

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Multiple Property Documentation Form

JAN 26 1990

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property ListingHistoric and Architectural Resources of Collierville, Tennessee**B. Associated Historic Contexts**Antebellum Development in Collierville, Tennessee, circa 1840 to 1865Post-bellum Development in Collierville, Tennessee, circa 1866 to 1920Post-bellum Development in Collierville, Tennessee, circa 1920 to 1944**C. Geographical Data**

Properties included within the multiple property group are located within the corporate limits of the town of Collierville, Tennessee, as they existed in circa 1944 and as delineated on the enclosed USGS map.

☐ See continuation sheet**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Herbert L. Haysen
Signature of certifying official1/23/90
DateDeputy State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Cheryl Federman
Signature of the Keeper of the National Register3/12/90
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Overview

Collierville, Tennessee in Shelby County is a small town of 7,839 (1980 Census), which had grown to 11,584 by 1987 according to a special census carried out by the town of Collierville. The town is located in the extreme southeastern corner of Shelby County, adjoining the border with Fayette County, Tennessee and some three miles from the border of Tennessee with the State of Mississippi. The town is situated on the gently rolling terrain of Pea Ridge, which acts as the watershed dividing the drainage basin of the Wolf River to the north from that of Nonconnah Creek to the south. Agricultural activity has historically dominated the area surrounding the town, though today, residential subdivision development is quickly replacing cotton and soybean fields in undeveloped areas.

The town of Collierville acts as a local trade center for its vicinity, much as it has done since its inception in the 1840s. This role has been cast as a result of the city's proximity to major transportation routes. Collierville lies at the intersection of State Route 57 (previously known as the State Line Road, Poplar Pike and commonly today as Poplar Avenue) with U. S. 72 (previously known as the Cherokee Trace and the Alabama Road), both of which originated as prehistoric trails. In addition, the right-of-way for the Norfolk-Southern Railroad (originally, the Memphis and LaGrange; later the Memphis and Charleston, and then Southern Railroad) bisects the community in halves and still serves as an important feature of the community and its development.

ANTEBELLUM SETTLEMENT IN COLLIERVILLE, ca. 1840-1865

Prior to the creation of Shelby County and the town of Memphis in 1819, few settlements existed between the Tennessee River and the Mississippi in the land area known as the great Western Reserve of Tennessee. However, the survey of Shelby County carried out in 1822 does note the presence of a "Parks (sic) Settlement" in the general vicinity of Collierville. Upon closer examination and in

See continuation sheet

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 2

Historic and Architectural Resources of Collierville

comparison with other historic and modern maps, it appears quite clear that "Parks Settlement" was likely located west of the historic town limits of Collierville in an area known as Bailey's Station, a portion of present-day Collierville recently annexed by the town. The origin of "Parks Settlement" is not known, save for the fact that one David Parks was named a director of the Memphis and LaGrange Turnpike Company from this area, formed in 1844. No other references to this settlement are known to exist.

Though the area around Collierville saw the establishment of a number of cotton plantations, the settlement of the townsite of Collierville did not likely begin until the 1840s due to its proximity with the line dividing the state of Tennessee and that of the Chickasaw Reserve (now the State of Mississippi). The boundary lay within a few hundred yards to the north of the present Town Square in Collierville, essentially along the line of Poplar Avenue (State Route 57). The current state line was not established to the south until 1838, when the Chickasaw Cession corrected a previous surveyor's error.

Development of the antebellum town of Collierville sprang up in a loose concentration at State Line Road and along Mount Pleasant Road-- known in this era as the Holly Springs Road, one of the few extended north/south routes in the whole of eastern Shelby County. While the town obviously benefited by its proximity to major transportation routes, the movement to establish the LaGrange and Memphis Railroad through Collierville increased its importance as a trade center for the plantation interests that surrounded it.

Formed in 1835, the LaGrange and Memphis Railroad was only able to complete seven miles of track leading east from the Mississippi River before declaring bankruptcy in 1842. The need for an improved transportation link with the river at Memphis spurred the development of the LaGrange and Memphis Turnpike Company in January of 1843. The Turnpike was the first attempt to formalize and improve the old State Line Road as a useful shipping route for the cotton harvest. The turnpike route largely paralleled the original course surveyed for the LaGrange and Memphis Railroad.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 3 Historic and Architectural Resources of Collierville

While the establishment of a well-maintained turnpike greatly contributed to the growth of Collierville, it was the establishment of the Memphis and Charleston Railroad in 1845 that solidified its importance to eastern Shelby County as a trade center. The railroad line followed somewhat the previous survey of 1835-36 and shaped land lot patterns in the Collierville area. Construction of the trackage was completed through Collierville in 1852-53. The town's first depot was established at this time. With it came substantial growth in the residential population and the business environment for the town.

One early history reports that prior to the establishment of the railroad, the town could boast of only two stores, a saloon and a small school (Goodspeed:913). The U.S. Census of Shelby County for 1850 was the first to enumerate the population of the "Town of Collierville" as a defined entity containing some 200 residents, representing many professions, trades and services. Names included in the 1850 Census bear little correlation to those enumerated in the 1840 Census, thus indicating little development of the community by 1840 and dramatic growth in the decade that followed. The increased business activity brought about by the railroad ultimately served to bring about the demise of the antebellum town.

Even at an early date, Collierville served its surrounding region as a source for materials and craftsmen in the building trades. The Census of 1850 records seven carpenters and two brick masons among the population of 200 residents-- a disproportionate share of these trades when compared with rural communities of similar size in the region. Not only does this indicate considerable building activity in the town of Collierville itself, but that the surrounding region was experiencing enough activity to support these trades.

The town's strategic location on the Memphis and Charleston Railroad, other major transportation routes and its importance as a trade center all contributed to the billeting of over 2,000 Federal occupation troops in the town from 1863 to 1864. Four major skirmishes were lead by General James R. Chalmers against the Federal garrison; the first occurred on October 11, the next on October 25, a third on November 3 and the final battle over December

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 4 Historic and Architectural Resources of Collierville

27 and 28 of 1863. Accounts published following the war consistently report that all business structures, the depot and only a scant handful of residences remained following the final skirmish of December 27 and 28 (Price & Jones:194; Goodspeed: 913).

The survey of Collierville completed for this nomination confirms the condition of the town related in these accounts. Most of the antebellum structures remaining lie outside the boundaries of this nomination in rural areas in antebellum times. Two structures, the Shelby Funeral Home at 79 Mount Pleasant and the residence at 218 East Poplar Avenue (#057) may be the only surviving residences from the original town center. The funeral home structure does not retain sufficient integrity to represent this period in the town's history. The structure at 218 East Poplar Avenue is associated with the antebellum period by local tradition; however, the historical record and physical evidence is unclear as to its date of construction. For the purposes of this nomination, the construction date is assumed to be post-bellum until evidence may be discovered to confirm an antebellum origin.

POSTBELLUM DEVELOPMENT OF COLLIERVILLE, 1866-1920

The modern history of Collierville begins in 1866, when Dr. Virginius Leake (1822-1873, Greenlevel, NR 3/6/1987) joined in partnership with Harrison Irby (1818-1893) to purchase a ninety acre tract to the north of the railroad and west of Mount Pleasant Road to establish the new town of Collierville. Leake and Irby set aside a public square and divided lots surrounding it for business development. A new depot was established by the Memphis and Charleston Railroad as a focus for the new town plan. The Town Square (#086) and the surrounding original street plan remain as the business hub of the city to this day, much as intended and realized by its founders. Population grew quickly, sufficient enough by 1870 for the town to be incorporated (Parr:14). The new town center quickly became a successful business location as well, for by 1872 there were no less than twenty-eight businesses established around the square, including six

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 5 Historic and Architectural Resources of Collierville

groceries, six dry goods stores, a druggist, a tinsmith, four physicians, two carriage and wagon makers, a lumber yard and sash, door and blind manufacturer, among others (Price & Jones:194-198).

Collierville's presence as a trade center was founded on the interaction with the cotton plantations that surrounded it. As a point for the shipment of cotton to the west, Collierville ranked third in 1872 behind the towns of Somerville (Fayette County) and Saulsbury (Hardeman County) in the shipment of bales of cotton on the Memphis and Charleston Railroad (Memphis and Charleston R.R.: Statement 9). In this year alone, 7,043 bales were shipped from the Depot in Collierville, a trend continued throughout the 19th and well into the 20th century.

Following the Civil War, businesses related to the construction trades flourished, such as the saw mill and sash, door and blind dealership of W. H. Lockwood, the tinworks of John C. Dalton and the hardware dealership of Brooks and Rodman (Price & Jones: 194-198). As in the antebellum era, these activities were more sophisticated and numerous than in other rural communities in the surrounding region.

The prosperity experienced by Collierville during this era had the effect of reshaping the physical plan and appearance of the town itself. Between 1866 and ca. 1890, the town of Collierville had literally risen from the ashes to become a busy town of 1,500 souls. However, in spite of this dramatic change in itself, the Town Square was surrounded only in part by mostly frame, free-standing commercial buildings; its residential areas were composed of widely scattered properties on large lots (Wilson Photograph Collection, ca. 1880). In the period from ca. 1895 to 1920, however, the structural appearance of the Town Square area was entirely reshaped through the construction of brick commercial structures with shared party walls; the residential areas were filled in by subdivision of larger lots and the construction of new housing. Collierville became a mature, mostly self-supporting town in the balance.

At this time in the latter decades of the nineteenth

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 6 Historic and Architectural Resources of Collierville

century, Collierville also became a major center for the shipment of hardwood lumber. The extensive marshes or bottoms along the Wolf River to the north of Collierville contained vast virgin tracts of native species, particularly cypress, walnut, poplar and oak, which were harvested to suit the national demand and brokered through dealers in Memphis. While some of the logs were floated down the Wolf River to saw mills in Memphis, the river was unreliable during the summer harvest months when water levels were low. A far greater amount of the harvested logs were drayed overland the short distance to Collierville, where the logs were loaded onto railcars for shipment to the mills of Memphis. Some of the lumber was also milled in Collierville at the Lockwood saw mill for distribution to Memphis or retained for local use.

At the end of the century, local business related to the lumber and construction trades was largely consolidated under a single ownership by W. W. McGinnis (1876-1959) beginning in 1898. The McGinnis Hardware and Lumber Company, 99 South Center Street (part #003), the McGinnis Hardware and Lumber Company lumber shed on Bleckley Alley (#002), the McGinnis Coal Yard at 120 North Rowlett and the McGinnis Lumber Yards (#098; a-k) all remain as an indication of the extent and importance of McGinnis to the economic history of the town.

Of even greater importance to the history of Collierville was the role of W. W. McGinnis in shaping the very appearance of many of Collierville's most significant historic structures. McGinnis' talents as a building contractor are reflected in at least seven residences, including 176-78 North Main Street (#027), 254 Natchez Street (#048), 120 Walnut Street (#089), 126 Walnut Street (#090), 212 North Rowlett Street (#073) and 222 North Rowlett (#074), among others. He was also responsible for the construction of the Collierville Methodist Church (#068), the McGinnis Service Station, 98 North Main Street (#016), the original Mabel C. Williams School in Germantown, TN and numerous other rural county schools, most of which no longer stand (Contemporary Club, n.p.).

The success of McGinnis' business activities and work as a builder was in part due to the general economic boom in Shelby County and Collierville that began in ca. 1895

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 7 Historic and Architectural Resources of Collierville

and lasted through the end of the 1920s. The boom was fueled by a number of factors-- the railroad link to the West with the construction of the Frisco Railroad bridge at Memphis in 1892, an improvement in the efficiency of agricultural planting and harvesting technology and the surge of the region's lumber industry being principal among them. It was during this period of prosperity that the town of Collierville grew in its historic character largely as we recognize it today, as increased business activity spurred a dramatic need to provide for residential development to accomodate those who owned and ran the business and service industries.

POSTBELLUM DEVELOPMENT OF COLLIERVILLE, CA. 1920-1944

Development in Collierville from ca. 1920 to 1944 was largely affected by the slow deterioration of the cotton-related agricultural base and the Great Depression that followed. Though development continued to occur though the period to 1944, it occurred at a much slower pace and was manifested in structures of a different appearance than those in the era before. A significant break in construction activity is evident during the years ca. 1944 to ca. 1950, as the effects of war and the realignment of the local economy away from agricultural-related business became established. Commercial development in the area of the Town Square between ca. 1920 and 1944 was largely made up of infill construction replacing structures lost by fire or in simple modernizations of existing buildings.

The eastern side of the Town Square between Washington Street and the Norfolk-Southern Railroad is an example. A fire in ca. 1925-26 destroyed most of this entire block, destroying commercial structures of similar characteristics to those extant on the other faces of the Square. The block was rebuilt to part of its present appearance soon after. The McGinnis Service Station (98 North Main, #016) is an indication of the times that created a different appearance for this portion of the Square. The service station was built in 1927 and contains an office and service area in an L-shaped plan underneath a massive canopy that covers its entire site (Cox:1989). It is a quintessential symbol of the evolution of

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 8 Historic and Architectural Resources of Collierville

Collierville into the automobile age and is a survivor of this once common form of early automotive service stations.

While the Depression years saw a only trickle of development for both residential and commercial structures, activity did continue until the end of World War Two. An example of this is the collection of working-class housing on South Street, built in ca. 1935-37 by the Isbell family. Publicly-funded construction through the Works Progress Administration and related federal programs was seemingly limited to the construction of the Collierville High School (#008), begun in 1933 and completed in 1937 in a neo-Classical form of the Art Moderne style. It is the only Depression-era construction activity known to have taken place in the town. The school replaced earlier school structures built on this site, portions of which were retained for continued service until demolished for the existing ca. 1973 additions to the building.

The development of personal transportation and the trucking industry dramatically shaped the development of Collierville in many of the same ways as it did nearly every other American city. Horse-drawn or mule-drawn wagons were still common sights in Collierville through the 1950s, as were the annual stacks of cotton bales on the railroad platforms along the southern side of the Town Square. With each year, though, the number of each grew fewer and fewer as the automobile supplanted the horse-drawn wagon and as the quality of roads improved to allow trucking firms to lessen the importance of the railroad in shipping farm products to market. With this erosion, agricultural-industrial facilities along the south side of the railroad-- the gin, the saw mill, the grain elevators and the like-- ceased to operate and are now gone entirely.

The importance of the railroad for passenger service to Memphis or the east also waned following World War Two, to the point that service for passengers was discontinued all together in ca. 1955. Perhaps an indication of this trend was evidenced in 1944, with the relocation of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 9 Historic and Architectural Resources of Collierville

Depot (#069) to Collierville from LaGrange in Fayette County, underscoring the demise of railroad service in smaller West Tennessee communities and the survival of its influence in more prosperous agricultural areas like Collierville. Collierville's ca. 1902 depot had been built to replace one constructed in ca. 1866; by the 1940s the two-story building was deteriorated and too costly to maintain for the limited passenger and freight service that remained. The smaller depot from LaGrange, also built ca. 1902, was still large enough to provide the service needs of the community. Though the effort was a last gasp at best to maintain the continuum of local passenger and freight service to the town, the association of Collierville with the railroad and its Depot remains as strong point of identity to this day. Though it is not a scheduled event, trains still occasionally stop at the foot of the Town Square to unload a particular shipment when accessibility to other ground transportation systems is required.

Along with the structures recorded in this survey may be other properties eligible for listing by individual nominations or as small districts under the contexts stated above. Nominations of these structures will be carried out at a later date.

F. Associated Property Types

I. Name of Property Type Commercial Buildings

II. Description

III. Significance

IV. Registration Requirements

☒ See continuation sheet

☒ See continuation sheet for additional property types

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F-II Page 2 Historic and Architectural Resources of Collierville

F-II. Description, Commercial Buildings

Commercial buildings in Collierville, TN possess similar characteristics with those of other smaller cities in western Tennessee, such as Bolivar, Grand Junction, Somerville, Martin and others. Most are single-story, load-bearing brick masonry structures, though a smaller percentage (approximately 10%) are two-stories in height. Prior to ca. 1895, commercial buildings were mostly frame, detached structures. In the years that followed, brick buildings became the rule as the face of the Town Square was rebuilt. Some commercial development occurred along the streets leading to and from the Town Square even at an early date; most of the commercial structures in these areas now date from ca. 1925-30 or in years since.

From ca. 1895 to ca. 1910, the area of the Town Square was rebuilt with more substantial buildings that those constructed in the era preceding it, namely ca. 1866 to ca. 1890. Structures remaining from this period are ornamented in designs expressed in corbeled masonry rather than other materials such as stone, cast stone or terra cotta. As opposed to the multiple-bay block of other larger cities, the commercial buildings of Collierville were constructed primarily as single-unit structures of three bays, ranging from 20' to 30' in width. Structures built within this period feature corbeled stepped or segmental parapets above a plain or paneled signboard area. Often, this area also contains cast iron vents to ventilate the attic. A corbeled cornice is often featured above the storefront area, occasionally embellished with brick work imitating modillions or dentils.

As is the case in many cities, the storefronts of the commercial buildings of Collierville have sustained alterations during period of modernization intended to improve their civic and business appearance. Surviving original storefronts are of the traditional center-door type with flanking display windows, both with recessed or flush center doors. All of the surviving examples of this type in Collierville are of premanufactured cast iron frame construction. Some are embossed with the logo of the Chickasaw Ironworks Company of Memphis, Tennessee; others are of a design previously identified with the same company. Most feature polygonal cast iron columns flanking

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F-II Page 3 Historic and Architectural Resources of Collierville

the door, which are attached to the general frame of the storefront by a lattice-like bracing. Divided transoms lie above the door and display windows. Awnings were commonly placed above the storefront; a surviving example of a suspended awning remains on 124 Mulberry (#036), which is attached to the structure at the spandrel dividing the transom from the display window. Paneled bulkheads below the display windows are also of cast iron or wood construction.

Commercial buildings constructed between the World Wars are confined mostly to the eastern side of the Town Square and reflect simple approaches to basic commercial masonry construction traditions from this era. Indications of this more simple design are a simple, tile-coped parapet with no corbeling or decoration, save for one or two small rectangular attic vents above the storefront, which contain diaper-pattern cast iron or woven-wire inserts.

Like the period of earlier construction, most of the structures from this later era were constructed as traditional three-bay, single-tenant storefronts. Storefronts display both central door and side door divisions with plate glass display windows, single light transoms and simple bulkheads with no panels. The exception is 88-90 North Main (#014), which is the only original example of a multiple front commercial building on the Town Square. Storefronts of this structure are pre-fabricated cast iron three-bay, center door fronts divided by brick piers. These storefronts are marked with the name and logo of C. L. Mesker, Evansville, Indiana.

Other commercial building types in Collierville include its Depot (circa 1902, moved to Collierville 1944, #067), the McGinnis Hotel (1889, #081), and a number of ancillary storage structures related to the McGinnis Hardware and Lumber Company (#069, 098). All are of a diverse character related to their particular function. Common features include mostly frame construction, hip or shed roofs and board and batten or sheetmetal siding. All commercial buildings appear in districts composed of all three property types.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F-III Page 2 Historic and Architectural Resources of Collierville

F-III Significance- Commercial Buildings

The commercial buildings of Collierville are significant under criteria A and C in the areas of community planning and development, commerce and architecture.

In the area of community planning and development, the town plan of 1866 for Collierville is a significant example of the siting of a central commercial district surrounding a park-like town square, especially with its inter-relation with the Norfolk-Southern Railroad line along the southern side of the Town Square. This plan and its historic commercial buildings are inter-related in their significance in the area of commerce, as the town plan enhanced the importance of Collierville as a trade center, acting as it does as a hub connecting plantations with the rail head-- the main means of shipping agricultural goods to market. Additionally, the commercial buildings of Collierville are significant in the area of architecture as representative examples of late-nineteenth and early-twentieth century traditional commercial masonry architecture common to West Tennessee.

Under criterion C in architecture, commercial buildings in Collierville may be eligible individually or as part of districts for their significance as representative examples of commercial structures built in smaller western Tennessee towns and cities. They reflect characteristics that welled from design traditions employed by brick masons of the period, and indicate the influence of the railroad in providing access to premanufactured cast iron storefronts made in Memphis or more remote cities. Though smaller in size than more formal examples in larger cities like Memphis, thus bespeaking of the "coming of age" of the town at the turn of the twentieth century.

Under criterion A in the area of commerce, commercial buildings in Collierville may be eligible individually or as part of districts if they demonstrate the broad patterns of commercial development and influence of the town on its surrounding trade region. Commercial buildings in Collierville reminders of development trends that

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

**National Register of Historic Places
Continuation Sheet**

Section number F-III Page 3 Historic and Architectural Resources of Collierville

characterized the community's growth. The contributing buildings that remain are significant reminders of the importance of this community in tying farm with market during the late-nineteenth and early-twentieth century.

Criteria Exceptions B and G apply to the Depot (#069) of Collierville, which maintains its integrity in spite of its original construction in LaGrange in circa 1902 and its subsequent removal to Collierville in 1944. The building is typical of depot structures constructed in smaller cities and towns throughout western Tennessee and maintains a direct relationship between the Town Square, its businesses and the rail head at the Norfolk-Southern Railroad. The Depot was moved again in 1976 some 100 feet from its earlier location when given to the Town of Collierville. Its orientation in relation to the Town Square and the railroad has been largely undisturbed by this process. Once again, the moving of the structure has not removed the important relationship of the town with the railroad, and serves today to enhance the public sense of this relationship.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F-IV Page 2 Historic and Architectural Resources of Collierville

F-IV Registration Requirements- Commercial Buildings

Commercial buildings in Collierville are eligible for listing upon the National Register of Historic Places if they can be demonstrated to contribute to the economic development of the town as a local trade center or for their architectural significance. Whether individually or as districts, the resources must possess a high degree of integrity and reflect one or more of the periods of historical growth and development from circa 1865 to 1944.

Individual commercial buildings may be eligible under criterion A if they reflect the general pattern of commercial development of Collierville as a trade center. They must possess and integrity of association. Integrity of design, materials and workmanship must remain generally intact on the exterior, especially in the parapet and storefront areas. Interiors must retain a sense of integrity of spaces and some finishes. Under criterion C, commercial resources must retain a high degree of integrity of design, materials, workmanship, setting and association throughout the exterior and interior of the structure.

Districts may be composed in whole of commercial buildings or in combination with one or more of the other property types. Under criterion A, districts must possess an integrity of association with the conduct of general commerce and trade. Integrity of design, materials and workmanship may be compromised but not enough to significantly alter their historic appearance. Under criterion C, commercial buildings within districts must be good examples of late-nineteenth or early-twentieth century commercial architecture, reflective of elements of the evolution of Collierville as a trade center through this period. As in districts eligible under criterion A, integrity of design, materials and workmanship may be compromised, but not to the degree that they lose association with the historical period in which they were built.

Individual commercial structures will be considered contributing resources (C) to the overall character of the district if they are significant to the historic and

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F-IV Page 3 Historic and Architectural Resources of Collierville

architectural development of the district, possess compatible design elements and maintain the scale, use and texture of the district. Non-contributing resources (NC) are those whose origin falls outside the period of significance of the district or do not retain sufficient integrity of association, design, materials, workmanship setting or feeling. In addition, it is apparent that some non-contributing buildings may still retain significant elements of design and workmanship beneath non-historic additions of false-fronts. In these cases, removal of these later elements may return integrity to the structure as a contributing element of the district. Until it may be proven that these elements remain and may be restored, the structure is still considered non-contributing. Resources which may potentially fall into this character should be noted (NC*).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F-II Page 2 Historic and Architectural Resources of Collierville

F-II Description- Residential Buildings

The historic character of residential architecture in Collierville is marked by a great sense of diversity in design, material, workmanship, setting and association. The diversity of this character is due to a number of factors, among them: 1) construction periods spread across a long time period; 2) diversity of architectural design across the historic time period; 3) changes in construction technology in this period; and, 4) the survival of vernacular residential forms.

Residential vernacular building forms, such as the Southern cottage, the L-plan cottage, the four-square, modified four-square, shotgun and bungalow forms are represented as the primary elements of the residential property-types in the town of Collierville. The modified four-square, it should be noted, is one with an added bay in width, usually recessed behind the main three-bay block of the foursquare. The stylistic character of residential architecture is secondary in importance and is numerically best represented by the Queen Anne, Colonial Revival and Craftsman styles, though many others are also present. The character of Collierville is defined by a mixture of a building form with a stylistic treatment overlaid upon it-- sometimes mixed freely within different styles, such as the Queen Anne and Colonial Revival.

Many general characteristics for the residential property types of Collierville can be identified. The height of residences ranges from one story to two and one-half stories; most are one and one-half stories. Roof types include gable, hip, complex gable and hip with variations including dormers, jerkinhead gable ends and other forms. Frame construction is the most common construction method, though brick veneer, stucco and stone accents are also present. Traditional narrow weatherboard is the dominant cladding for frame construction. Above all else, though, the singlemost unifying element of residential properties in Collierville is the porch, which is represented on each and every historic house in the town in some shape or form.

Elements defining architectural styles are usually confined to a selection placed at key architectural points on the residence. Primary locations for stylistic elements are the porch and porch supports, the gable end

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F-II Page 3 Historic and Architectural Resources of Collierville

and window surrounds. Secondary to these are doors and doorways, dormers (if any), and window sashes. The single defining element for stylistic attribution in many cases may be a turned porch post or boxed pier.

Outbuildings associated with residences were constructed mostly for storage puposes, and are generally of frame construction and a single story in height. Outbuildings may appear as individual detached structures or in groups, each with a particular function and physical characteristics related to that function.

Residences in Collierville may be individually eligible or may be found in districts. Districts may be composed wholly of residences, or may be composed of a mixture with two other property types.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F-III Page 2 Historic and Architectural Resources of Collierville

F-III Significance- Residential buildings

Residential properties in Collierville can be considered significant under criteria A, B or C, either individually or as part of larger districts. Under criterion A, residences may contribute to the overall significance of settlement and development of the community through time, as demonstrated in the community's pattern of development, mirroring those of the whole of Shelby County and western Tennessee.

Under criterion B, residences may be significant for their association with important individuals who have contributed in a large way to the shaping of the history of Collierville and the surrounding region, especially in the area of commerce, but also in the areas of religion, agriculture, law education and architecture.

Residential resources eligible under Criteria C may be individually significant as representative or important examples of craftsmanship, vernacular building forms and architectural styles, or as districts which represent the larger evolution of architectural trends through time in western Tennessee.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F-IV Page 2 Historic and Architectural Resources of Collierville

F-IV Registration Requirements- Residential Buildings

Residences eligible within this context must 1) be a well-preserved example of architectural forms and stylistic influences significant to the history of development in Collierville; and/or, 2) be a good single property associated with a person or event of significance to the history of Collierville and its development.

Individual properties under criterion C can be eligible if they retain a high degree of individual architectural integrity in its original design and detail must be maintained in order to convey the feeling and association which make it important. Historically significant properties eligible under criterion A or B can be held to a lesser standard, as long as the elements of design, craftsmanship and materials present when the residence achieved historic significance are retained. Specific considerations include:

Setting and Location: The setting of the historic structures of Collierville is well preserved in terms of scale, massing setback and architectural diversity. Generally, the integrity of individual structural locations is necessary to insure the integrity of this context.

Materials, workmanship and design: These elements of integrity are essential in defining the character of an architecturally or historically significant property. Since the majority of historic residential properties in Collierville appear as vernacular building forms with applied stylistic elements, the retention of integrity in these aspects of their individual design characteristics is critical to their eligibility. Elements of form that define integrity include the original massing, scale, roofline, plan and solid/void distribution of openings. Since every historic residence surveyed included at least one front or side porch, the retention of the porch is crucial to the integrity of form.

Stylistic elements are of secondary importance to the integrity of a structure. However, in order to retain integrity a property should also retain sufficient

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F-IV Page 3 Historic and Architectural Resources of Collierville

stylistic details to convey the sense of architectural style in place during its period of significance. Stylistic elements such as window/door surrounds, trimboards, exterior materials (weatherboard, bead board, shingles, etc.) and porch elements (columns, turned posts, brackets, valences, etc.) all contribute to the stylistic character of a structure within this context.

Architecturally significant properties must retain the great majority of their original form and stylistic details in order to retain integrity, though certain compromises in original elements may be possible and still allow the structure to retain significance. Replacement of roofing materials, window systems (except decorative art glass/leaded glass treatments and the like), siding (including vinyl siding) will not necessarily impair integrity of a structure, as long as the qualities of proportion and detail remain unimpaired (such as the size of window openings, the width of siding, etc.). Interior features, such as original window/door trim, wainscots, paneling, decorative plaster, mantelpieces and lighting fixtures are all key elements retained in the architecturally significant building.

As mentioned previously, historically significant buildings can be held to a somewhat lesser standard towards the degree of original architectural materials intact, so long as the structure retains a strong sense of its original character in place when the structure attained significance. By example, vinyl siding that retains trim, cornice exposures and decorative elements may be acceptable, so long as the width of the siding exposure is comparable to the original cladding. On the other hand, a change in texture through the addition of perma-stone, wide exposure aluminum, vinyl siding, or masonite would compromise integrity, as would the removal of porch columns and their replacement with decorative wrought iron posts.

Residential historic districts eligible under criterion A, B or C must contain good examples of architectural styles and vernacular building forms that depict housing erected during one or more of the historic development periods. Integrity of design, materials and workmanship may be compromised somewhat but not sufficient to impair the historic appearance of the district.

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

**National Register of Historic Places
Continuation Sheet**

Section number F-IV Page 4 Historic and Architectural Resources of Collierville

As in commercial property types, individual residences within districts will be considered contributing resources (C) if they are significant to the historical and architectural development of the district, possess compatible design elements, and maintain the scale, use and texture of the district. Individual residences will be considered non-contributing (NC) if they fall outside of the period of significance for the district or if they do not retain the integrity of association, design, materials, workmanship setting and feeling which makes the district significant.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F-II Page 2 Historic and Architectural Resources of Collierville

F-II Description- Educational and Religious Buildings

Educational and religious buildings in Collierville, as in most smaller Tennessee cities, are no more than two stories in height. As a general structural characteristic, frame buildings of these types represent earlier construction dates (pre-ca. 1900) than those of brick or stucco, which often represent a second "generation" of building activity. The religious resources of the town are widely varied in plan, materials and scale. Common features include the use of gable roofs to covering the sanctuaries; an original steeple (whether corner tower type or central peak type); and, related historic and/or non-historic additions for use as Sunday Schools, parish halls, etc. Detailed descriptions of each structure are included in the survey portions of the various historic district nominations.

The only educational building identified in the survey of historic resources of Collierville was its school, which is a two-story, reinforced concrete frame and brick veneer structure in a T-shaped plan, with later non-historic additions. Its characteristics include highly stylized design treatments from the Neo-Classical phase of the Art Moderne style, a flat roof behind a parapet wall, large multi-light double-hung sashes in pairs, and the unusual site feature of its sunken garden, with walks and planting bed arrangements intact.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F-III Page 2 Historic and Architectural Resources of Collierville

F-III Significance- Educational and Religious Buildings

Educational and religious structures in Collierville are significant under Criteria C in architecture as significant examples of religious and public design. The structures present the demographic spread of ideas in style, plan, technology, and materials that represent broad patterns in the building arts as related to the western region of Tennessee. These structures may also be eligible under Criteria A in the areas of religion and education as representatives of significant contributions to the spread of religious and educational practices. From a local historical point of view, each is a key location for social, educational and cultural activity in the town. The construction dates of these resources correspond to key periods of development in the town's history and remain as principle documents of economic prosperity.

Architecturally, the structures represent some of the most formal architectural design statements to be found in the town, reflecting the changing attitudes in taste for public and semi-public buildings on both a local and national level.

Educational and religious buildings in Collierville may also be eligible under criterion A in the area of community planning and development for buildings erected during the Works Progress Administration programs during the Great Depression, designed to alleviate unemployment and to enhance the way of life in a given community. The Collierville High School is the only such resource known to demonstrate this type of federal presence in the town.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F-IV Page 2 Historic and Architectural Resources
of Collierville

F-IV Registration Requirements- Educational and Religious
Buildings

Religious and Educational buildings in Collierville may be individually significant or found in districts mixed with one or two other property types. For individually-eligible structures under criterion A, the structure must reflect an association with the design, development and administration of federal Depression-era programs and their goals. These structures must retain a strong sense of association, though their integrity of design, materials, workmanship and detail may be compromised somewhat but not significantly to undermine its historic association.

Structures considered eligible under criterion C must retain a great deal of their original integrity in terms of design, materials, workmanship and detail, both interior and exterior, that provide for their historical appearance. Districts eligible under criterion A or C must contain good examples of architectural styles, types or periods of construction reflecting the historical development of Collierville during its historic contexts. Aspects of design, materials and workmanship may be compromised somewhat, but not significantly enough to change the overall character of the historical appearance of the structure or the district in which it is contained.

As in the instances of commercial and residential property types, individual religious or educational resources will be considered contributing (C) in the district if they are significant to the historical or architectural character of the district, possess compatible design elements and maintain the scale, use and texture of the district. Non-contributing resources (NC) will be those who fall outside of the period of significance for the district or if they do not retain the sense of association, design, materials, workmanship or setting.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

☒ See continuation sheet

H. Major Bibliographical References

☒ See continuation sheet

Primary location of additional documentation:

- ☒ State historic preservation office
☐ Other State agency
☐ Federal agency

- ☐ Local government
☐ University
☐ Other

Specify repository: _____

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number G Page 2 Historic and Architectural Resources of Collierville

Summary of Identification and Evaluation Methods

This survey and nomination was brought about by the concerns of civic leaders and citizens alike for the preservation of Collierville's historic cultural identity in the face of the massive economic development of the community that has occurred in recent years. Since as late as 1960, the community has seen its population increase by 600%, and the land mass within its corporate boundaries expand by nearly 1000%. What was once a simple trading center has grown to envelop entire communities and plantation lands once considered remote, whose heritage is distinct unto itself. Recognizing and preserving these distinctly different elements with respect for their individual contexts was deemed an important goal. This survey and nomination was prepared to initiate the larger process by first identifying the historic resources of the original Collierville community center. Nominations to follow will be prepared to address the other historic cultural elements contained within the greater Collierville community of the present day.

An outline overview was prepared of the history of Collierville's development, and historical themes identified from it. The few narrative histories existing for the community were consulted for general information. These materials were supplemented by oral interviews, biographical information, original research and scant promotional materials available. In addition to extant resources, information relating to potential archaeological resources was also consulted. The following research and survey design was undertaken:

1. PREHISTORIC COLLIERVILLE

Archaeological surveys and excavations have been fruitful along the Wolf River bottoms and the Nonconnah Creek, though no prehistoric sites have been identified in the Collierville vicinity. The prehistory of the area is not well-researched, but appears to have potential for

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number G Page 3 Historic and Architectural Resources of Collierville

yielding sites within the undeveloped areas in the town and in its surrounding area. Sites found would likely yield information relating them to larger geographic contexts of prehistoric occupation in Shelby County. Thus, prehistoric sites discovered in or around Collierville would be inappropriate for the narrow focus of the contexts discussed herein, but would appear to be important avenues for future efforts.

2. HISTORIC ARCHAEOLOGICAL SITES

The presence of historic archaeological sites in Collierville is expected, though the exact location of eligible sites is not currently known. The expected sites relate to the antebellum town of Collierville, which, according to contemporary reports, was largely destroyed during the course of several skirmishes between Union and Confederate forces in the late months of 1863. In addition, bivouac areas for Union occupational forces are suspected, but evidence for their exact location and integrity is unavailable at present. Mr. Sam Smith, Historical Archaeologist for the Tennessee Division of Archaeology, was consulted in an on-site visit on May 31, 1989, and confirmed the need for additional research and evaluation prior to the initiation of survey and nomination efforts. Therefore, the eligibility of historic archaeological sites cannot be determined in relation to the contexts presented in this nomination without considerable additional research and reconnaissance.

3. HISTORIC STRUCTURES SURVEY METHODOLOGY

The resources identified by a survey carried out by John Linn Hopkins in 1988-89 lie within the geographical limits of the town of Collierville prior to 1944, and thus, are specifically related to the development of the city's distinct character. Survey data and historical research were integrated to identify specific contexts, property types and historical themes related to and reflective of this character. Beside the district nomination prepared in conjunction with this context

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number G Page 4 Historic and Architectural Resources of Collierville

statement, a small area of working-class housing and a number of other properties considered individually eligible for nomination were identified and will be nominated in the future. All exist within the original study boundaries of the pre-1944 town of Collierville.

Annexations of tracts outside the historic core of Collierville have occurred, especially since the escalation of housing development in the town as a general outgrowth of the suburban expansion of the town of Memphis, beginning in ca. 1960. A few properties representing residential themes related to plantation agriculture are included within these annexed areas. Amendment to the present nomination will introduce these contexts, associations and properties at an appropriate time in the future.

The general lack of general historical narratives for Collierville and the lack of supplemental primary sources of information greatly hampered the preparation of contextual statements. While it is believed that the information in these statements is accurate, much additional research could be undertaken to further define and enhance the understanding of Collierville's historic development.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number H Page 2 Historic and Architectural Resources of Collierville

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

**National Register of Historic Places
Continuation Sheet**

Section number H Page 3 Historic and Architectural Resources of Collierville

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