

National Register of Historic Places Registration Form



1223

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin 2800. Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name College Hill Historic District (Boundary Increase)
Other names/site number N/A
Name of related multiple property listing Historic Resources of Brownsville, Tennessee

2. Location

Street & Number: Roughly bounded by Haralson Street, Margin Street, N Wilson Avenue and Cherry Street
City or town: Brownsville State: TN County: Haywood
Not For Publication: ☐ N/A Vicinity: ☐ N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☒ Local

Applicable National Register Criteria:

☒ A ☐ B ☐ C ☐ D

Claudia A. Stagn

12/5/14

Signature of certifying official/Title:

Date

State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of Commenting Official:

Date

Title:

State of Federal agency/bureau or Tribal Government

College Hill Historic District (Boundary
Increase)

Haywood County,
Tennessee

Name of Property

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register

other (explain):

Signature of the Keeper

1-27-2015

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

Building(s) ☐
District ☒
Site ☐
Structure ☐
Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
81	24	buildings
1	2	sites
0	0	structures
0	0	objects
82	26	Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use

Historic Functions

DOMESTIC/Secondary Structure

DOMESTIC/Single Dwelling

FUNERARY/Cemetery

RELIGION/Church

COMMERCE/Restaurant

EDUCATION/School

Current Functions

DOMESTIC/Secondary Structure

DOMESTIC/Single Dwelling

FUNERARY/Cemetery

RELIGION/Church

COMMERCE/Restaurant

EDUCATION/School

7. Description

Architectural Classification

LATE 19th AND 20th CENTURY REVIVALS: Queen Anne, Classical Revival, Colonial Revival, Tudor Revival

MID-19th CENTURY : Italian Villa

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS: American Foursquare, Bungalow/Craftsman, Minimal Traditional

MODERN MOVEMENT: Ranch Style

Materials:

Principal exterior materials of the property:

BRICK/WOOD /CONCRETE/ASPHALT

Narrative Description

Brownsville is the county seat of Haywood County, which is located in West Tennessee, approximately sixty miles east of Memphis. Located west of Brownsville's downtown commercial area, the College Hill Historic District was listed in the National Register in 1980. This district contains a unique collection of architectural residences built from the mid-1800s through the mid-twentieth century.

The College Hill Historic District was listed in the National Register for its association with the Brownsville Female College, the prominent residents of the district, and its wide variety of architectural styles. At the time of listing, the district consisted of approximately eighty five parcels, including Oakwood Cemetery, and was described as irregular in shape consisting of eighty three buildings, one site (the cemetery), and a single vacant lot. Of those 83 buildings, 72 buildings and the cemetery, or 85.8%, contribute to the significance of the district. The other eleven buildings and the single vacant lot or 14.2% are considered as non-contributing to the district.

College Hill Historic District (Boundary Increase)

Haywood County, Tennessee

Name of Property

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The boundary increase for the College Hill Historic District extends to the north, west, and east of the original historic district boundaries to be roughly bounded by Cherry Street on the north, Haralson Street on the west, Margin Street on the south, and N. Wilson Avenue on the east. This boundary increase has a period of significance from 1857 to 1964 to include the oldest building with the boundary increase through the 1960s when the community development to the north and west of the original college historic district ceased. The boundary increase includes 94 properties. Within these 94 properties, there are 81 buildings and 1 site (75.9%) that would be considered as contributing to the district. Also of these 94 properties, there are 24 buildings and 2 sites (24.1%) that would be considered as non-contributing resources.

The primary transportation corridor through Brownsville is U.S. Highway 70 or E. Main Street, which passes through the center of the Brownsville downtown commercial district, as well as through the center of the College Hill Historic District. This highway, also known as the Memphis-Bristol Highway, was constructed between 1922 and 1926 connecting Brownsville directly to Memphis on the west, and Jackson to the east. Smaller cross streets through the district include N. Grand Avenue, McLemore Avenue, and E. College Street.

The majority of homes within the existing historic district were constructed in the nineteenth and early twentieth centuries. These homes were designed in grand style and many were built for Haywood County’s wealthy landowners and farmers. While it is usual for wealthy farmers of large plantations to have their main house on the land they cultivated, Haywood County farmers built their primary homes near the city center, an area that became known as the College Hill Historic District. Many dwellings located in the historic district boundary increase were built between 1857 and 1964. These houses display a wide array of architectural styles including Gothic Revival, Italianate, Queen Anne, Folk Victorian, Colonial Revival, Tudor Revival, and Craftsman, and many were built by the blue collar work force of Brownsville as many landowners began to split and sell large lots to the north, east and west of the residential development dating from 1840. As smaller lots became available, the work force of Brownsville, primarily agricultural and factory workers, began building more modest size homes than what is seen along W. Main Street and W. College Street. This residential growth continued through the mid-1960s with a boom in construction following World War II.

The district’s streetscapes retain much of their historic character. Most blocks have a traditional pattern of dwellings located with large front yard and side yard setbacks, with outbuildings sited at the rear. Only in a few instances are dwellings in the district post-1964, such as townhome or duplex developments. The district and expansion area are transected by concrete sidewalks, and many of the dwellings display brick or concrete walkways. The district boasts an impressive canopy of oak, poplar, maple and other shade trees. Many homes also have extensively landscaped front and side yards.

INDIVIDUAL PROPERTY DESCRIPTIONS

Properties in the inventory are organized alphabetically by street and numerically by address. The entries list the address, date of construction, district map number and whether the property is a contributing or non-contributing property.

College Hill Historic District (Boundary
Increase)

Haywood County,
Tennessee

Name of Property

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KEY:

C – Contributing Building

NC – Non-Contributing Building

Ca. - Circa

Inventory

Cherry Street (West)

1. 420 West Cherry Street. 1940. One-Part Commercial Block Building. Weatherboard, one story, asphalt shingles, gable roof, rectangular plan, concrete block foundation, full width shed awning with steel posts, single-light wood casement windows, original single-light and wood panel door. (C)
2. 426/428 West Cherry Street. 1994. Traditional style duplex. Brick, one story, asphalt shingles, gable roof, rectangular shape, poured concrete foundation, entry hoods at entrance, six-over-six double-hung vinyl sash windows. (NC)

College Street (West)

3. 208 West College Street. 1937. Craftsman. Brick, one story, asphalt shingles, gable roof, rectangular, brick foundation, one exterior end brick chimney, gabled portico at entry with brick arch, nine-over-one double-hung wood sash windows, original wood panel door and fanlight, exposed purlins. (C)
4. 209-211 West College Street. 1953. Tudor Revival. Brick, one story, asphalt shingles, cross gable roof, rectangular plan, brick foundation, gabled portico at each entry with a brick arch, three-over-one double-hung wood sash windows, original six-light and wood panel door, exposed purlins. (C)

1961 House. Colonial Revival. Aluminum siding. One story, asphalt shingles, gable roof, square, brick foundation, gabled portico with triangle brackets, nine-over-one double-hung wood sash windows, interior central brick chimney. (C)

5. 216 West College Street. Ca. 1910. Craftsman. Aluminum siding. One story, asphalt shingles, gable roof, rectangular plan, brick foundation, partial width entry porch with square wooden columns on brick piers, eight-over-one double-hung wood sash windows, original eight-light and wood door. (C)

Cromwell Square

6. 280 Cromwell Square. Ca. 1980. Cromwell Square Town homes. Brick, two stories, asphalt shingles, gable roof, rectangular, poured concrete foundation, six-over-six double-hung vinyl sash windows. (NC)

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North Grand Avenue

7. 250 North Grand Avenue. 1926. Tudor Revival. Weatherboard, one story, asphalt shingles, gable roof, two interior central brick chimneys, brick foundation, rectangular plan, central bay shed roof porch, six-over-six double hung wood sash windows, bay window with four fifteen-light wood and glass, original wood panel door. (C)

Haralson Street

8. 1021 Haralson Street. 1955. Classical Revival. Weatherboard, one story, asphalt shingles, gable roof, one interior central brick chimney, poured concrete foundation, rectangular plan, partial width entry porch with Doric columns and pediment, eight-over-twelve double-hung wood sash windows, original wood panel door with three-light sidelights. (C)
9. 1037 Haralson Street. 1950. Ranch. Brick, one story, asphalt shingles, gable roof, rectangular plan, poured concrete foundation, six-over-six double-hung vinyl sash windows, dentil molding in the eaves. (C)
10. 1099 Haralson Street. Bond Cemetery established 1860. Bond Family Cemetery is a family plot surrounded by an elaborate iron fence with a lamb under the weeping willow motif. There are approximately 30 headstones, all with symbolic motifs including: tumbling rocks, obelisk, draped urn, anvil, and weeping willow. (C)

Key Corner Street

11. Key Corner Street. Utility lot for townhomes at Cromwell Square. (NC)
12. 131 Key Corner Street. 1989. Traditional style townhomes. Brick and vinyl siding, two stories, asphalt shingles, gable, rectangular plan, poured concrete foundation, six-over-six double-hung vinyl sash windows. The property was built too recently to be considered a contributing property. (NC)
13. 210 Key Corner Street. 1988. Traditional style townhomes. Concrete block and stucco, one and a half stories, asphalt shingles, gable roof, hipped roof dormers, poured concrete foundation, paired single-light vinyl sash windows. (NC)
14. 213 Key Corner Street. 1948. Minimal Traditional. Aluminum siding, one story, asphalt shingles, gable roof, brick foundation, square plan, vestibule entry with a gable roof with metal posts, six-over-six double-hung wood sash windows. (C)
15. 217 Key Corner Street. 1947. Minimal Traditional. Aluminum siding, one story, asphalt shingles, gable roof, brick foundation, square plan, entry stoop with a gable roof with metal trellis columns, three-over-one double-hung wood sash windows. (C)

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16. 309 Key Corner Street. 1988. Brackin House Town homes. Traditional style townhomes. Brick, two stories, asphalt shingles, gable roof, rectangular plan, poured concrete foundation, six-over-six double-hung vinyl windows. (NC)
17. 312 Key Corner Street. 1918. Craftsman. Weatherboard, one story, asphalt shingles, hipped and cross gable, central shed dormer, exposed purlins, rectangular plan, exterior end brick chimney, three-over-one double-hung wood sash windows, partial entry porch with tapered wooden columns on brick piers, original paired full-light and wood doors. (C)
- Garage. 1960. Two bay, gable roof, asphalt shingles, aluminum siding, brick foundation and interior end brick chimney. (C)
18. 315 Key Corner Street. 1895. Queen Anne. Weatherboard siding, two stories, asphalt shingles, pyramid and hipped roof, central hall plan, brick foundation, interior central brick chimney, six-over-six double-hung wood sash windows, wrap around porch with a flat roof supported by tapered wooden columns on ashlar stone piers and foundation, decorative window in the façade gable dormer, original sixteen-light and wood panel door. (C)
- Garage. 2000. Two bay garage with poured concrete foundation and aluminum siding, gable metal roof. (NC)
19. 316 Key Corner Street. 1978. Traditional style apartments. Brick and vinyl siding, two stories, asphalt shingles, gable roof, rectangular plan, poured concrete foundation, rectangular, six-over-six vinyl windows. Property was built too recently to be considered a contributing property. (NC)
20. 322 Key Corner Street. 1937. Craftsman. Vinyl siding, one story, asphalt shingles, gable roof, brick foundation, two interior end brick chimneys, rectangular plan, partial width entry porch with tapered wooden columns on brick piers, original fifteen-light and wood door, one-over-one double-hung wood sash windows. (C)
21. 333 Key Corner Street. 1890. Queen Anne. Weatherboard siding, two stories, asphalt shingles, pyramid roof, hipped roof dormer, brick foundation, center hall plan, two interior central brick chimneys, wrap around porch with ashlar stone columns and foundation, original single-light and wood panel door, one-over-one double-hung wood sash windows. (C)
22. 345 Key Corner Street. 1948. Minimal Traditional. Brick, two stories, asphalt shingles, cross gable roof, square plan, interior end brick chimney, brick foundation, original wood panel door, eight-over-eight double-hung wood sash windows. (C)
23. 404 Key Corner Street. 1982. Ranch. Vinyl, one story, asphalt shingles, gable roof, poured concrete foundation, rectangular plan, six-over-six vinyl sash windows. Dwelling is too recent construction to be considered a contributing property. (NC)
24. 408 Key Corner Street. 1948. Tudor Revival. Brick, two stories, asphalt shingles, gable roof, brick foundation, rectangular, six-over-six double-hung wood sash windows, original wood panel door. (C)

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25. 411 Key Corner Street. 1953. Ranch. Brick, one story, asphalt shingles, gable roof, brick foundation, rectangular, two-over-two double-hung wood sash windows, interior central brick chimney, partial width recessed entry with iron trellis columns and brackets. (C)
26. 412 Key Corner Street. 2005. Traditional style home. Brick veneer, one story, asphalt shingles, gable roof, poured concrete foundation, rectangular plan, partial width shed porch with square metal posts, six-over-six double-hung vinyl windows. Built recently therefore, is not considered a contributing property. (NC)
27. 416 Key Corner Street. 1929. Queen Anne. Weatherboard siding, one story, brick foundation, asphalt shingles, cross gable and hipped roof, center hall plan, shed roof porch with turned posts, one-over-one double-hung wood sash windows, original single-light and wood panel door with single-light transom. (C)
28. 424 Key Corner Street. 1929. Craftsman. Brick and stucco, two stories, asphalt shingles, gable roof width shed roof dormer, square plan, full width entry porch with tapered columns on brick piers, original six-light and wood panel door, one-over-one double-hung wood sash windows. (C)
29. 425 Key Corner Street. 1947. Neoclassical Revival. Brick, two stories, asphalt shingles, gable roof with three gable dormers, brick foundation, one interior central brick chimney, entry portico with wooden Doric columns, full-light and wood door, six-over-six double-hung wood sash windows. (C)
30. 504 Key Corner Street. 1937. Queen Anne with Bungalow influences. Vinyl siding, two stories, metal pyramid and gable roof, brick foundation, partial width porch with square columns on rock faced concrete block foundation, center hall plan, original full-light door and full-light sidelights, one-over-one wood windows. (C)
31. 505 Key Corner Street. 1927. Craftsman. Brick, one story, gable roof, asphalt shingles, brick foundation, rectangular plan, entry porch with wooden Doric columns, original nine-light and wood door with fanlight, exterior end brick chimney and nine-over-one double-hung wood windows. (C)
32. 512 Key Corner Street. 1929. Queen Anne. Vinyl siding, one story, square plan, asphalt shingles, gable and hipped roof, brick foundation, wraparound porch with tapered wooden columns, original full-light and wood door with full-light sidelights and transom, one-over-one wood windows. (C)
- Garage. 1980. Two bay car garage with a gabled roof of asphalt shingles, vinyl siding exterior and poured concrete foundation. (NC)
33. 513 Key Corner Street. 1926. Tudor Revival. Brick and stucco, one story, asphalt shingles, exterior front brick chimney, brick foundation, square plan, original eight-light and wood door, six-over-six double-hung wood sash windows. (C)

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34. 515 Key Corner Street. 1975. Modern Ranch. Stucco, one story, asphalt shingles, gable roof, rectangular plan, nine-over-six aluminum windows. Dwelling is newer construction, therefore not a contributing property. (NC)
35. 520 Key Corner Street. 1929. American Four-Square. Vinyl siding, two stories, asphalt shingles, hipped roof, brick foundation, square plan, full width entry porch with a shed roof and square wooden columns, nine-over-one double-hung wood sash windows, original single light and wood door. (C)
36. 526 Key Corner Street. 1985. Colonial Revival. Vinyl siding, two stories, asphalt shingles, gable roof, poured concrete foundation, rectangular plan, gable dormers, exterior end brick chimney, six-over-six double-hung aluminum windows. Dwelling was built too recently to be a contributing property. (NC)
37. 530 Key Corner Street. 1985. Colonial Revival. Vinyl siding, two stories, asphalt shingles, gable roof, poured concrete foundation, rectangular plan, gable dormers, full width entry porch with turned posts, exterior end brick chimney, nine-over-nine double-hung aluminum windows. Dwelling was built too recently to be a contributing property. (NC)
38. 605 Key Corner Street. 1947. Colonial Revival. Weatherboard, one story, asphalt shingles, gable roof, brick foundation, rectangular plan, two interior end brick chimneys, entry porch with Doric columns, exposed purlins, original wood panel door with four-light sidelights and three-light transom, nine-over-nine double-hung wood sash windows. (C)
39. 611 Key Corner Street. 1958. Ranch. Brick, one story, asphalt shingles, brick foundation, rectangular plan, interior central brick chimney, recessed entry porch with wooden columns, original wood panel door, six-over-six double-hung wood sash windows. (C)
40. 612 Key Corner Street. 1948. Neoclassical Revival. Brick, one story, asphalt shingles, gable roof, interior central brick chimney, brick foundation, gabled portico with ionic style columns and pediment, dentil molding in eaves, original four-light and wood door with fanlight, one-over-one wood windows. (C)
41. 623 Key Corner Street. 1956. Neoclassical Revival. Brick, one story, asphalt shingles, gable roof, interior central brick chimney, brick foundation, rectangular plan, gabled portico with ionic style columns and pediment, dentil molding in eaves, original wood door with four-light sidelights, eight-over-eight double-hung wood sash windows. (C)
42. 625 Key Corner Street. 1949. Neoclassical Revival. Brick, one story, asphalt shingles, gable roof, interior central brick chimney, brick foundation, rectangular plan, gable dormers, gabled portico with ionic style columns and pediment, dentil molding in eaves, original wood door with four-light sidelights, twelve-over-twelve double-hung wood sash windows. (C)
43. 647 Key Corner Street. 1929. Pyramid Square. Vinyl siding, one story, brick foundation, asphalt shingles, pyramid roof, square plan, two interior central brick chimneys, partial width entry porch

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with hipped roof and Doric style columns, single-light and wood panel door, one-over-one double-hung wood sash windows. (C)

44. 707 Key Corner Street. 1948. Neoclassical Revival. Vinyl siding, one story, asphalt shingles, gable roof, interior central brick chimney, brick foundation, rectangular plan, gabled portico with ionic style columns and pediment, one-over-one double-hung vinyl sash windows. (C)

Main Street (West)

45. 909 West Main Street. 1965. Ranch. Brick veneer, one story, asphalt shingles, gable roof, interior end brick chimney, brick foundation, rectangular plan, partial width entry porch with ionic style columns, eight-over-eight double-hung wood sash windows. (NC)
46. 917 West Main Street. 1956. Colonial Revival. Vinyl siding, one story, asphalt shingles, gable roof, exterior end brick chimney, brick foundation, square plan, gabled portico with square wooden columns, one-over-one double-hung wood sash windows. (C)
47. 927 West Main Street. 1950. Neoclassical Revival. Weatherboard siding, one story, asphalt shingles, gable roof, gabled, rectangular plan, pediment portico with Doric columns, original wood panel door, six-over-six double-hung wood sash windows. (C)
48. 934 West Main Street. 1937. American Foursquare. Weatherboard siding, two stories, asphalt shingles, crossed, hipped roof, brick foundation, two interior central brick chimneys, square plan, full width porte cochere with wooden Doric columns on brick piers, original single-light and wood door with leaded glass sidelights. One-over-one double-hung wood sash windows. (C)

Servant's Quarters. 1940. Plain traditional, aluminum siding, brick pier foundation, cross gable metal roof, six-over-six double-hung wood sash windows, original six light and wood door. (C)

49. 939 West Main Street. 1942. Colonial Revival. Brick, two stories, asphalt shingles, cross gable roof, brick foundation, interior central brick chimney, rectangular, original wood panel door with broken pediment surround, eight-over-eight double-hung wood sash windows. (C)

Servant's Quarters. Ca. 1940. Plain Traditional. Weatherboard siding, one story, brick foundation, gable roof of asphalt shingles, interior end brick chimney, cutaway porch with wooden posts, four-over-four double-hung wood sash windows (C)

50. 1004 West Main Street. 1920. Craftsman. Brick, two stories, brick foundation, asphalt shingles, clipped gable roof, square plan, shed roof dormer, original 15-light and wood door with eight-light sidelights and four-light transom, porte corchere with brick columns, exposed purlins, four-over-one double-hung wood sash windows. (C)
51. 1007 West Main Street. 1938. Neoclassical Revival. Weatherboard siding, two stories, asphalt shingles, gable roof, rectangular, two interior central brick chimneys, central bay portico with

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pediment and Doric style columns, brick foundation, original three-light and wood door, six-over-six double-hung wood sash windows. This property also includes a large parcel of cultivated fields, as the property is still used for agricultural purposes. (C)

Servant's Quarters. Ca. 1940. Plain Traditional. Weatherboard siding, one story, brick pier foundation, gable metal roof, interior central brick chimney, shed porch with wooden posts, six-over-six double-hung wood sash windows (C)

52. 1014 West Main Street. 1957. Ranch. Brick, one story, asphalt shingles, gable roof, interior brick chimney, brick foundation, rectangular plan, vinyl siding in front facing gable, six-over-six double-hung wood sash windows. (C)

53. 1020 West Main Street. 1948. Minimal Traditional. Vinyl siding, one story, asphalt shingles, gable roof, concrete block foundation, square plan, eight-over-eight double-hung wood sash windows. (C)

54. 1028 West Main Street. 1948. Minimal Traditional. Brick, one story, asphalt shingles, cross gable roof, brick foundation, square plan, eight-over-eight double-hung wood sash windows. (C)

55. 1034 West Main Street. 1948. Minimal Traditional. Vinyl siding, one story, asphalt shingles, gable roof, concrete brick foundation, square plan, original wood and fanlight door, eight-over-eight double-hung wood sash window. (C)

56. 1040 West Main Street. 1948. Minimal Traditional. Brick, two stories, asphalt shingles, cross gable roof, brick foundation, square plan, shed roof porch with square wooden posts, protruding brick lines on front facing gable, six-over-six double-hung wood sash windows. (C)

McLemore Avenue (North)

57. 22 North McLemore Avenue. 1945. Minimal Traditional. Vinyl siding, two stories, asphalt shingles, gable roof, vestibule entry with gable roof, brick foundation, square plan, original half-circle four-light and wood door, eight-over-eight wood windows. Second floor entrance and iron staircase located on the south elevation. (C)

Shed. 1960. Shed roof with vinyl siding exterior. Three-over-one wood windows. (C)

58. 102 North McLemore Avenue. 1937. Minimal Traditional. Vinyl siding, one story, asphalt shingles, cross gable roof, square plan, partial width porch with square wooden posts, exterior end brick chimney, brick foundation, original wood panel door, eight-over-eight vinyl windows. (C)

59. 108 North McLemore Avenue. 1950. Minimal Traditional. Vinyl siding, one story, asphalt shingles, cross gable roof, brick foundation, square plan, flat roof porch with square metal column, exterior end brick chimney, screened in side porch, original three-light and wood door, six-over-six vinyl windows. (C)

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60. 112 North McLemore Avenue. 1945. Minimal Traditional. Aluminum siding, one story, square plan, asphalt shingles, cross gabled roof, brick foundation, exterior end brick chimney with chimney pots, vestibule entry, original wood panel door, six-over-six double-hung wood sash windows. (C)

61. 217 North McLemore Avenue. Ca. 1900. Colonial. Vinyl siding, one story, square plan, asphalt shingles, hipped roof, full width entry porch with square wooden columns, brick foundation, six-over-six vinyl sash windows. (C)

62. 221 North McLemore Avenue. 1953. Colonial Revival. Vinyl siding, one story, rectangular plan, asphalt shingles, gable roof, partial width entry porch with square columns, brick foundation, eight-over-eight vinyl windows. (C)

Garage. Ca. 1965. Vinyl siding, concrete foundation, asphalt shingles, gable roof. (NC)

63. 224 North McLemore Avenue. 1960. Colonial Revival. Brick, one story, rectangular, asphalt shingles, gable roof, centrally bay portico with iron trellis columns, brick foundation, original wood panel door, eight-over-eight double-hung wood sash windows. (C)

64. 411 North McLemore Avenue. 1922. Craftsman. Brick, two stories, square plan, asphalt shingles, clipped gable roof, central shed dormer, exposed purlins, two interior central brick chimneys, partial width entry porch with tapered wooden columns on brick piers, original wood panel door, nine-over-one double-hung wood sash windows. (C)

Garage. Ca. 1980. gabled roof, asphalt shingles, aluminum siding, poured concrete foundation. (NC)

65. 416 North McLemore Avenue. 1962. Ranch. Brick, one story, rectangular, poured concrete foundation, asphalt shingles, gable roof, six-over-six vinyl windows. Property was built too recently to be a contributing property. (NC)

66. 418 North McLemore Avenue. Single wide mobile home. Aluminum siding, one story, asphalt shingles, gable roof. Six-over-six vinyl windows. This is a ca. 1990 mobile home and therefore is not considered a contributing property. (NC)

67. 420 North McLemore Avenue. 1929. Colonial Revival. Aluminum siding, one story, asphalt shingles, gable roof, full width shed roof porch with square wooden posts, brick foundation, rectangular plan, nine-over-nine double-hung wood sash windows. (C)

68. 596-600 North McLemore Avenue. 1994. Traditional dwelling. Vinyl siding, one story, poured concrete foundation, asphalt shingles, cross gable, six-over-six vinyl windows. Property was built too recently to be a contributing property. (NC)

69. 604 North McLemore Avenue. 1937. Craftsman. Vinyl siding, one story, concrete block foundation, asphalt shingles, gable roof, rectangular plan, full width entry porch with square wooden posts, six-over-six double-hung vinyl windows. (C)

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70. 606 North McLemore Avenue. Single wide mobile home. Aluminum siding, one story, asphalt shingles, gable roof. Central bay gable roof porch supported by vinyl posts, six-over-six vinyl windows. This is a ca. 1980 mobile home and therefore is not considered a contributing property. (NC)

71. 608 North McLemore Avenue. 1958. Ranch. Brick veneer, one story, concrete block foundation, rectangular plan, asphalt shingles, gable roof, shed roof entry porch with metal trellis columns, two-over-two double-hung wood sash windows. (C)

72. 610 North McLemore Avenue. 1958. Minimal Traditional. Brick, one story, brick foundation, square plan, brick foundation, asphalt shingles, gable roof, cutaway porch with metal posts, interior central brick chimneys, six-over-six double-hung wood sash windows. (C)

73. 619 North McLemore Avenue. 1857. Italianate. Brick, two story, cross gable and hipped metal roof, brick foundation, central hall plan, four interior end brick chimneys, wraparound porch with iron trellis columns and brackets, canted bay, drip pendants, central turret with bell-cast tower, original single-light and wood door with single-light transom, one-over-one and four-over-four wood windows. (C)

Garage. 1950. Two bay garage, wooden siding, gable asphalt roof, concrete block foundation. (C)

74. 709 North McLemore Avenue. 1905. Queen Anne. Weatherboard siding, two stories, asphalt shingles, pyramid and gable roof, brick foundation, central hall plan, two interior central brick chimneys, wrap around porch with Doric style columns, original single-light and wood door with single-light transom, one-over-one and six-over-six wood windows, canted bay, one bay carport on south elevation supported by tapered columns on brick piers. (C)

Monroe Avenue (North)

75. 409 North Monroe Avenue. 1929. Tudor Revival. Aluminum siding, asphalt shingles, cross gable roof, brick foundation, rectangular plan, vestibule entry, original nine-light and wood slat door, six-over-six double-hung wood sash windows. (C)

76. 415 North Monroe Avenue. Ca. 1905. Craftsman. Weatherboard, two stories, clipped gable roof, two interior central brick chimneys, brick foundation, square plan, wraparound porch with tapered wooden columns, original single-light and wood door with single-light sidelights and transom, exposed purlins, nine-over-one double-hung wood sash windows. (C)

Garage. Ca. 1920. Weatherboard, asphalt shingles, saltbox roof, brick foundation, original wooden door. (C)

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77. 426 North Monroe Avenue. Ca. 1930. Colonial. Brick veneer ca.1980, asphalt shingles, hipped roof, interior central brick chimney, square plan, brick foundation, full width shed porch with iron trellis columns, six-over-six vinyl windows. (C)

78. 503 North Monroe Avenue. 1942. Craftsman. Weatherboard, one story, gable roof, asphalt shingles, exterior end brick chimney, brick foundation, rectangular plan, gable porch with tapered wooden columns, exposed purlins, six-over-six double-hung wood sash windows. (C)

House. 1942. Craftsman. Brick, one story, gable roof, asphalt shingles, rectangular plan, brick foundation, gable porch with wooden columns, six-over-six aluminum windows. (C)

79. 506 North Monroe Avenue. 1943. Tudor Revival. Aluminum siding, one story, cross gable roof, asphalt shingles, square plan, brick foundation, one interior central brick chimney, original four-light and wood door, four-over-four double-hung wood sash windows. (C)

80. 514-520 North Monroe Avenue. 1925. Craftsman. Vinyl siding, one story, gabled roof of asbestos tiles, central shed dormer, brick foundation, square plan, one interior central brick chimney, original twelve-light and wood door with ten-light sidelights, nine-over-one double-hung wood sash windows. (C)

81. 523 North Monroe Avenue. 1929. Neoclassical Revival. Weatherboard, two stories, gabled ell metal roof, brick foundation, central hall plan, one interior end brick chimney with chimney hood, curved brackets and dentil molding in eaves, two story partial width portico with octagonal wooden columns, original paired wood panel doors with three-light sidelights, second floor identical entry, six-over-nine and six-over-six wood windows. (C)

Garage and storage house. 1980. Two stories, vinyl siding, concrete block foundation, Two-over-two aluminum windows, gable metal roof. (NC)

82. 524 North Monroe Avenue. 1939. Tudor Revival. Brick, one story, asphalt shingles, gable roof, two interior central brick chimneys, brick foundation, original six-light and wood panel door, vestibule entry, one-over-one double-hung wood sash windows. (C)

83. 603 North Monroe Avenue. 1929. Colonial Revival. Aluminum siding, two stories, asphalt shingle, gable roof, hipped roof dormer, brick foundation, partial width entry porch with turned posts, original wood panel door, one-over-one double-hung wood sash windows. (C)

84. 611 North Monroe Avenue. Formerly a ca. 1920 Colonial Revival dwelling; has been razed. Currently a vacant lot rendering the property as non-contributing. (NC)

85. 612 North Monroe Avenue. 1929. Pyramid Square. Vinyl, two stories, asphalt shingles, pyramid and gable roof, hipped roof gable, brick foundation, square plan, partial width entry porch with square vinyl posts, six-over-six vinyl windows. (C)

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86. 620 North Monroe Avenue. 1929. Craftsman. Weatherboard, one story, asphalt shingles, gable roof, brick foundation, square plan, partial width entry porch with tapered wooden columns, original single-light and wood and fifteen-light and wood entry doors with single-light transoms, one interior central brick chimney, exposed purlins, one-over-one double-hung wood sash windows. (C)

87. 703-711 North Monroe Avenue. ca. 1980. Two, single wide mobile homes with aluminum siding, gable asphalt roofs and six-over-six vinyl windows. This is a ca. 1980 mobile home and therefore is not considered a contributing property. (NC)

88. 735-739 North Monroe Avenue. 1995. Plain Traditional. Vinyl siding, one story, asphalt shingles, gable roof, six-over-six vinyl windows. The dwelling was built too recently to a contributing property. (NC)

Russell Avenue (North)

89. 217 North Russell Avenue. 1958. Ranch. Brick, asphalt shingles, gable roof, poured concrete foundation, rectangular plan, cutaway porch, original wood panel door, two-over-two double-hung wood sash windows. (C)

90. 218 North Russell Avenue. 1952. Ranch. Brick, asphalt shingles, gable and hipped roof, brick foundation, square plan, one interior central brick chimney, cutaway porch with metal trellis columns, original wood slat door, one-over-one vinyl windows and original two-over-two double-hung wood sash windows, stacked horizontal single-light and wood windows in groupings of three. (C)

Short Street

91. 426 Short Street. 1935. Minimal Traditional. Brick, two stories, rectangular plan, asphalt shingles, gable roof, brick foundation, interior end brick chimney, screened in wooden porch, original wood panel door, eight-over-eight double-hung wood sash windows, gable roof dormer with vinyl siding. (C)

Wilson Avenue (North)

92. 107 North Wilson Avenue. Ca. 1965. Modern Church. Brick veneer, asphalt shingles, gable roof, vertical sections of stained glass, paired aluminum frame doors, poured concrete foundation. The building was constructed too recently to a contributing property. (NC)

93. 213 North Wilson. 1929. Queen Anne. Aluminum siding, asphalt shingles, cross gable roof, brick foundation, central hall plan, partial width entry porch with vinyl Doric columns, original wood panel door, nine-over-one double-hung wood sash windows. (C)

94. 217 North Wilson Avenue. 1929. Colonial Revival. Vinyl siding, one story, asphalt shingles, gable ell roof, brick foundation, square plan, full width shed porch with turned posts, new door with original single-light transom, one-over-one double-hung wood sash windows. (C)

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8. Statement of Significance

Applicable National Register Criteria

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years

Areas of Significance

COMMUNITY DEVELOPMENT

Period of Significance

1857-1964

Significant Dates

N/A

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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STATEMENT OF SIGNIFICANCE:

Summary Paragraph:

The College Hill Historic District was listed in the National Register of Historic Places in 1980 under Criterion A for its significance in Agriculture, Education, Politics, and Government. The district is also listed under Criterion C for its significance in Architecture. The period of significance was originally defined as from 1850 through 1930. This boundary increase nomination provides extended boundaries to include additional properties associated with Criterion A for its significance in Community Development. The College Hill Historic District Boundary Increase meets registration requirements set forth in the Multiple Property Documentation Form, "Historic Resources of Brownsville, Tennessee," under National Register Criterion A for residences and/or residential outbuildings will have played an important role in the growth and development of Brownsville. The end of the period of significance has been extended from 1930 to 1964 to recognize the continued residential development to the north, east, and west of the original College Hill Historic boundaries. From the 1900s through the 1960s, large landowners began splitting and selling large lots for development. Brownsville's blue collar workforce took this opportunity and began constructing modest size homes in architectural styles including: Italianate, Queen Anne, Folk Victorian, Neoclassical, Colonial Revival, Tudor Revival, Craftsman, Minimal Traditional, and Ranch. In addition to residential buildings, there is contributing site within the boundary increase, the Bond Family Cemetery, resting places for the Bond Family who played a vital role in the settlement of Brownsville.

Narrative Statement of Significance:

Historical Context:

In 1785, Henry Rutherford, along with an entourage from North Carolina, conducted an excursion surveying West Tennessee and the Cumberland, Ohio, and Mississippi Rivers. They came upon a small stream named Okeena by the Native Americans. Okeena was later named Forked Deer by the surveying party. Rutherford called this point "Key Corner".¹ The road leading from the west into Brownsville is also named Key Corner due to its origin from this designation.² At the time of this land survey, the land was occupied by Native Americans and the soil was a mixture of clay and sand, ideal for the growth of cotton and grains. As a result of the treaty of 1818, the Chickasaw Indians sold their interest in the West Tennessee land. This treaty spurred interest from land speculators, especially those from North Carolina who moved to the Tennessee area by boat, wagon and foot after the Panic of 1819, leading to the migration of many North Carolinians to the agriculturally rich land of West Tennessee.³

Once part of Madison County until a legislative act of 1823, Haywood County was created and named after Judge John Haywood of North Carolina.⁴ One of the first settlers to this newly settled area was Richard Nixon. Nixon was later appointed a justice of the peace and built the first log cabin, which eventually was

1 Brownsville-Haywood County Historical Society, History of Haywood County Tennessee (Marceline, MO: Walsworth Publishing, 1989), 234.

2 Ibid.

3 USGenWeb Archives online, Historical Sketch of Haywood County, May 1, 2013, <http://files.usgwarchives.net/tn/haywood/history/1872/westtenn/historic20nms.txt>

4 Tennessee Library and Archives website. THS Collection: "John Haywood (1762-1826) Papers (1768-1796)", April 30, 2012. <http://www.tn.gov/tsla/history/manuscripts/findingaids/th448.pdf>

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the county's first organized courtroom.⁵ In 1825, a legislative act provided that a county seat would be established to be as centrally located as possible and at least fifty acres in size. Brownsville was chosen as this county seat and named after General Jacob Jennings Brown for his contribution in the War of 1812.⁶ Thomas M. Johnson deeded the required fifty acres to the city for one dollar. A town square was then created with two and seven eighths of an acre and the town was one square mile with all the boundary streets named Margin: North Margin, South Margin, East Margin, and West Margin.⁷ Brownsville was later incorporated as a city in 1826 and the development of the town and the influx of settlers soon began. By 1832, Brownsville had a population of four hundred. The only two forms of transportation at the time were by steamboat down the Hatchie and Forked Deer Rivers and roads to surrounding communities built and maintained by local landowners.⁸ The railroad was not connected to Brownsville until 1846.

As the settlement of Brownsville expanded, construction of commercial, government, religious, and residential buildings accelerated. The first brick building was the United Methodist Church on Jackson Avenue. Public buildings were initially built of wood and usually rebuilt with brick after construction practices became more advanced. Schools during this time were generally subscription schools with a tuition averaging ten dollars per year.⁹ One of the first brick schools in Brownsville was the Brownsville Baptist Female College organized by the West Tennessee Baptist Convention in 1850 and built in 1852. The school played a large part in the early educational development of West Tennessee. Community leaders and residents of the surrounding residential area like W.P. Bond and R. S. Thomas were among the first Board of Trustees for the school.¹⁰ The school was open to students in West Tennessee and Haywood County under the instruction of Reverend Harvey Ball. The establishment of this school spurred the development of a dense residential district surrounding the school, later to become the College Hill Historic District. The college acted as an anchor for this development. The two-story, brick, Classical Revival style school is still extant and operates as the Haywood County Museum and local performing arts center.

Many of Brownsville's nineteenth century dwellings were built based on the county's cotton economy. Introduced locally in 1828, cotton quickly became the financial base of Haywood County. Thomas Bond was one of the first cotton farmers in Brownsville. Bond traveled from North Carolina in 1836 and brought with him over 500 slaves to cultivate his land in West Tennessee.¹¹ Bond is also well remembered for his construction of several grand homes in the College Hill Historic District. Specifically, Bond is known for building the Bond-Livingston-Tripp House at 420 W Main Street.¹² He also was a prominent landowner owning several parcels throughout Brownsville and Haywood County. He originally owned the land on

5 Bob Moses, Lynn Shaw, Walter Baird and Harrell Clement, Haywood County, Tennessee (Paducah, KY: Turner Publishing Company, 1998), 7.

6 Ibid.

7 Brownsville-Haywood County Historical Society, History of Haywood County Tennessee (Marceline, MO: Walsworth Publishing, 1989), 237.

8 USGenWeb Archives online, A History of Haywood County, April 30, 2013, <http://files.usgwarchives.net/tn/haywood/history/history.txt>

9 USGenWeb Archives online, Schools of Haywood County TN, April 30, 2013, <http://files.usgwarchives.net/tn/haywood/history/schools.txt>

10 National Register of Historic Places, College Hill Historic District, Brownsville, Haywood, Tennessee, National Register #80003834.

11 Emma Nunn, Haywood County, Tennessee Encyclopedia of History and Culture online, April 30, 2013 <http://tennesseeencyclopedia.net/entry.php?rec=615>

12 National Register of Historic Places, College Hill Historic District, Brownsville, Haywood, Tennessee, National Register #80003834.

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which the Brownsville Baptist Female College was built. Bond's nephew, James Bond, was also responsible for building several homes within the residential district. These houses included the Harbert-Hooper House at 843 W. Main Street and the house built for the President of the Brownsville Female College at 637 W. Main Street. While it was usual practice for plantation owners to have large houses on the land they cultivated, Haywood County farmers had an unconventional arrangement where they would work their lands by day and travel back to their town homes in the evening or on weekends. This was the pattern set by the Bond family and many other wealthy planters followed in this tradition.

Nearly ten years after the Brownsville Baptist Female College opened, the Civil War began in 1861. While there was never any major fighting in the county, Brownsville was occupied at various times by both Union and Confederate troops.¹³ The war disrupted commerce, but fortunately no major fires or other destructive acts occurred during the war. The college remained open, however, attendance was low. Following the war, the economy slowly rebounded. The first bank, the Brownsville Savings Bank, was organized during this time in 1869. By the 1870s, the economy in Brownsville began to thrive once again and the population of Haywood County reached 25,094. However, tragedy struck Brownsville with the Yellow Fever Epidemic in 1878. The disease forced many businesses to close their doors and took the lives of more than three hundred residents.¹⁴

Improvements to the city included new infrastructure and industries. To celebrate the establishment of the Gas Works Company, the city streets of Brownsville were illuminated by gas in 1872 for the entire month of August.¹⁵ Also in 1872, a cotton factory known as Brownsville Manufacturing Company, was organized and backed by James A. Rogers, President, James Bond, A.H. Bradford, James D. Read, H.L. Taylor, and James A. Wilder. During the late nineteenth century, another Bond family member, Robert Bond, opened the Brownsville Cotton Oil & Ice Co., as well as the Electric Light and Power Plant. Many of these prominent businessmen lived within the College Hill Historic District. In the 1870s, Brownsville attempted to build a narrow-gauge railroad extending from the Memphis and Ohio Railroad to the north. The railroad was named Holly Springs, Brownsville, Ohio Railroad and was intended to connect Friendship, Tennessee and Holly Springs, Mississippi. By 1878, several miles of tracks were laid along what is now North Russell Avenue. Due to poor management, the railroad ran out of funds and was taken up. Even though the narrow-gauge railroad failed, by 1880 the economy in Brownsville was booming once again and Haywood County ranked third in cotton production in the state.

The increase in industrial facilities and mass production created an influx in a blue collar workforce. This workforce was made up primarily agricultural and factory workers. The mills and factories located in Brownsville employed an average of 50 workers each at this time. This influx created a need for additional residential development in Brownsville. Large landowners and prominent business owners of Brownsville began to supply this demand by splitting and selling large parcels of land farther to the north, east and west to create smaller sized residential lots than what was seen prior to 1880. The blue collar workforce began to build modest sized homes to the north along McLemore Avenue, Monroe Avenue, North Wilson Avenue and North Russell Street once the Holly Springs, Brownsville, Ohio Railroad was taken up. Factory workers built

¹³ The Brownsville-Haywood County Bicentennial Book Committee, Heart of the Tennessee Delta (Dixie Printing Company, 1996), 3.

¹⁴ Ibid, 7.

¹⁵ USGenWeb Archives online, Historical Sketch of Haywood County, May 1, 2013, <http://files.usgwarchives.net/tn/haywood/history/1872/westtenn/historic20nms.txt>

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homes in these areas close to the established residential districts. This suburban growth began to stretch farther north and west of both established residential districts as well as east of the commercial district on E. Main Street. The dwellings built in the late nineteenth and early twentieth centuries in Brownsville mirrored styles built throughout the country. The Victorian era styles of Italianate and Queen Anne featured asymmetrical forms and extensive use of decorative wood elements such as vergeboard and eave brackets. Folk Vernacular forms also used millwork decoration and the city contains numerous examples of these types of dwellings built in the gabled ell or pyramid square forms. By the early twentieth century the Colonial Revival style replaced the earlier Victorian era forms and other revival styles such as Tudor were also popular.

By the early 1900s Brownsville was a prosperous county seat boasting brick commercial buildings surrounding the courthouse on the square and a series of industrial and agricultural companies along the railroad. The Haywood County Bank opened in 1902 later becoming the First National Bank. In 1909, Andrew Carnegie donated \$7,500 for a free public library and the next year the city bought property on West Main Street for \$800 and constructed a new library building.¹⁶ The city continued its improvements throughout the 1920s and 1930s, including sewers and sidewalks introduced in the 1930s through the Works Progress Administration.¹⁷ Brownsville also received a new brick U. S. Post Office in 1931 on S. Washington Street.

During the 1920s, road conditions across the south improved dramatically. In 1922, Tennessee maintained only 244 miles of road. By 1926, Governor Austin Peay's emphasis on funding road development resulted in the improvement of a six thousand-mile system of state roads. One of these roads was the Memphis-Bristol Highway completed in 1926, directly connecting Brownsville to Memphis on the west and Jackson to the east.¹⁸ The Memphis-Bristol Highway is also named U.S. Highway 70 and runs directly through the center of downtown Brownsville and the College Hill Historic District. The 1930s was also termed the Great Depression and many farmers of West Tennessee were forced to give up their farms and move to more urban areas in search of new work opportunities. With the development of better roads and easier access between cities, the popularity of the automobile and the influx of former farmers relocating to Brownsville for work opportunities, there was a large influx in population between 1930 and 1940 in Brownsville with an increase from 3,204 residents to 4,012. This population growth created new "automobile subdivisions" built further north, west, and east towards Brownsville's city limits. The Sanborn Fire Insurance Map of 1944 indicates new streets were established to include Monroe, Cherry, and Grand, containing small residential lots with Bungalows, Colonial Revival, and Tudor Revival dwellings.

After World War II, Brownsville's residential developments and resident demographics began to shift as the economy began to diversify. World War II veterans returned to Brownsville to build homes and work in the local factories. Veterans took advantage of the GI Bill afforded to them to make building new homes easy and affordable.¹⁹ This era brought about small homes for the working class with more basic and functional architectural styles like the Minimal Traditional style. These small homes were built on small lots primarily

¹⁶ Brownsville-Haywood County Historical Society, History of Haywood County Tennessee (Marceline, MO: Walsworth Publishing, 1989), 238.

¹⁷ Ibid.

¹⁸ Emma Nunn, Haywood County, Tennessee Encyclopedia of History and Culture online, April 30, 2013
<http://tennesseeencyclopedia.net/entry.php?rec=615>

¹⁹ The States Graphic- Haywood County Sesquicentennial. (1973, September 21). Folder Brownsville, Tenn., Local History Vertical File, Tennessee State Library and Archives.

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located north of the existing residential districts and became densely packed toward the west along W. Main Street, to the north along Monroe, McLemore, Wilson and Russell Avenues, and to the east along W. College and Key Corner Streets. This growth continued through the mid-1960s as more and more manufacturing companies and factories became established in Brownsville during the 1950s and 1960s.

Haywood County prospered during its first century of settlement due primarily to the development of agricultural business throughout the area. Many of the individuals involved in this development were respected businessmen and landowners who built homes and lived within existing College Hill Historic District. As war, financial crisis and economic diversity brought change to the residents of Brownsville, the need for large residential lots decreased and was replaced with a need for smaller lots with more modest sized homes for the blue collar worker. This transition created a century old collection of architectural styles which include: Italianate, Queen Anne, Folk Victorian, Neoclassical, Colonial Revival, Tudor Revival, Craftsman, Minimal Traditional, and Ranch within the College Hill Historic District Boundary Increase. This variety in styles represented the popular building trends from the early years of Brownsville's development through the mid-twentieth century. Several of Brownsville's prominent business owners, politicians, city workers, doctors, lawyers, and blue collar workers built the homes within the boundary increase.

When the initial architectural survey and National Register nomination was completed for the College Hill Historic District in 1980, only residential properties constructed prior to 1930 were included. Properties were evaluated for their architectural significance and relationship to prominent families and figures who played vital roles in the settlement of Brownsville. With the passage of time, it has become important to examine properties built through the 1960s in order to illustrate the entire historic residential development of Brownsville. The Great Depression, World War II, and the introduction of the automobile, had a significant effect on population centers, emerging architectural trends, and the progression of residential development. This thirty year span of new residential development introduced architectural styles that became popular in the mid-twentieth century. Expanding the period of significance through 1964 tells the story of the residential progression of Community Development in Brownsville from the 1850s to a time when residential development nearly ceased in the city as suburbs developed.

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9. Major Bibliographic References

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Previous documentation on file (NPS):		Primary location of additional data:	
	preliminary determination of individual listing (36 CFR 67 has been requested)	X	State Historic Preservation Office
X	previously listed in the National Register		Other State agency
	previously determined eligible by the National Register		Federal agency
	designated a National Historic Landmark		Local government
	recorded by Historic American Buildings Survey #		University
	recorded by Historic American Engineering Record #		Other
	recorded by Historic American Landscape Survey #	Name of repository:	
Historic Resources Survey Number (if assigned):			

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10. Geographical Data

Acreage of Property 94.2 Acres **USGS Quadrangle** Brownsville, TN

Latitude/Longitude Coordinates:

1. Latitude: 35.601008° Longitude: -89.278718°
2. Latitude: 35.600899° Longitude: -89.264204°
3. Latitude: 35.589784° Longitude: -89.264248°
4. Latitude: 35.589806° Longitude: -89.278731°

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Verbal Boundary Description

The existing College Hill Historic District is approximately bounded by Grand Avenue and Williamsburg Lane on the west, Key Corner Street and W. College Street on the North, N. Russell Avenue on the east and Margin Street on the south. The boundary increase for the College Hill Historic District is illustrated on the accompanying maps. The new district would change the physical boundaries to be approximately bounded by Cherry Street to the north, Haralson Street to the west, Margin Street to the south and N. Wilson Avenue to the east.

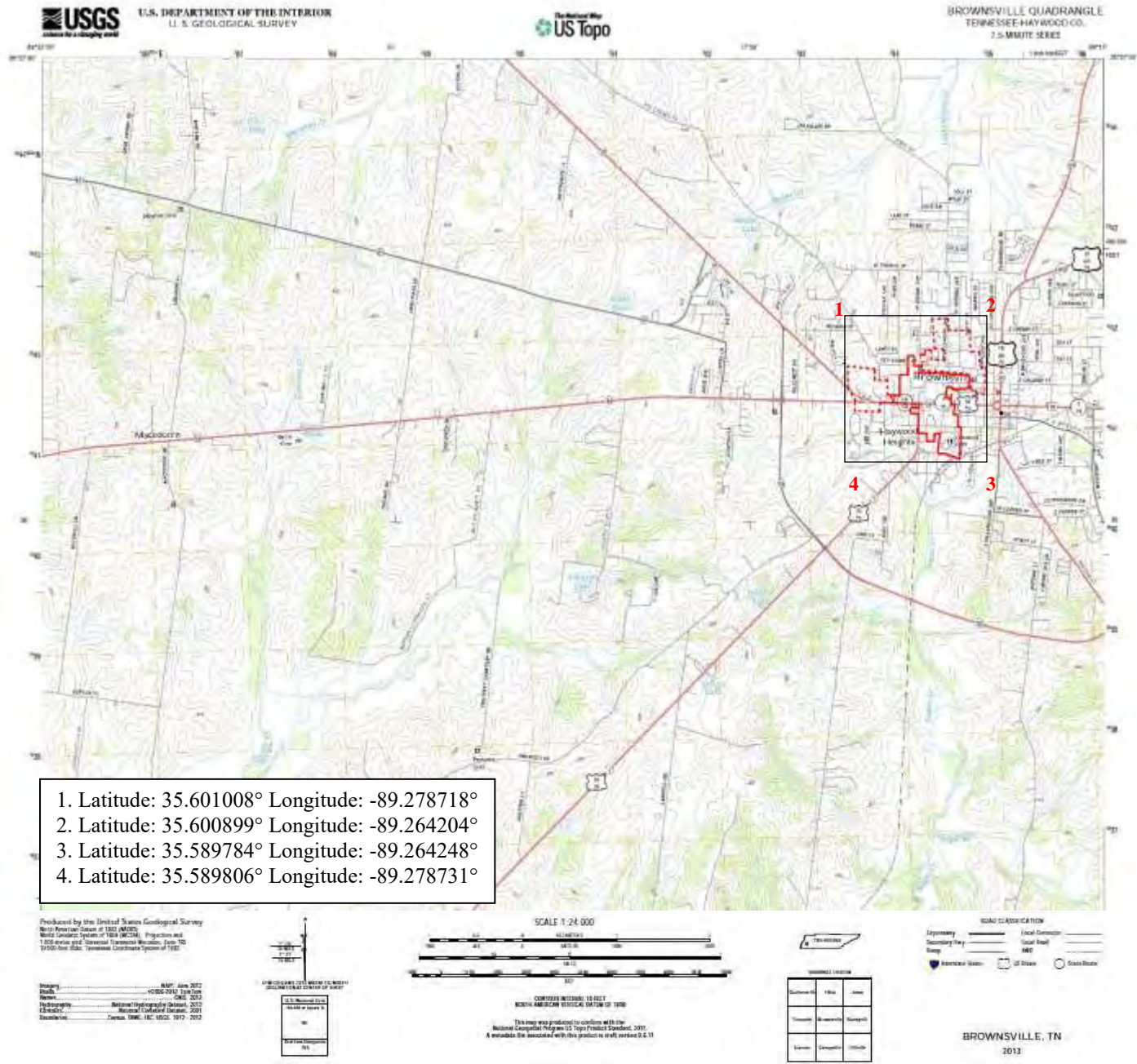
Boundary Justification

The boundary increase for the College Hill Historic District is drawn to include a number of significant resources dating to the early 20th century, which were not considered eligible when the original nomination was prepared in 1980. With the passage of time these resources are now considered significant to the residential character of the city through its pattern of community development. The boundary is drawn on the north to exclude many post-1964 apartment complexes and duplexes, on the east by N. Wilson Avenue, which borders the proposed North Washington Residential Historic District, on the south by the original district boundary and on the west to omit residential subdivisions of Brownsville built after 1970. The boundary is drawn to include the full parcel of each property included following the current property line according to current tax maps. Due to this fact, some parcels may include large open land or fields that are not significant in nature to the district, but were included to encompass the entire parcel of the main contributing structure. This boundary includes the largest, cohesive district associated with the College Hill residential area.

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USGS 7.5 Minute Topographic Quadrangle Map, Brownsville, Tennessee 2013



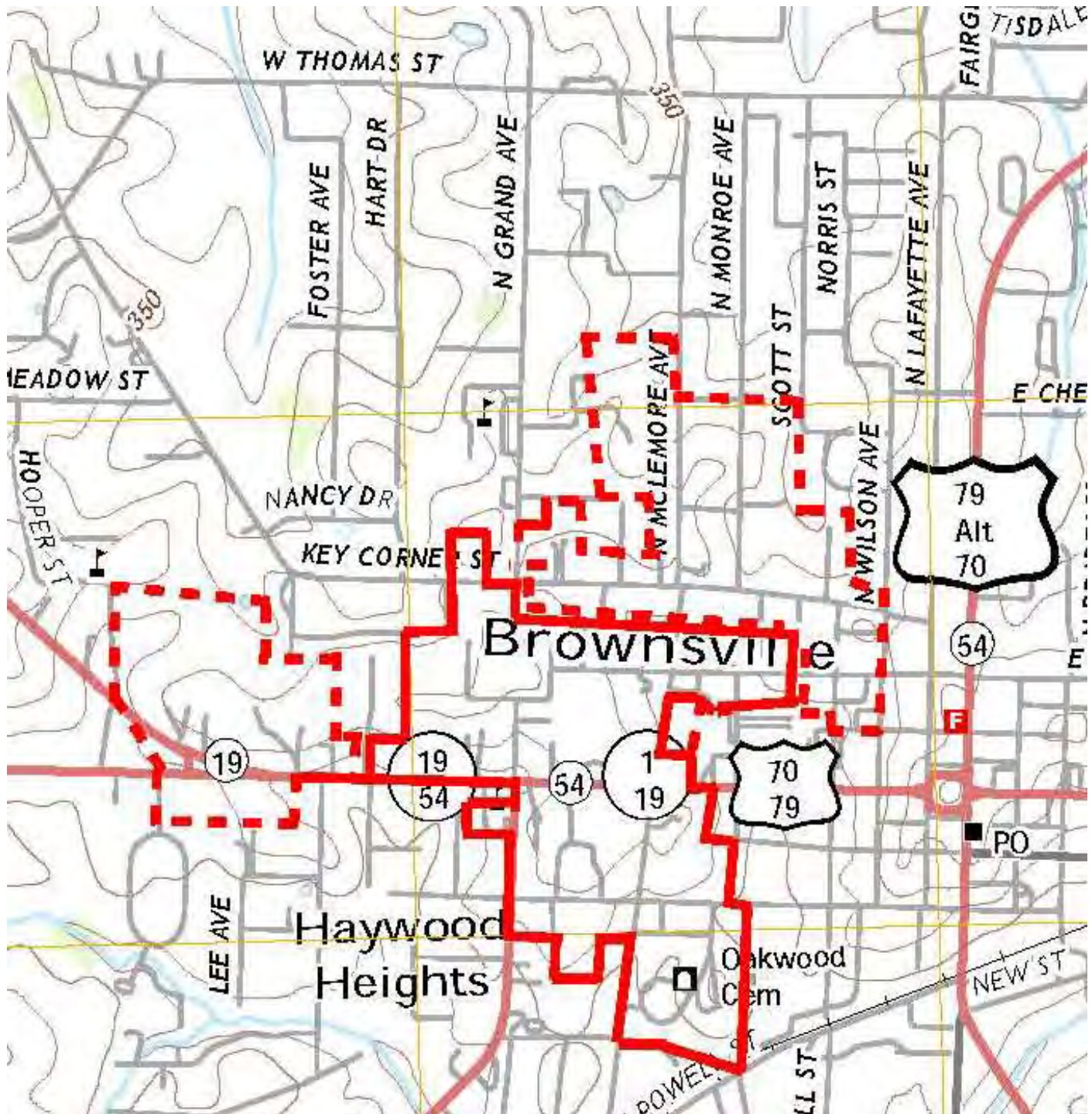
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USGS 7.5 Minute Topographic Quadrangle Map, Brownsville, Tennessee (2013)



Not to scale

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11. Form Prepared By

Name Rebecca Hightower

Organization Thomason and Associates

Street & Number P.O. Box 121225

Date February 14, 2014

City or Town Nashville

Telephone 615-385-4960

E-mail Thomason@bellsouth.net

State TN Zip Code 37212

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints)
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. should be included on a Continuation Sheet following the photographic log and sketch maps)

College Hill Historic District (Boundary
Increase)

Haywood County,
Tennessee

Name of Property

County and State

Photo Log

Name of Property: College Hill Historic District
City or Vicinity: Brownsville
County: Haywood State: Tennessee
Photographer: Rebecca Hightower
Date Photographed: August 2013

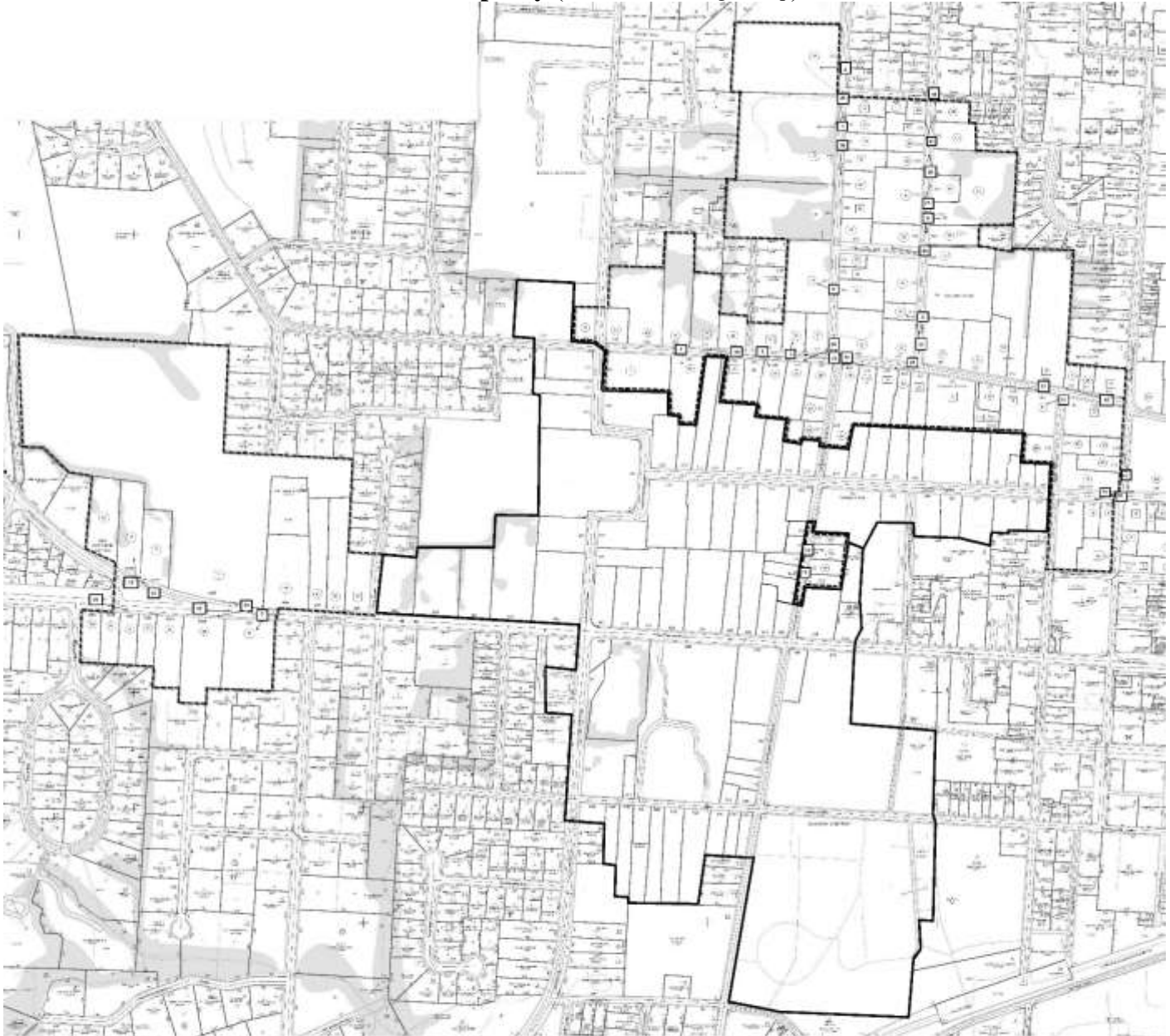
- 1 of 35. 619 N. McLemore Avenue, View West
- 2 of 35. 709 N. McLemore Avenue, View Southwest
- 3 of 35. 612 Key Corner Street, View South
- 4 of 35. 513 Key Corner Street, View North
- 5 of 35. 409 N. Monroe Avenue, View West
- 6 of 35. 520 Key Corner Street, View South
- 7 of 35. 934 W. Main Street, View Northeast
- 8 of 35. 411 N. McLemore Avenue, View West
- 9 of 35. 520 N. Monroe Avenue, View Northeast
- 10 of 35. 312 Key Corner Street, View Southwest
- 11 of 35. 19 N. McLemore Avenue, View West
- 12 of 35. 108 N. McLemore Avenue, View East
- 13 of 35. 1037 Haralson Street, View Northwest
- 14 of 35. Streetscape, 200 Block N. Wilson Avenue, View Northwest
- 15 of 35. Streetscape, 200 Block W. College Street, View Southwest
- 16 of 35. Streetscape, 200 Block W. College Street, View Northwest
- 17 of 35. Streetscape, 300 Block Key Corner Street, View Southwest
- 18 of 35. Streetscape, 300 Block Key Corner Street, View Northwest
- 19 of 35. Streetscape, 400 Block Cherry Street, View Southwest
- 20 of 35. Streetscape, 400 Block Key Corner Street, View Southeast
- 21 of 35. Streetscape, 400 Block Key Corner Street, View Southwest
- 22 of 35. Streetscape, 400 Block N. Monroe Avenue, View Northwest
- 23 of 35. Streetscape, 400 Block Short Street, View Northwest
- 24 of 35. Streetscape, 500 Block Key Corner Street, View Southwest
- 25 of 35. Streetscape, 500 Block Key Corner Street, View Northwest
- 26 of 35. Streetscape, 500 Block N. McLemore Avenue, View Southeast
- 27 of 35. Streetscape, 500 Block N. Monroe Avenue, View Northeast
- 28 of 35. Streetscape, 500 Block N. Monroe Avenue, View Northwest
- 29 of 35. Streetscape, 600 Block Key Corner Street, View Northwest
- 30 of 35. Streetscape, 600 Block N. McLemore Avenue, View Southeast
- 31 of 35. Streetscape, 600 Block N. Monroe Avenue, View Northeast
- 32 of 35. Streetscape, 900 Block W. Main Street, View Northeast
- 33 of 35. Streetscape, 1000 Block Haralson Street, View Northwest
- 34 of 35. Streetscape, 1000 Block W. Main Street, View Southeast
- 35 of 35. Streetscape, 1000 Block W. Main Street, View Southwest

College Hill Historic District (Boundary
Increase)

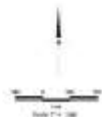
Name of Property

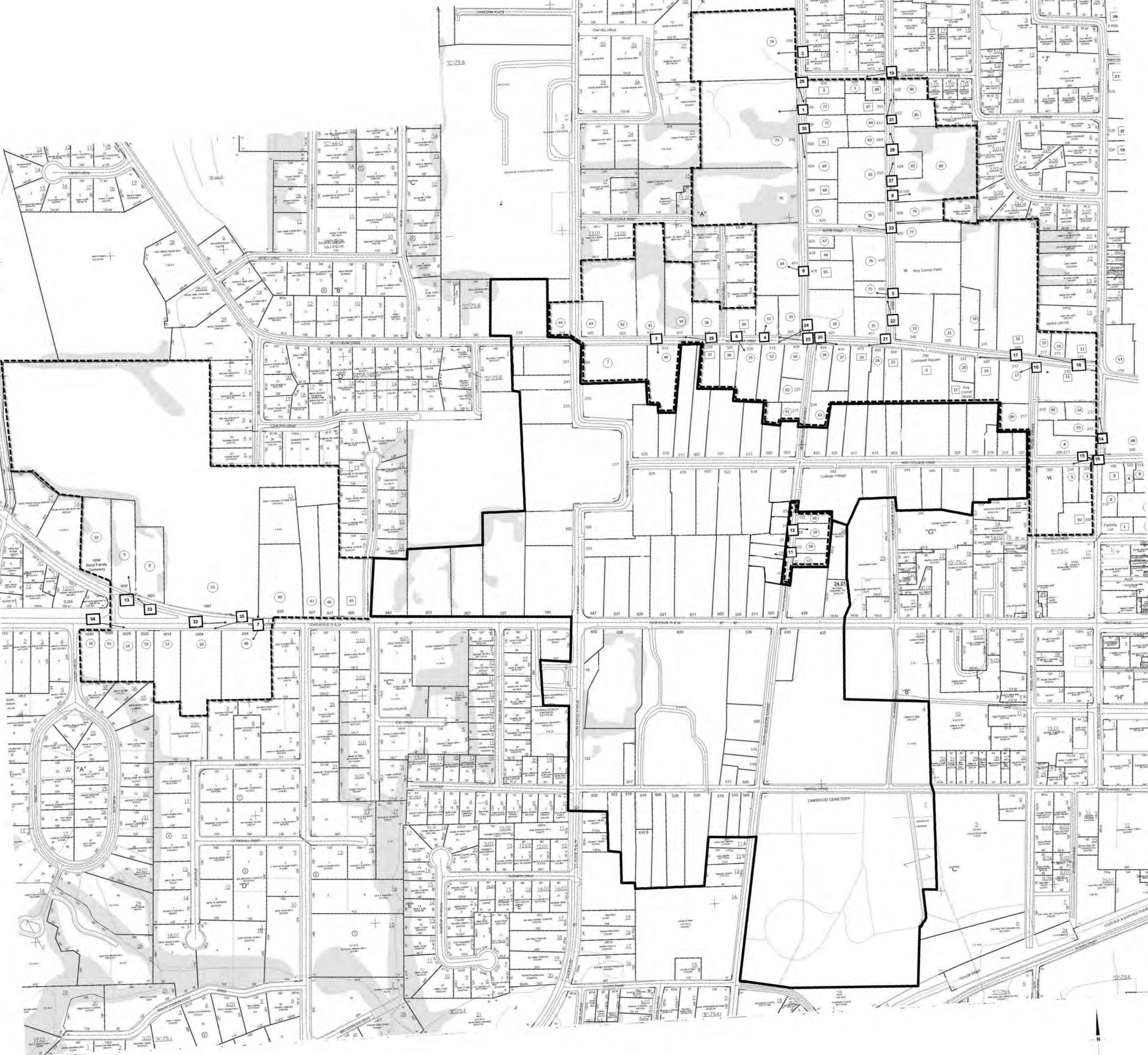
Haywood County,
Tennessee
County and State

Photo Map Key (See Attached Larger Map)



COLLEGE HILL HISTORIC DISTRICT





COLLEGE HILL HISTORIC DISTRICT

LEGEND

- CONTRIBUTING PROPERTIES
- NON-CONTRIBUTING PROPERTIES
- DISTRICT BOUNDARY



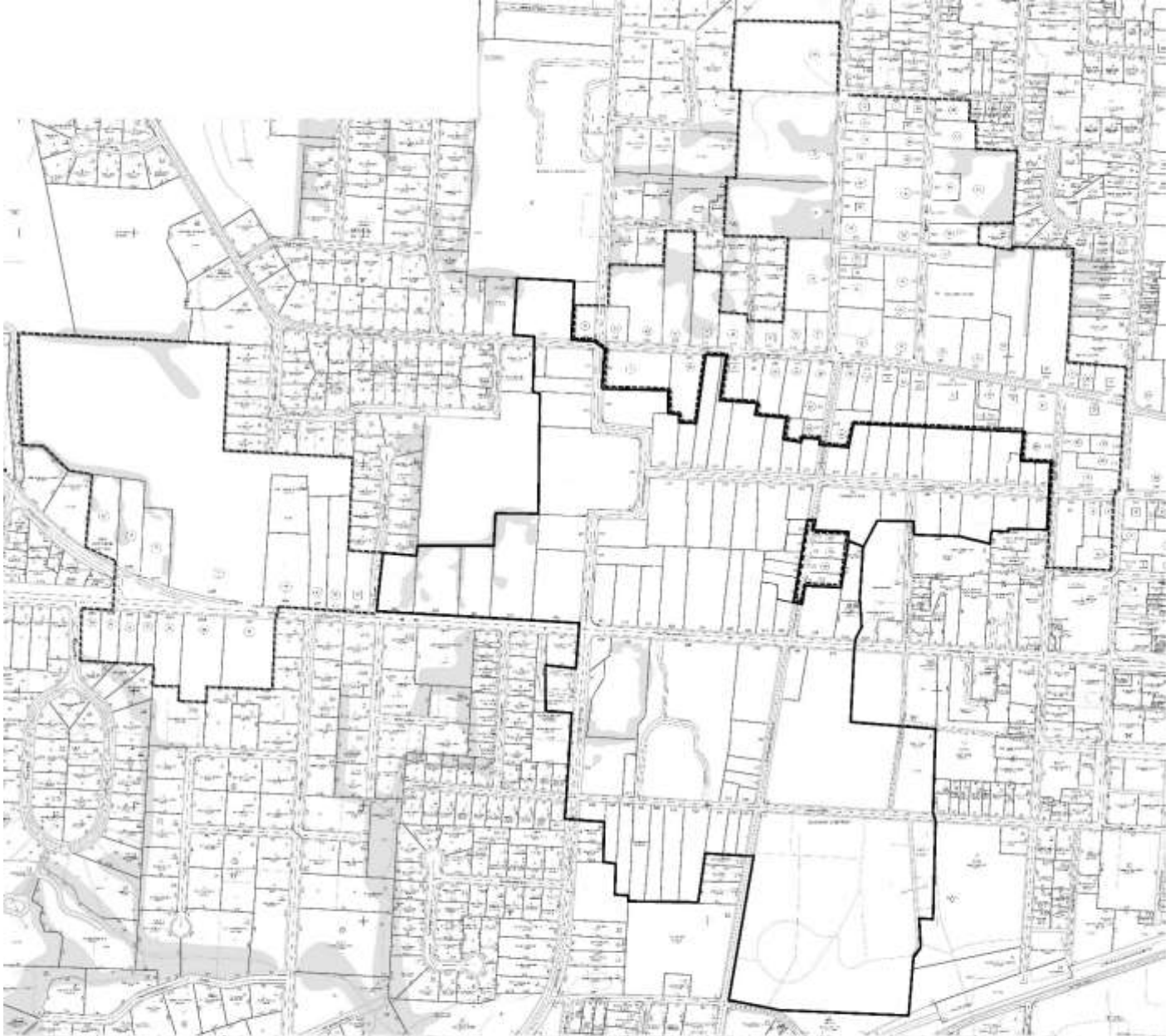
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Feet
Scale 1" = 100'

College Hill Historic District (Boundary
Increase)

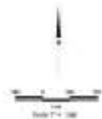
Name of Property

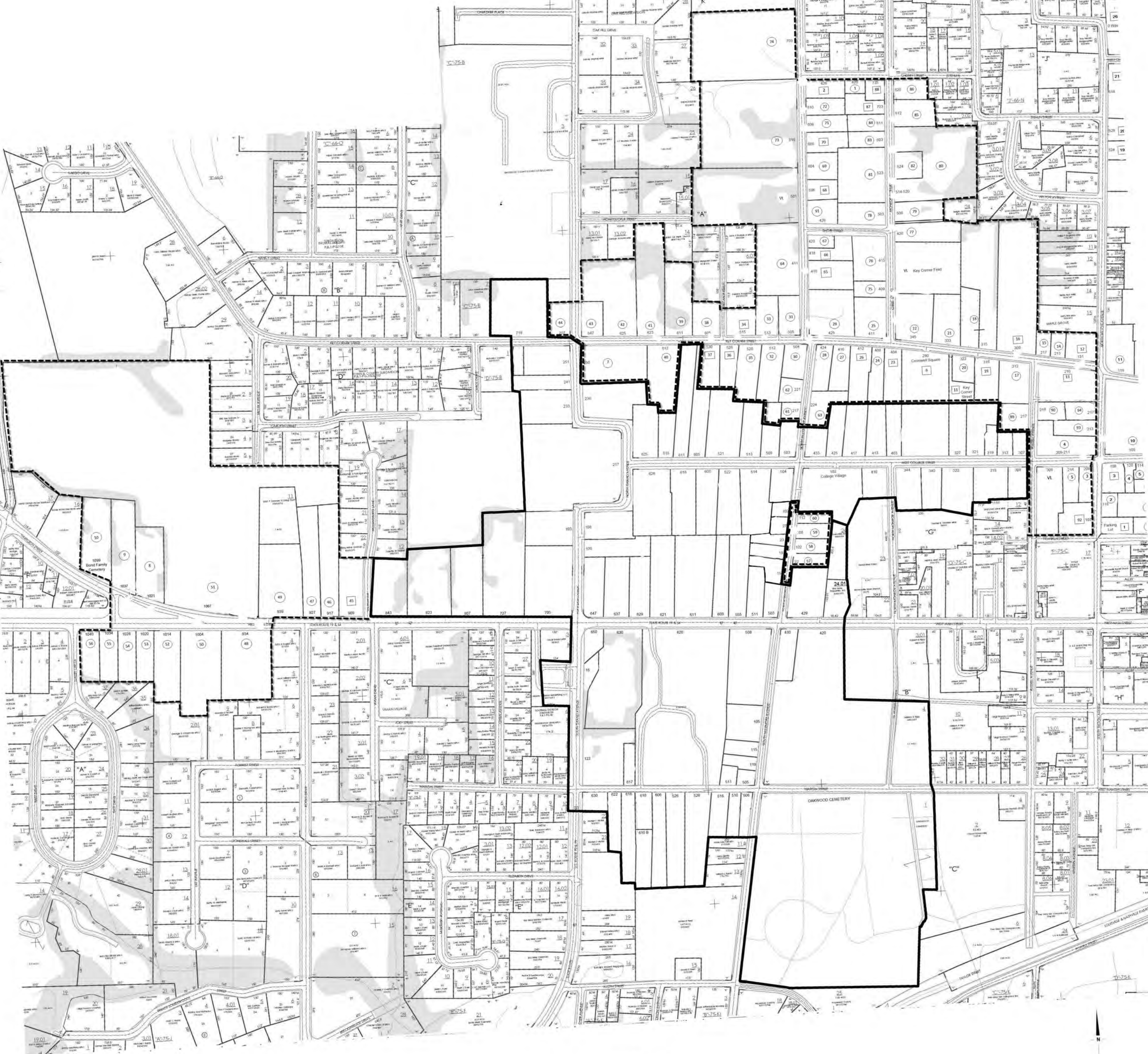
Haywood County,
Tennessee
County and State

District Property Tax Map (See Attached Larger Map)



COLLEGE HILL HISTORIC DISTRICT





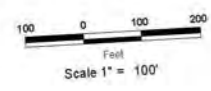
COLLEGE HILL HISTORIC DISTRICT

LEGEND

CONTRIBUTING PROPERTIES

NON-CONTRIBUTING PROPERTIES

DISTRICT BOUNDARY



College Hill Historic District (Boundary
Increase)

Name of Property

Haywood County,
Tennessee

County and State

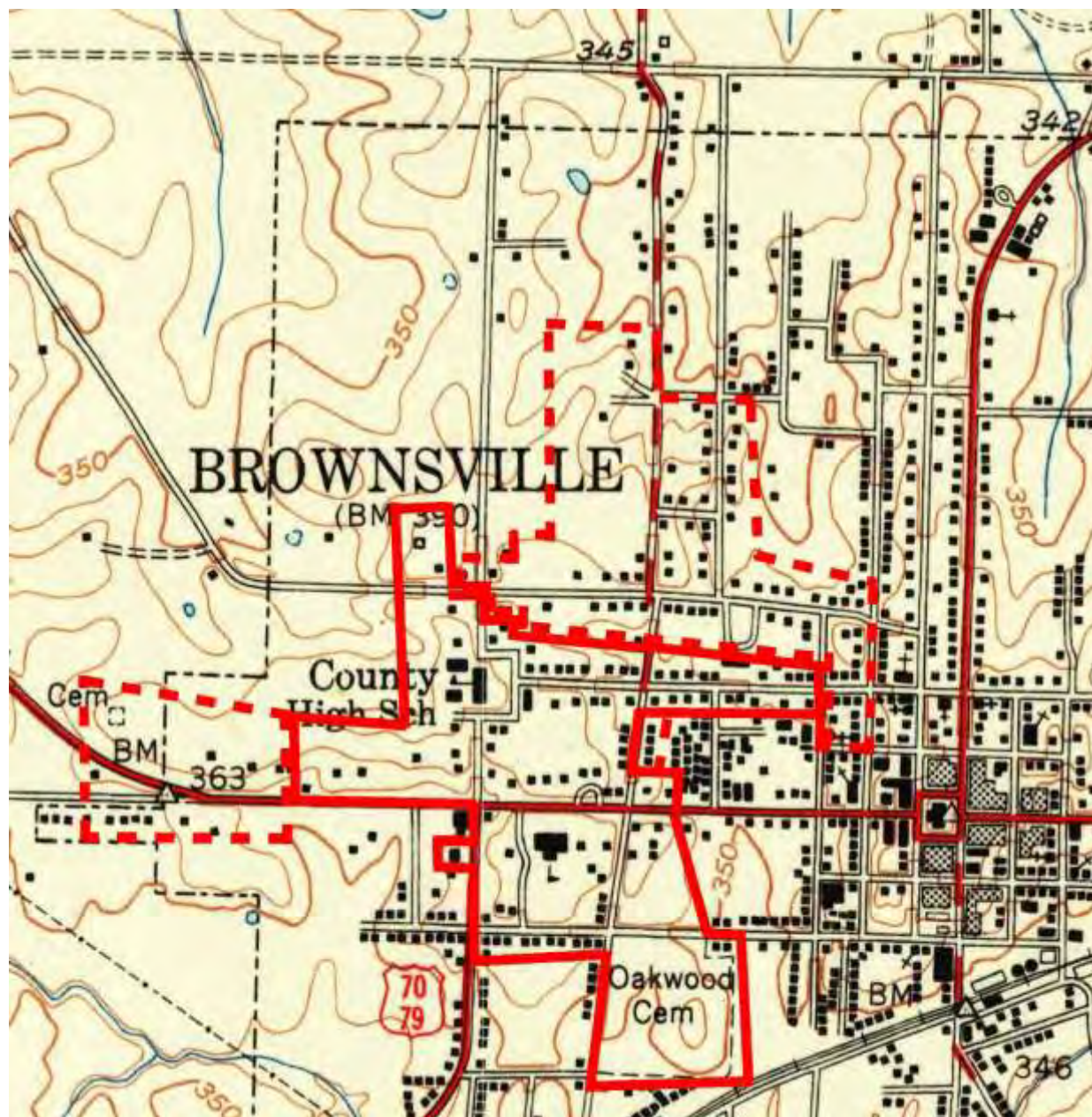


Figure 1: USGS 7.5 Minute Topographic Quadrangle Map, Brownsville, Tennessee (1951)

College Hill Historic District (Boundary Increase)

Haywood County,
Tennessee

Name of Property

County and State



Figure 2: Town Plat Map, Brownsville, Tennessee (1842)

College Hill Historic District (Boundary
Increase)

Haywood County,
Tennessee

Name of Property

County and State

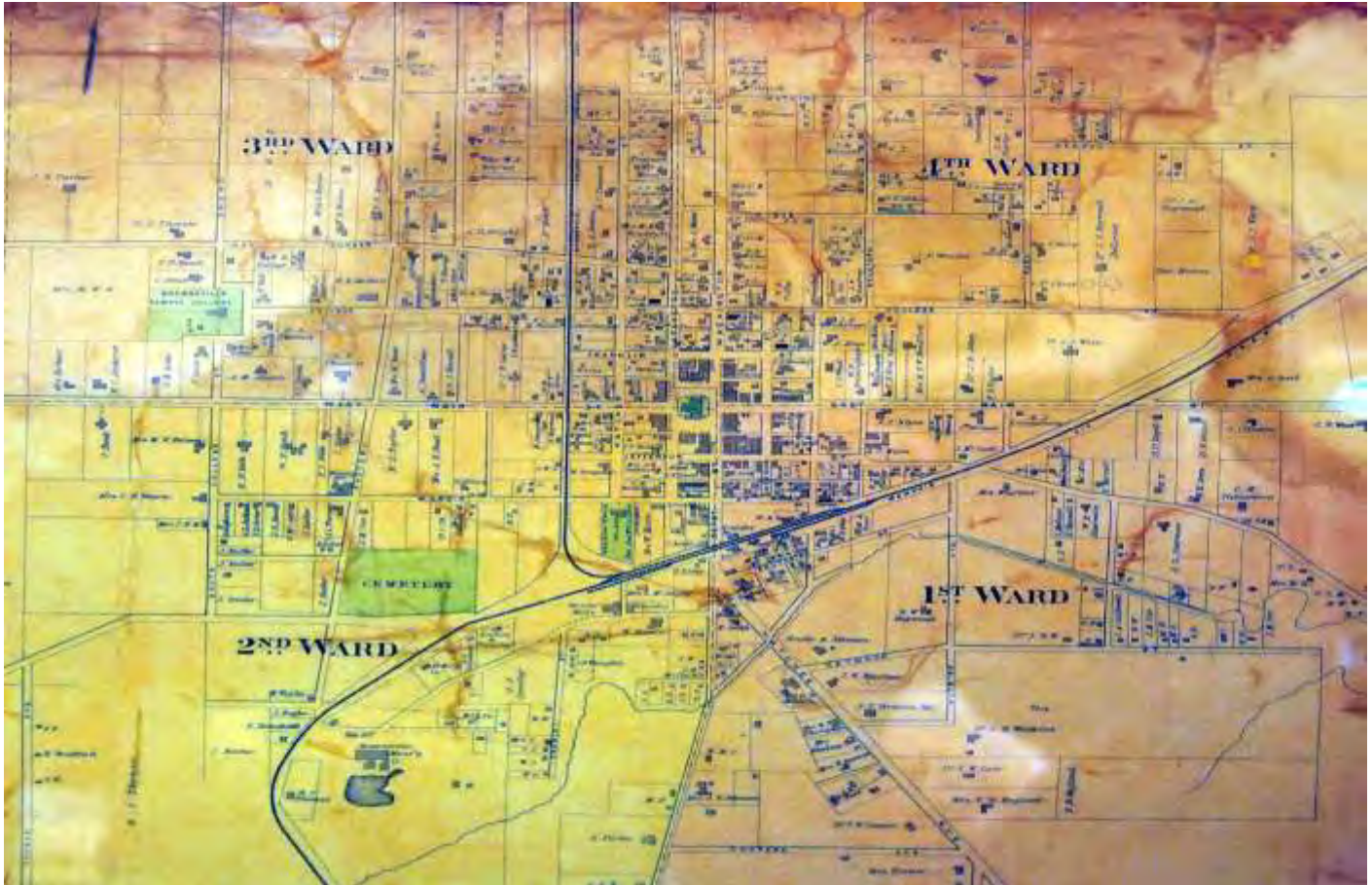


Figure 3: District Map of Haywood County, Tennessee (1877)







































































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY College Hill Historic District (Boundary Increase)
NAME:

MULTIPLE Brownsville, Tennessee MPS
NAME:

STATE & COUNTY: TENNESSEE, Haywood

DATE RECEIVED: 12/12/14 DATE OF PENDING LIST: 1/21/15
DATE OF 16TH DAY: 2/05/15 DATE OF 45TH DAY: 1/27/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001223

0447

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 1-27-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

Addressed technical & substantive issues
From Return Comments - New Crit A now.

RECOM./CRITERIA

Accept A

REVIEWER

J. Gubert

DISCIPLINE

TELEPHONE

DATE

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

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



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON ROAD
NASHVILLE, TENNESSEE 37214
OFFICE: (615) 532-1550
www.tnhistoricalcommission.org
E-mail: Claudette.Stager@tn.gov
(615) 532-1550, ext. 105
<http://www.tn.gov/environment/history>

June 11, 2014

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

Dear Ms. Shull:

Enclosed please find the documentation to nominate *College Hill Historic District (Boundary Increase)* to the National Register of Historic Places. The enclosed disk contains the true and correct copy of the nomination for the *College Hill Historic District (Boundary Increase)* to the National Register of Historic Places.

If you have any questions or if more information is needed, please contact Christine Mathieson at (615) 770-1086 or Christine.Mathieson@tn.gov.

Sincerely,

Claudette Stager
Deputy State Historic Preservation Officer

CS:cm

Enclosures(4)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY College Hill Historic District
NAME:

MULTIPLE Brownsville, Tennessee MPS
NAME:

STATE & COUNTY: TENNESSEE, Haywood

DATE RECEIVED: 6/13/14 DATE OF PENDING LIST: 7/02/14
DATE OF 16TH DAY: 7/17/14 DATE OF 45TH DAY: 7/30/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000447

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ ACCEPT ☒ RETURN ___ REJECT 7-25-2014 DATE

ABSTRACT/SUMMARY COMMENTS:

See Return Comments

RECOM./CRITERIA Return

REVIEWER *[Signature]* DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, DC 20240

The United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: College Hill HD (Boundary Increase), Haywood County,
TN

Reference Number: 14000447

Reason for Return

This nomination is being returned for technical revision.

The maps provided with the nomination do not match the inventory. There are also inconsistencies between the maps, the inventory and the resources on the ground.

The inventory begins, as it should, with property #1, identified as a house on West Cherry Street. The map property #1 is a house on Haralson Street. None of the map inventory numbers match the nomination inventory. Please either change the inventory to match the map, or vice versa.

The map itself needs to distinguish the Boundary Increase from the original district, and the resources should be keyed to reflect what is newly nominated and what is previously listed (so the inventory numbers on the map should match the numbers in the Boundary Increase nomination). Also, when reconciling the map provided with this submission and the original College Hill HD map from 1980, it appears that the new boundaries exclude areas that were included originally (see yellow highlights on enclosed map). Is this nomination intended to also be a Boundary Decrease for the original district? If so, the nomination should include information about the removed areas, and of course, the owners affected would have to be notified as per 36 CFR 60.

The newly-nominated area includes some large swaths of open land, including cultivated fields to the north of the Bond Cemetery and athletic fields and tennis courts west of the school. These are neither described nor are they justified for inclusion.

Additional comments (not needing action):

I understand that this nomination is submitted under the new MPS Cover for Historic Resources of Brownsville, TN. Much of the information provided in Section 8 of this nomination duplicates information in the Cover, especially background information. This misses the point of preparing a Cover, which is to provide the contextual information common to the property types in one place, so that disparate nominations can

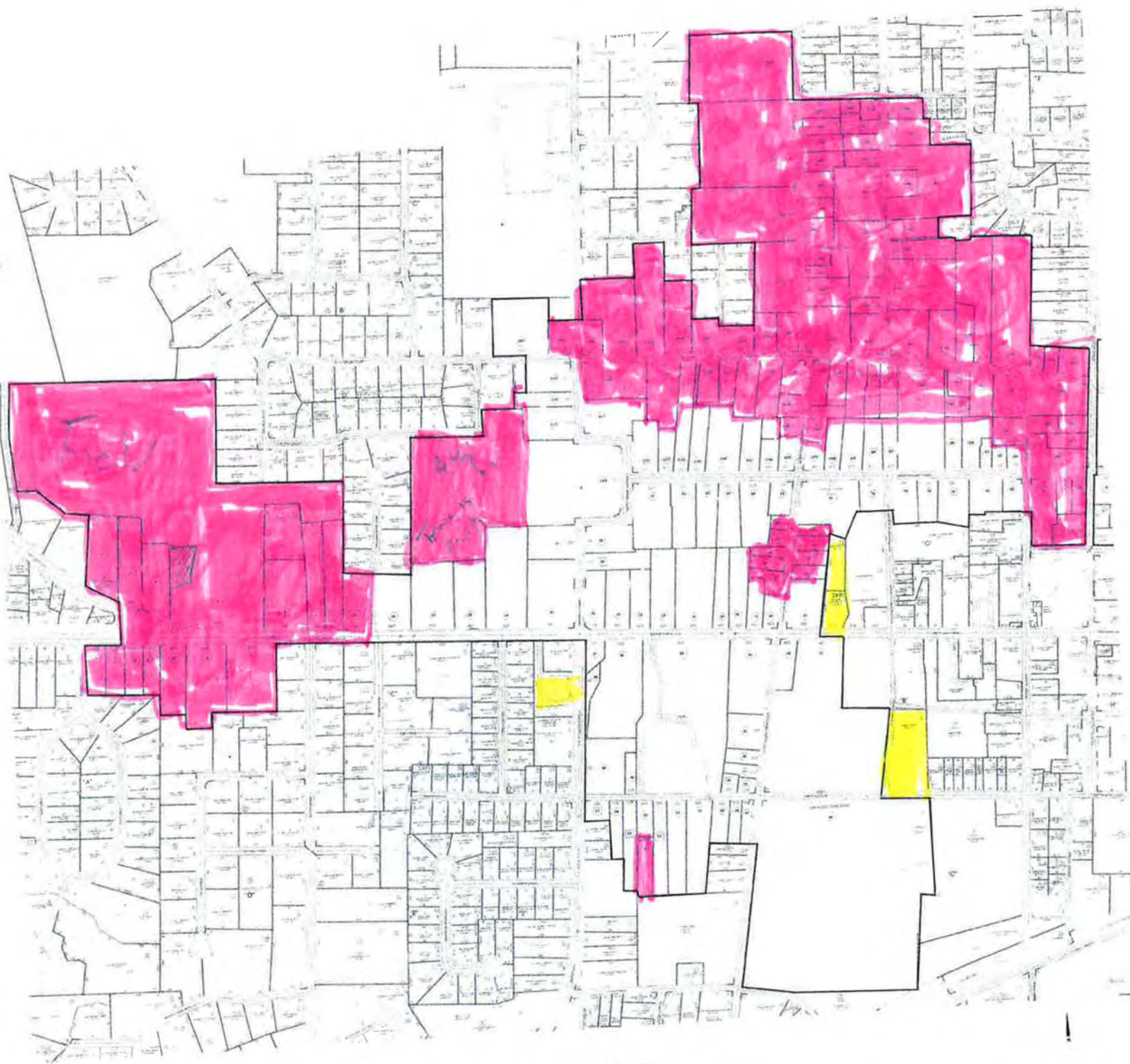
concentrate on the significance of the nominated property. What we expect to see in Section 8 is a direct tie to the Property Type(s) and how the nominated resource meets the registration requirements of the Property Type(s). That being said, this nomination and the accompanying Cover concentrate on the physical qualities (architecture) of the district, while the nomination for the College Hill HD (Boundary Increase) reads like a Criterion A discussion relating to the historical development of the city (as does the North Washington Street HD). The original College Hill HD was particular in pointing out that areas outside of its boundaries did not include buildings of architectural quality. In this expanded district, this exclusivity related to higher-style and quality of design is abandoned, especially since the newly-nominated area reflect a wide range in terms of both stylistic periods. Like the other submitted district, it is hard to read the "architectural" importance of the district when so many of the examples are covered in vinyl, or have additions, or are simply not the best examples.

We appreciate the opportunity to review this nomination and hope that you find these comments useful. Please feel free to contact me if you have any questions. I can be reached at (202) 354-2275 or email at <James_Gabbert@nps.gov>.

Sincerely,



Jim Gabbert, Historian
National Register of Historic Places
7-25-2014



COLLEGE HILL HISTORIC DISTRICT

LEGEND
CONTRIBUTING PROPERTIES
WITH CONTRIBUTING PROPERTIES
DISTRICT BOUNDARY

Scale 1" = 100'

Added
Subtracted



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON ROAD
NASHVILLE, TENNESSEE 37214
OFFICE: (615) 532-1550
www.tnhistoricalcommission.org
E-mail: Claudette.Stager@tn.gov
(615) 532-1550, ext. 105
<http://www.tn.gov/environment/history>



November 25, 2014

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

Dear Ms. Shull:

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If you have any questions or if more information is needed, please contact Christine Mathieson at (615) 770-1086 or Christine.Mathieson@tn.gov.

Sincerely,

Claudette Stager
Deputy State Historic Preservation Officer

CS:cm

Enclosures(4)