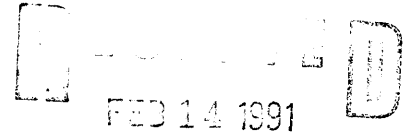


United States Department of the Interior National Park Service



National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. 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. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Campbell, Joseph A., House

other names/site number N/A

2. Location

street & number 215 South Street

N/A not for publication

city, town Collierville

N/A vicinity

state Tennessee code TN county Shelby

code 157

zip code 38017

3. Classification

Ownership of Property

- private public-local public-State public-Federal

Category of Property

- building(s) district site structure object

Number of Resources within Property

Table with columns: Contributing, Noncontributing, buildings, sites, structures, objects, Total

Name of related multiple property listing:

Hist. and Arch. Resources of Collierville, TN

Number of contributing resources previously listed in the National Register

N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official Deputy SHPO, Tenn. Hist. Commission

Date 2/7/91

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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:)

Entered in the National Register

Signature of the Keeper

Date of Action 3/29/91

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

Current Functions (enter categories from instructions)

COMMERCE/TRADE/business

COMMERCE/TRADE/secondary structure

7. Description

Architectural Classification

(enter categories from instructions)

Other: Queen Anne cottage

Materials (enter categories from instructions)

foundation BRICK

walls WOOD/weatherboard

roof ASPHALT

other WOOD/ turned porch posts

WOOD/ decorative brackets

Describe present and historic physical appearance.

See Continuation Sheet

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2 Campbell, Joseph A., House

The J. A. Campbell House is a Queen Anne cottage form residence situated on a low land terrace facing the right of way of South Street in the Town of Collierville in the southeastern corner of Shelby County, Tennessee (pop. 7,839, 1980 Census). The structure possesses an unusual floor plan for the Queen Anne cottage form, suggesting that a portion of the house existing today may have been constructed as early as ca. 1876. Even if so, it is clear that the residence was rebuilt in ca. 1898-99 for J. A. Campbell (1867-1932), a prominent minister in the Disciples of Christ. The improvements made by Campbell are those that lend the property its architectural significance still in evidence today.

The residence is a frame dwelling of three bays in width built with an irregular footprint in spite of its central hall plan. The structure is covered with the characteristic complex hip and gable roof common to the Queen Anne cottage form, with its boxed cornice, pedimented dormer and closed gable ends. The roof is covered with asphalt shingles. Wall surfaces of the structure are clad with weatherboard siding. Windows of the structure are largely four-over-four double-hung sash lights.

The front facade possesses a notable feature in the tripartite window arrangement of one-over-one double hung sashes set within the projecting bay beside the porch. The porch is covered with a shed roof supported by turned posts with scroll sawn brackets. The principal entrance lies at the western side of the porch and features a Queen Anne door with a single light and applied and incised decorations. The door is topped with a single-light transom. To the east of the principal entrance is a secondary entrance, created from a window opening in ca. 1985.

Another notable feature of the structure is the projecting bay wall of the eastern (side) facade. A gable end portion of the roof extends over the top of the bay wall, leaving its corners projecting over a void. The corners are supported by elaborate scroll sawn console brackets. To the north of the bay wall lies a former side

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3 Campbell, Joseph A., House

porch, enclosed in 1984 for additional office space. The porch enclosure retains its original exterior weatherboard finishes as interior ones. Windows in this area of the structure are four-over-four double hung sash lights.

The rear of the structure is essentially plain, having seen its rear porch enclosed to create additional interior space. Physical evidence still present in this area indicates that the porch extended across the eastern half of the rear and once included a stair to the upper floor of the building. The rear porch area was partially enclosed in the ca. 1920s, and completely enclosed in about 1940-45.

The interior of the J. A. Campbell House conforms to a simple central hall plan, seemingly uncharacteristic for the norm of the Queen Anne cottage. The central hall plan here may be strong evidence of the conversion of an earlier structure to the present Queen Anne appearance. There are few other indications of an earlier construction period in the finishes of its present interior.

The interior plan provides four rooms arranged on either side of the central hall, with a rear original ell that may have served as a two-room kitchen area, now combined as a single room. With the exception of the rear kitchen ell, all interior rooms contain fireplaces with simple cast iron mantels reminiscent of the Italianate style. The majority of windows and doors are trimmed with complex casement moldings, often called "butterfly" moldings by older carpenters in the area. Bull's-eye corner blocks and cyma-molded plinth blocks were employed with the butterfly molding on all of the early windows and doors. Early interior doors are four-panel arrangements of two-long over two-short panels; doorways leading to the central hall are topped by working single-light transoms.

In the ca. 1920s, the structure was remodeled to develop the attic for additional living space. While the

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4 Campbell, Joseph A., House

attic may have been partially finished and made accessible by a rear exterior stair, it is evident that the rear stair was removed at this time in favor of the interior stair existing today. The existing stair is detailed with a Colonial Revival newel and balusters. It is a partially-closed two-run stair with a cross-hall landing; the stair was installed over the transom atop the door leading to the rear kitchen ell. Bead board paneling was employed to finish the enclosure under the stair and to finish the walls of the upstairs landing area.

A fire gutted the attic area of the structure in 1984 and caused considerable damage to its roof. The roof profile was rebuilt to its original appearance and the living areas of the attic were returned to service for storage. As a result, no indication of the early finishes survive in this area of the structure.

Associated with the J. A. Campbell House is a small one-room structure built in 1984. The structure is frame with a gable roof and enclosed gable ends, covered with asphalt roofing and weatherboard siding. Windows of the structure are one-over-one double-hung sashes. The structure does not contribute to the significance of the property.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

ca. 1898-1899

Significant Dates

ca. 1898-1899

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See Continuation Sheet

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2 Campbell, Joseph A., House

The J. A. Campbell House is being nominated under Criteria C in the area of architecture as an important local example of a residence in the Queen Anne style. The structure offers a significant contribution to the variety of late-nineteenth century residential house types in Collierville. Characteristic of houses constructed by master builders, a traditional plan or form is overlaid with stylistic elements of an architectural style popular at the time of its construction. In this case, the form of the late-Victorian cottage was created and overlaid with detailing consistent with the Queen Anne period.

While the Campbell House possesses all of the characteristics of a Queen Anne cottage form in its exterior appearance, it is possible that at least a portion of the existing structure appears to have been built in ca. 1876 for George Blair, a local merchant. If so, the structure built for Blair likely took the appearance of the traditional L-plan, central hall farm house common to West Tennessee. Blair owned the property from 1876 to 1898, then sold the property and moved to Coahoma, Mississippi in retirement.

As the structure exists today, the alterations to the property that occurred in ca. 1898-1899 under the ownership of J. A. Campbell completely overshadow the earlier construction period. The low, simple roof line of the L-plan residence appears to have been extended and adapted to the more complex combination of hips and gables characteristic of the cottage form. While the interior arrangement may have maintained the central hall plan of the earlier structure (as opposed to the L-shaped porch and foyer-and-parlor arrangement of the typical cottage plan), its finishes were changed to those contemporary with the Queen Anne style. In so doing, the evolution of the structure was complete enough to discontinue its historical association with George Blair and any earlier construction date.

The history of the property and the structure does seem to underscore this conclusion. The property on which

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3 Campbell, Joseph A., House

the structure stands was part of a two-acre lot purchased by Blair in January of 1876 from Ransom Vick for the modest sum of \$150.00. The property was a part of the larger Hurt estate, subdivided and sold by Vick and other heirs to the estate in the period of roughly ca. 1876 to ca. 1898. The right of way for South Street was created to make the subdivided lots more marketable for the construction of residences.

The residence built for Blair in ca. 1876 was occupied as his home for twenty-two years, during which time he maintained a dry goods store on Collierville's Town Square. Blair sold his house and lot to Joseph A. Campbell on April 18, 1898 for \$500.00, being the "lot on which George Blair formerly resided". Blair was listed in the deed as being an occupant of Coahoma County in Mississippi. The relatively low purchase price for the property in this era suggests that Blair held the property in low esteem or sold the property under duress. Given that the ca. 1895 to 1910 period was one of great prosperity in Collierville, it is unlikely that the property was not desirable and valuable.

Born in Ohio in 1867, Joseph A. Campbell was orphaned at age three. Little more is known of Campbell's youth, until he entered the School of the Evangelists (now Johnson Bible College) in Knoxville, Tennessee in 1893 as a member of its first class. He was named for the founder of the Christian Church, though apparently was unrelated by birth or by adoption. Campbell was ordained a minister in the Christian Church in 1895. Following a year as a circuit preacher in Virginia, Campbell entered Tazewell College in Tazewell, Virginia to further his education. From 1897 to 1904, Campbell served various parishes throughout Virginia and West Virginia, including a four-year period as the "State Evangelist" for Virginia from 1900-1904.

The circumstances and relationship of Campbell with this property are not entirely understood. It is clear from Campbell's biographical information that he was busy with the daily administration of many churches in Virginia

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 4 Campbell, Joseph A., House

from 1898 to 1904. From 1905 to 1909, Campbell split his time between a position as lecturer at Milligan Bible College in Milligan, Tennessee and as "State Evangelist" for Tennessee. It does not appear that the property was kept as his home under these conditions.

It was Campbell's habit in later years to assist the funding of his church parishes through the purchase and management of real estate. The profits of these transactions were variously either dedicated directly to the church or paid to Campbell to supplement the meager salaries afforded by his fledgling parishes. The suggestion is made that the property in Collierville may have been maintained as a rental property during this period. Campbell's connection with Collierville in the 1898-1909 period was likely through Susan Piper (born 1880) of the nearby community of Piperton, TN. Miss Piper became Campbell's wife on December 28, 1910 following his removal to Memphis as pastor of the Merton Avenue Church of Christ.

In the years that followed, Campbell pastored numerous churches, including the establishment of a modest parish in Helena, Arkansas in 1914. In 1919, Campbell was called for the second time to be "State Evangelist" for Tennessee, serving revival services throughout the state for the one-year term. The ill-health of his only son forced the family to move to Texas beginning in 1920. Campbell continued his ministry there, including Del Rio and San Antonio. He died suddenly while visiting Memphis on July 15, 1932.

Though Campbell's use of the South Street property in Collierville is not clearly known, he sold the property to Mrs. Ella Ballard for \$3000.00 in 1909. Based on a comparison with other contemporary property sales, the sum paid by the Ballards was extremely high, even for an improved two-acre lot. The sale likely reflects the high value placed on the improvements made by Campbell on the property, reflected in the historic qualities of the house that remain today.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 5 Campbell, Joseph A., House

Ella Ballard (1874-1936) was the wife of Claudius Marcellus Ballard (1856-1921). The Ballards maintained extensive farms around Collierville and Piperton. The purchase of the property under Mrs. Ballard's name was likely intended to isolate the home from any potential difficulties that may have arisen with Mr. Ballard's farming business, effectively extending a "homestead exemption" to the property under Mrs. Ballard's name. This practice was a common one in West Tennessee.

The Ballards began raising a large family of seven before the death of Claudius Ballard in 1921. The size of the family likely served as the impetus to extend the existing internal stair into the attic space and develop the space for additional bedrooms. Mrs. Ballard retained ownership of the property until the time of her death on December 15, 1936. The property was sold by the estate of Mrs. Ballard in 1940.

In all, the Joseph A. Campbell House remains as a significant part of the diverse architectural fabric of the Town of Collierville, and especially, the character rendered the town during the residential and commercial building boom of the 1895 to 1920 period. The property meets or exceeds the criteria for listing of individual residential properties as outlined in the Multiple Properties form for the Architectural and Historical Resources of Collierville, Tennessee. The property retains its aspects of integrity as a vernacular building form detailed with an overlying architectural style, particularly noteworthy in the context of the Post-Bellum Development of Collierville, Tennessee in the period of 1866 to 1920.

9. Major Bibliographical References

Collierville Herald, July 15, 1932, pg. 3. Obituary of Joseph A. Campbell.
Disciples of Christ Church Records, "Information Schedule- The Commission on the Ministry", signed by Joseph A. Campbell, Del Rio, Texas, December 15, 1925. Unpublished MS in the collection of the Disciples of Christ Historical Society, Nashville, TN.
Martin, Dr. Ruth, personal interview with John L. Hopkins, September 14, 1990.
Sammons, Elizabeth Piper, personal interview with John L. Hopkins, September 14, 1990.
Tri-County Independant, July 11, 1984, pg. 2. "Victorian Home Full of Local Color".

See continuation sheet

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one acre

UTM References

A 1, 6 | 2, 5, 6, 8, 0, 0 | 3, 8, 8, 0, 4, 4, 0
 Zone Easting Northing

C _____ | _____ | _____

B _____ | _____ | _____
 Zone Easting Northing

D _____ | _____ | _____

See continuation sheet

Collierville, TN 416SW

Verbal Boundary Description

The property in nomination is situated on an irregularly-shaped lot in Civil District 10 of Shelby County in the Town of Collierville, shown on the accompanying Shelby County property tax map 44G as parcel 946, and known by the street address of 215 South Street.

See continuation sheet

Boundary Justification

The property in nomination contains all of the contiguous acreage still associated with the Joseph A. Cambell House since the time of its construction to this appearance in ca. 1898.

See continuation sheet

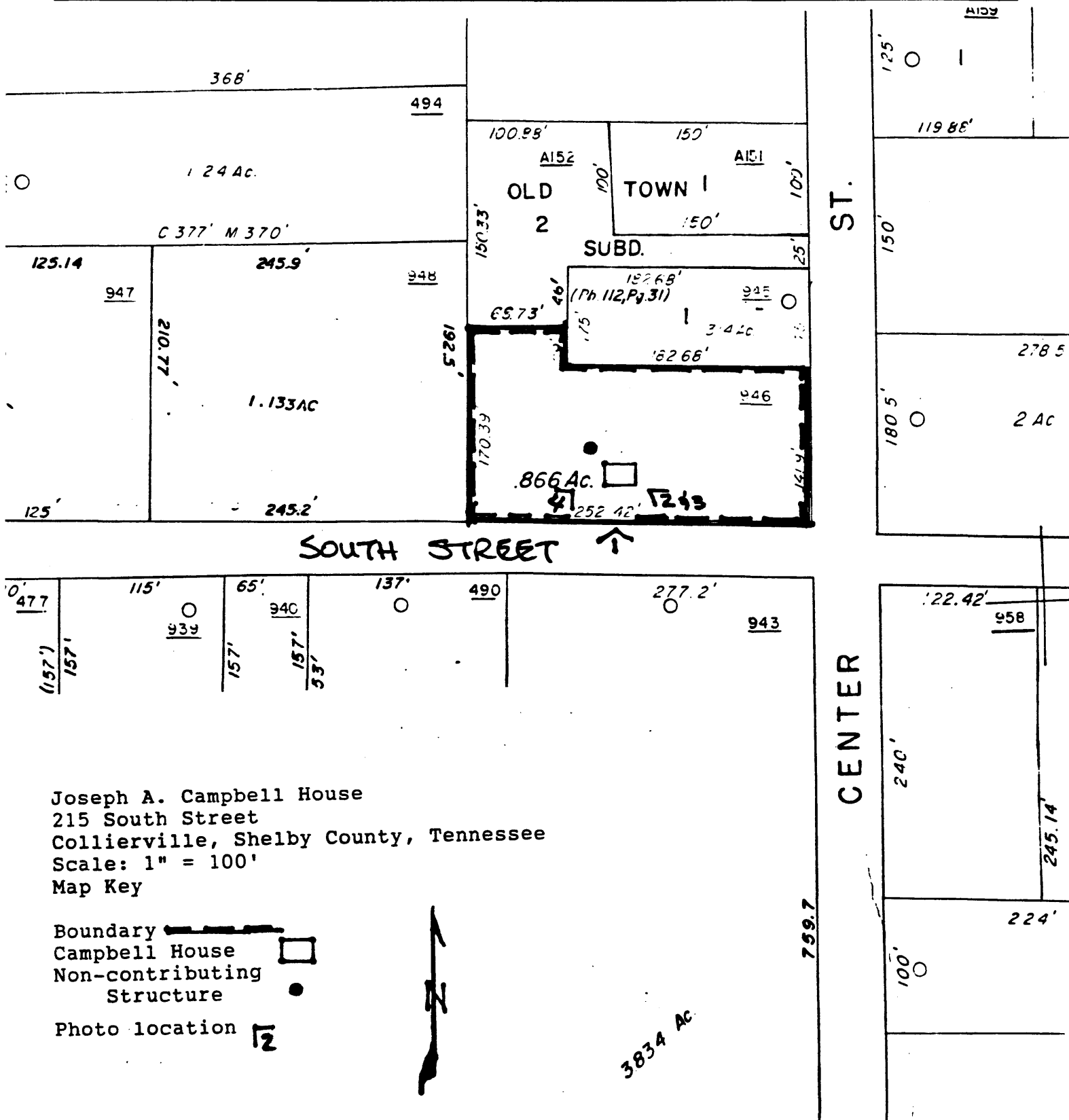
11. Form Prepared By

name/title John Linn Hopkins
 organization Preservation Consultant date October 8, 1990
 street & number 974 Philadelphia Street telephone (901) 278-5186
 city or town Memphis state TN zip code 38104

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 2 Campbell, Joseph A., House



Joseph A. Campbell House
215 South Street
Collierville, Shelby County, Tennessee
Scale: 1" = 100'
Map Key

- Boundary
- Campbell House
- Non-contributing Structure
- Photo location



3.834 AC

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 1 Campbell, Joseph A., House

Photograph List
Joseph A. Campbell House
215 South Street
Collierville, Shelby County, TN

Photographer: Barry Heifner
Date: August, 1990
Negs.: Tennessee Historical Commission

View of the front (southern) facade, facing north.
Photo 1 of 8

View of the front (southern) and side (eastern)
facade, facing generally northwest.
Photo 2 of 8

View of architectural detailing above bay wall on side
(eastern) facade, looking generally northwest.
Photo 3 of 8

View of the side (western) facade and non-contributing
outbuilding, facing generally northeast.
Photo 4 of 8

View of the front stair hall from the entrance, facing
generally north.
Photo 5 of 8

View of the front central stair hall from the former
rear door looking toward the front door, facing generally
south.
Photo 6 of 8

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 2 Campbell, Joseph A., House

View of the western bedroom from the central stair
hall, facing generally west.
Photo 7 of 8

View of the parlor area and bay wall area visible on
the side (eastern) facade taken from the central stair
hall and facing generally northeast.
Photo 8 of 8

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

National Register of Historic Places Continuation Sheet

Section number _____ Page _____ Property Owner
Campbell, Joseph A., House

Mr. Lawrence Magdovitz
215 South Street
Collierville, TN 38017

(901) 853-7164