashville Daily American* reported on September 24, 1887: "McGavock's Grove, situated between the beautiful cemetery with its marble headstones and the modest monument, all enclosed by a neat substantial fence and the famous cotton gin, and was never in better condition than today, for a large assembly."⁶² The acknowledged commemoration took place in McGavock's Grove in 1877, only twelve years after the battle of Franklin. Former Confederate

⁶¹ "Archeological Investigations in 2009 Near The Carter House: The Cotton Gin Area and Civil War Fortifications, Franklin, Tennessee," TRC, Preliminary Report, 2007. The Battle of Franklin Trust Archives. Franklin, Tennessee.

⁶² "Grand Reunion in Franklin, 1887 The Memorable Events of War Retold in Franklin: Largest Gathering Ever Known in McGavock's Grove" *The Nashville Daily American*, September 24, 1887.

Colonel Moscow B. Carter took an active role during the events. As in years past, veterans returned to the battlefield at Franklin, making the walk from McGavock's Grove, next to the cemetery, to the Carter House, remembering the horrifying carnage and valor of their comrades. On September 15, 1892, the paper reported "the court-house and business section of the city [of Franklin] are decorated with flags and bunting from roof to floor and many of the residences are likewise making quite a brilliant show. Union and Confederate flags of all sizes are hung and draped together, but the United States flag largely predominates."⁶³

The fiftieth commemoration of the Battle of Franklin occurred in 1914. Veterans each wore a button saying, "Whether blue or gray, it makes no difference to us. We're all friends and brothers now."⁶⁴ Determined to ask Congress for \$250,000 for a national battlefield park in Franklin, the veterans decided on a design plan for the Carter House and Columbia Pike area. The veterans wanted an arch to stretch over the pike etched with the names of all officers who participated in the battle; however, an arch never became part of the landscape.⁶⁵

The Battle of Franklin Re-enactment Association, Inc. was formed in 1988 to plan the 125th anniversary of the Battle of Franklin. Over 300 people participated in organizing the four-day event, which took place on the 800 acres known as Aspen Grove, located at the northeast corner of Franklin Road and Mack Hatcher Bypass. Volunteers constructed replicas of the Carter House, Carter cotton gin, and earthworks. The event was supported by the TN Department of Tourist Development, Williamson County, Lojac Enterprises, and Vulcan Materials. In spite of freezing temperatures, tent fires, and water shortages, approximately 35,000-40,000 people attended the re-enactment, including 4,000 re-enactors, with all proceeds dedicated to the preservation of Battle of Franklin sites.⁶⁶

In 1997, all descendants of Union and Confederate soldiers who fought in the Battle of Franklin were invited to "return to Franklin and walk in the footsteps of their ancestors" at a descendants reunion hosted at the Carter House. The \$100 ticket included all tours and lectures, and proceeds were used toward the ongoing preservation of the site.⁶⁷

⁶³ "The Hospitable and Gracious Reception by Citizens of Franklin, Bivouacs Reunion," *Nashville Daily American*, September 15, 1892.

⁶⁴ Peggy Shaw, "Descendants of blue, gray come to table together," *The Tennessean: Williamson A.M.*, October 10, 2002, Williamson County Archives, Franklin, Tennessee.

⁶⁵ "The Civil War Park for Franklin Discuss," *The Review – Appeal*, March 4, 1926. Also see, Rachael A. Finch, "Battles on the Home Front, Battlefield Reclamation and Interpretive Challenges at Civil War Historic Sites." M.A. Thesis, Middle Tennessee State University, 2013.

⁶⁶ Cletus Sickler, "125th Anniversary of the Battle of Franklin," *Williamson County Historical Society*, No. 21 (Spring 1990), 38-40.

⁶⁷ Will Jordan, "Reliving our History: Carter House to host Battle of Franklin Reunion," September 23, 1997, Newspaper Book #3,, Williamson County Archives, Franklin, Tennessee.

The second descendants reunion was hosted at the Carter House in October 1998. The weekend's program included opening ceremonies, lectures on the Battle of Franklin, a luncheon on the grounds of the Carter House, a reception at the Lotz House, tours of the battlefield, stories from the descendants who attended the event, and a church service at the Confederate Cemetery at the Carnton Plantation.⁶⁸ This was followed by a third descendants reunion at the Carter House in October 2002. During the three-day event, over 130 participants. enjoyed an opening ceremony, lectures on the Battle of the Franklin and the War, stories by descendants, and tours of the battlefield and related sites around Franklin. The \$100 ticket supported the ongoing preservation efforts at the Carter House.⁶⁹

In November 2014, the Carter House participated in a series of sesquicentennial events commemorating the 150th anniversary of the 1864 Battle of Franklin. On November 14th, the State of Tennessee's Sesquicentennial Signature Event was held at The Factory in Franklin. Visitors enjoyed guest speakers and tours of the battle sites, including the Carter House. The weekend also included soldier encampments, sutler camps, and a two-day re-enactment. The first day depicted fighting near the Carter House, and the second day, which had to be cancelled for inclement weather, was to be a re-enactment of Confederate General A.P. Stewart's advance against the Federal left flank on the second day. The re-enactments were held at the Eastern Flank Battle Park, a portion of the battlefield recently reclaimed from a golf course and country club that now offers interpreted historic trails and event facilities. On November 30th, the commemoration continued with a re-enactment march to the Carter House, followed by the annual Illumination Ceremony. Ten thousand luminaries were placed along Columbia Pike, at The Carter House, Lotz House, and at several points on the battlefield in that area, as well as adjacent to the Confederate Cemetery at Carnton Plantation.

⁶⁸ "The Carter House Second Battle of Franklin Descendant's Reunion" Program, Newspaper Book #3, Williamson County Archives, Franklin, Tennessee.

⁶⁹ Peggy Shaw, "Descendants of blue, gray come to table together," *The Tennessean: Williamson A.M.*, October 10, 2002, Williamson County Archives, Franklin, TN; "3rd Battle of Franklin Descendant's Reunion Program, Newspaper Book #3, Williamson County Archives, Franklin, Tennessee.