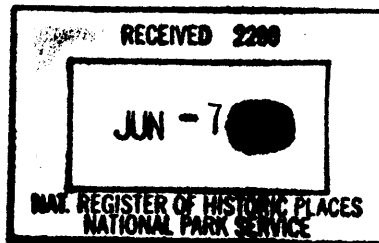


TOL

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: UNIVERSITY STREET HISTORIC DISTRICT

other name/site number: N/A

2. Location

street & number: 225 to 248 University Street

city/town: Martin

not for publication: N/A
vicinity: N/A

state: Tennessee
county: Weakley

code: TN
code: 183

zip code: 38237

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

Herbert L. Hays

6/3/96

Signature of certifying official
Deputy SHPO, Tennessee Historical Commission

Date

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is

entered in the National Register

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain):

Edson Beall

07-05-96

Entered in the National Register

Signature of Keeper Date of Action

5. Classification

Ownership of Property: private

Category of Property: district

Number of Resources within Property:

Contributing	Noncontributing	
12	4	buildings
-0-	-0-	sites
-0-	-0-	structures
-0-	-0-	objects
12	4	Total

Number of contributing resources previously listed in the National Register: 2

Name of related multiple property listing:

Architectural and Historical Resources of Martin, Tennessee

9. MAJOR BIBLIOGRAPHICAL REFERENCES

X 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 - Local government
- Other state agency - University
- Federal agency - Other

-- Specify Repository: Tennessee Historical Commission

10. Geographical Data

Acreage of Property: Approximately 7 acres

USGS Quad Map Name: Martin 435SE

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
	A	16	333400	4023400	B	_____
	C	_____	_____	D	_____	_____

____ See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

Name/Title: John Linn Hopkins & Marsha R. Oates

Organization: Hopkins & Associates Date: September 28, 1995

Street & Number: 974 Philadelphia Street Telephone: (901) 278-5186

City or Town: Memphis State: TN Zip: 38104

PROPERTY OWNER

Name: Multiple (see inventory)

Street & Number: N/A

Telephone: N/A

City/Town: N/A

State: N/A

Zip: N/A

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page # 1 University Street Historic District
Martin, Weakley Co., Tennessee

NARRATIVE DESCRIPTION

The University Street Historic District is a small collection of residences that stand along a one block-long section of University Street (formerly Mechanics Street) in the City of Martin (population 9,246, 1990 Census), Weakley County, Tennessee. The district is located approximately half-way between edge of the traditional Downtown of Martin to the east, and the campus of the University of Tennessee Martin to the west. The district contains the largest group of contiguous historic properties on University Street today.

The topography of the district is relatively flat in character. The subdivision pattern of the district is irregular, with lots ranging in size from less than 1/4 acre to more than 2 1/2 acres. Lot frontages range from 63 feet to 175 feet, with the average being about 85 feet. Houses within the district are, in general, situated at center on their lots, set back from the street from 25 to 50 feet.

Landscape characteristics of the district include mature street trees of varieties of oaks and maples, planted on the house side of the sidewalk. The sidewalk is placed at the line of the curb without a grass planting strip in between. Individual front yards are landscaped with a variety of smaller-scale trees and ornamental bushes and shrubs, including crepe myrtle, holly, boxwood and other common varieties. Foundation plantings are commonly placed as accents at building corners or flanking walk or stairways.

Houses within the district vary widely in terms of their plan, type, or architectural styling, which is a notable feature of a district of this small scale. Examples of traditional residential building types in the district include the cubical cottage, the bungalow, the English cottage, the composite cottage, the center hall plan, and the side-L plan house. Architectural styles applied to these traditional forms include the Queen Anne, Colonial Revival, Craftsman, and Tudor Revival styles.

Prior to this nomination, one of the properties in the proposed district was listed upon the National Register of Historic Places. This property is the Dr. W. T. Lawler House, located at 229 University Avenue.

The area proposed for nomination represents the best contiguous collection of residences surviving today along University Street. An inventory of the properties contained within the district follows. Thirteen properties are inventoried which contribute to the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page # 2 University Street Historic District
Martin, Weakley Co., Tennessee

historical character of design, workmanship, feeling and association of the district; these properties are identified as (C). There are three properties inventoried in the district which do not contribute to the district's historic character, either by way of their construction after the close of the historic period, or due to their lack of integrity due to substantial alteration; these resources are identified (NC).

INVENTORY OF STRUCTURES

01 225 University Street (C) John L. Smith House
Two-and-one-half story, five-bay, frame center hall house with Colonial Revival influence, built ca. 1905-10, with rear addition ca. 1965. Side gable roof with box cornice, cornice returns, and gable-front dormers, covered with asphalt shingles. Dormers contain semi-circular multi-light/1 double-hung sashes. Exterior wall surfaces covered with weatherboard siding. Windows are 8/8 double-hung sashes. Partial-width, semi-circular, monumental portico covered with a flat roof and supported by columns with Ionic capitals. Symmetrical one-story, flat-roofed side porches supported by columns with Ionic capitals and enclosed with multi-light sashes. The entrance has a three-light, three-panel door topped with a cornice and frieze supported by pilasters with Ionic capitals. Owner: Alpha Gamma Rho fraternity.

There is a building under construction located immediately adjacent to this historic structure. When completed (forecasted for August of 1996), the historic structure is expected to be demolished. The new building has been included in the resource count as one non-contributing building.

02 228 University Street (C)
One-story, three-bay, brick and stone-veneered English cottage with Tudor Revival influence, built ca. 1925-30. Complex gable roof with plain projecting eaves and fascia, covered with asphalt shingles. Windows are 6/6 double-hung sashes, some in pairs. One-bay, side undercut porch is supported by brick piers. Gable-front vestibule contains the entrance with board and batten, single-light door, topped with a blind semi-circular arch. A chimney is placed to one side of the vestibule, decorated with a blind arch with exaggerated keystone. Owner: Ms. Jeanine Smith.

03 229 University Street (C) Dr. W. T. Lawler House (NR 3/25/82)
One and one-half story, five bay, frame modified side L-plan house

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page # 3 University Street Historic District
Martin, Weakley Co., Tennessee

229 University Street, continued:

with Gothic Revival and Italianate influence, built ca. 1880. Complex gable roof with plain projecting eaves, decorative vergeboard, and gable-front wall dormers, covered with asphalt shingles. Wall dormers contain Gothic-arched 4/4 double-hung sashes. Windows are Gothic-arched 4/4 and segmental-arched 2/2 double-hung sashes. Side-front box-bay contains five 1/1 double-hung sashes. Partial width front and side porches with low hip roofs supported by paired chamfered posts with decorative scroll sawn frieze, brackets and porch-filler balustrade. Entrance contains a two-arch, two rectangular paneled door topped with a segmental-arched, single-light transom. Owner: John and Kim Fulcher.

Servant's quarters/carriage house, ca. 1880. One-story, one-bay, frame, gable roof covered with sheet metal, weatherboard siding. (C)

04 230 University Street (C)

Two-story, three-bay, brick-veneered center hall house with Colonial Revival influence, built ca. 1935-40. Side gable roof with boxed cornice, covered with asphalt shingles. Windows are 6/6 double-hung sashes. Side, one-bay, hip-roofed porch supported by box columns. Entrance topped with a broken pediment contains a six-panel door flanked by multi-light sidelights. Owner: Central Baptist Church, Rev. Carneal Raymon, Pastor.

Garage, ca. 1935-40, altered ca. 1970. One-story, two-bay, frame, gable roof covered with asphalt shingles, aluminum siding, overhead doors. (NC)

05 235 University Street (C)

One-story, four-bay, frame composite cottage with Colonial Revival influence, built ca. 1905-10. Complex hip and gable roof with box cornice and enclosed gable end, covered with asphalt shingles. Exterior wall surfaces covered with shiplap siding. Front-facing gable end has undercut corners. Windows are 1/1 double-hung sashes, some in pairs; a multi-light/1 double-hung cottage window is featured beneath the gable end. Partial-width, L-plan, hip-roofed porch supported by columns with Doric capitals. Entrance contains single-light, two-panel door with single-light transom. Owner: Ms. Martha Witt.

Garage/Quarters, ca. 1915-20; altered ca. 1985-90. One-story, two-bay, frame, hip roof covered with asphalt shingles, vinyl siding, overhead doors. (NC)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page # 4 University Street Historic District
Martin, Weakley Co., Tennessee

06 236 University Street (C)

One-story, four-bay, brick-veneered bungalow with Craftsman influence, built ca. 1925-30. Side gable roof with exposed rafter tails, fascia, and dormers, covered with asphalt shingles. Gable-front dormers have six-light casement sashes. Windows are 6/1 double-hung sashes in groups of three. Side, one-bay, undercut porch supported by an arcade of piers with a closed balustrade. Gable-front entrance vestibule with semi-circular arched portal contains a semi-circular board and batten single-light door. Owner: David Murphy.

Garage, ca. 1925-30. One-story, two-bay, stucco veneer, hip roof with asphalt shingles. (C)

07 240 University Street (NC)

One-story, six-bay, frame duplex cottage with Colonial Revival influence, built ca. 1910 and altered ca. 1945-50 and ca. 1990. Complex gable roof with flush eaves, covered with asphalt shingles. Exterior wall surfaces covered with vinyl siding. Windows are 1/1 double-hung replacement sashes. Partial-width, gable-front porch, partially enclosed, supported by columns with Doric capitals. Entrances contain multi-light, multi-panel replacement doors. Owner: Albert Hudson.

Garage. ca. 1915-20. One-story, two-bay, frame, gable roof covered with asphalt shingles, weatherboard siding. (C)

08 242 University Street (C)

One-story, three-bay, modified cubical cottage with Colonial Revival influence, built ca. 1905-10. Complex hip and gable roof with boxed cornice, covered with patterned metal shingles. Windows are 1/1 double-hung sashes. Full-width, undercut porch supported by columns with Ionic capitals on raised brick bases. Entrance contains an oval, single-light door; a multi-light double-door is featured to one side. Owner: Roy Neil Graves, III.

Garage, ca. 1915-20. one-story, one-bay, frame, gable roof with asphalt shingles, board and batten siding. (C)

09 244 University Street (C) L. G. McMillion House

One and one-half story, five-bay, frame composite cottage with Queen Anne influence, built ca. 1900-05. Complex hip roof with box cornice, covered with asphalt shingles. Side circular tower with conical roof and multi-light fixed sash; and front polygonal

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page # 5 University Street Historic District
Martin, Weakley Co., Tennessee

244 University Street, continued:

projecting bay with polygonal roof and multi-light fixed sashes, both with sheet metal ball finials. Exterior wall surfaces covered with weatherboard siding. Windows are 1/1 double-hung sashes, some in pairs and groups of three. Full-width, U-shaped, flat-roofed porch supported by spool-turned posts, some in pairs. Entrance contains a single-light, multi-panel door with a single-light transom above. Owner: E. B. Pritchett.

10 248 University Street (C) John Waddell House
One-story, five-bay, frame bungalow with Craftsman influence, built ca. 1910. Complex gable roof with exposed rafter tails and knee brace brackets, covered with concrete shingles. Exterior wall surfaces covered with weatherboard siding. Windows are 1/1 and 3/1 double-hung sashes, some in pairs. Partial-width, shed-roofed porch supported by box columns; side one-bay porch enclosed ca. 1970-75. Entrance contains a solid replacement door. Owner: Phillip Watkins.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page # 6

University Street Historic District
Martin, Weakley Co., Tennessee

NARRATIVE STATEMENT OF SIGNIFICANCE

The University Street Historic District is being proposed for nomination under Criterion C in the area of architecture for its locally-significant and well-preserved collection of late-nineteenth and early twentieth century residences. The district is nominated under the registration requirements set forward in the Multiple Property Documentation Form for the "Architectural and Historical Resources of Martin, Tennessee".

University Street was originally established as Mechanics Street on the first plan of the Town of Martin, prepared in 1873. The area encompassed by the district lay outside of the platted area of the town in 1873, and also outside of its boundaries when the City of Martin was incorporated 1874. It is not clear exactly when the city's boundaries were extended to encompass the district, though annexation was certainly a fact by 1912, when the Sanborn Fire Insurance Company series first included the district in its map series for Martin.

Development of residences in the district appears to have begun quite soon after the establishment of the City of Martin. The earliest known occupant of the district appears to have been Dr. W. T. Lawler, who purchased a large homesite on Mechanics Street in ca. 1880 and built his home soon thereafter (#03, 229 University Street, NR 3/25/82). Lawler began his career in Martin as a druggist, but moved into other fields with the establishment of the Martin Planing Mill Company in 1884. The elaborate detailing of Lawler's house may have been a product of his planing mill, perhaps as an advertisement of his company's abilities. Whether this is so or not, the design of Lawler's house is a sophisticated example of a picturesque cottage, reflecting the principles advocated by Andrew Jackson Downing, Calvert Vaux, G. B. Croff and others of this period. Martin may have been a remote small town ca. 1880, but it was obviously not isolated from changing standards in style and taste.

The progression of surrounding development in the district between ca. 1880 and ca. 1900 has not been well-documented, and is a task beyond the scope of this project. The 1912 Sanborn map series for Martin shows that the district was already developed with houses situated within the existing lot pattern. Comparison of the 1912 Sanborn map with the residences extant today reveals that only three houses have been lost or replaced in the streetscape since 1912.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page # 7 University Street Historic District
Martin, Weakley Co., Tennessee

Since all of the other houses in the district date from after ca. 1900, it is not likely that there was substantial development surrounding the Lawler estate until immediately after the turn of the twentieth century.

The last decade of the nineteenth and first two decades of the twentieth century was a period of remarkable growth in the Martin economy, fueled by the establishment of a number of substantial new processing, service and manufacturing concerns in the community. Martin's position as a trade center for the large agricultural region surrounding it caused Martin to prosper as demand rose for the region's cotton, tobacco and wood products. The town's population grew dramatically as a result of its prosperity, increasing from approximately 2,000 residents in 1890, to approximately 3,300 by 1920 (Vaughan 1983:79; Martin Centennial 1973:22). The historic resources of the University Street district reflect this period of prosperity and growth.

One of the additional stimuli that contributed to the development of the housing stock along Mechanics Street was provided by the establishment of the Hall-Moody Institute in 1900, located a little more than a block to the west of the district at the end of Mechanics Street. The Hall-Moody Institute was established by the First Baptist Church of Martin as a school of higher learning, largely oriented to the training of teachers. Enrollment at the school grew to 500 by the 1910s and received full accreditation for its classes by 1918, at which time the name was changed to the Hall-Moody Junior College (Vaughan 1983:96-97). It was likely at this time that the name of Mechanics Street was changed to University Street.

Development of most of the district's existing housing stock occurred between ca. 1900 and ca. 1910, as evidenced by the Sanborn map series of 1912. A significant factor in the development of the district during this period was the division of the W.T. Lawler property to create two additional lots, one for each of Lawler's daughters, Carrie and Mamie. On these lots, Lawler had identical houses built in ca. 1905-10 for his daughter's use. One of the daughters, Mamie Lawler, married Dr. L. E. Taylor, a local dentist, while the other, Carrie Lawler, married Will Boyd Knox, a local hardware dealer. Local sources differ on which couple occupied which house, and there was inadequate time to resolve this issue during the preparation of this nomination. However, the house immediately west of the W.T. Lawler House (#05, 235 University Street) is one of the two houses built for the daughters; sadly, the other matching property (239 University) was substantially altered in the ca. 1960s and no longer retains its architectural integrity. It is not included in the district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page # 8 University Street Historic District
Martin, Weakley Co., Tennessee

Other houses in the district built in the ca. 1900-10 period include 225 University Street (#01, ca. 1905-10), a monumental example of the Colonial Revival style, built for banker and real estate speculator Frank Smith. An equally impressive house is located at 244 University Street (#09, ca. 1900-05), a fine example of Queen Anne styling and detail, built for the prosperous freight agent of both the Illinois Central and Nashville, Chattanooga and St. Louis railroads. McMillion later served as Mayor of the City of Martin in the 1930-1931 term. A modest house surviving from this period is the cottage at 242 University Street (#08, ca. 1905-10), built for insurance agent Baxter Fisher, Sr.

Later structures built in the district reflect the strength of Martin's economic base in spite of the collapse of cotton-based agriculture in Tennessee during the 1920s. Martin was able to sustain its economy through the development of locally-based processing plants for the area's tobacco crop. Residences constructed in the district in the 1920s and 1930s replaced earlier houses on the same sites; the reason for the loss of the earlier structures is not known. Houses reflecting this period of Martin's development include 228 University Street (#02, ca. 1925-30), a notable example of an English cottage house type detailed with Tudor Revival influence; and, 236 University Street (#06, ca. 1925-30), a good representative local example of a bungalow built with Craftsman influence.

Though small in size, the University Street Historic District represents a wide range of the architectural styles and building types developed in Martin during its historic period of significance. These residences, in turn, reflect larger historical patterns of growth and development in Martin and Weakley County as a whole. Recognition of this relationship between the built environment and the historical development in Martin will not only help to encourage the continued preservation of the district's resources, but will encourage the recognition and appreciation of many other similar areas of historic properties yet unnoticed for their historic significance.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page # 9 University Street Historic District
Martin, Weakley Co., Tennessee

MAJOR BIBLIOGRAPHIC REFERENCES

- Martin Centennial Committee
1973 Martin Centennial, 1873-1973. Martin Centennial Committee.
- Sanborn-Ferris Map Co.
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1897, 1902, 1907, 1912, 1927
- Vaughan, Virginia C.
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page # 10 University Street Historic District
Martin, Weakley Co., Tennessee

VERBAL BOUNDARY DESCRIPTION

The property in nomination includes all of parcels 24, 25, and 26 of Block G; and, parcels 1, 2, 3, 4, 5, 6, 7, and 8 of Block B of the City of Martin, as delineated in pencil on the attached copy of Weakley County Tax Map 73-L.

BOUNDARY JUSTIFICATION

The property in nomination represents the largest contiguous collection of properties which contribute to the historic significance and integrity of the University Street during the period of ca. 1880 to ca. 1945.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

University Street Historic District
Martin, Weakley Co., Tennessee

Section number Photos Page # 11

University Street Historic District
Martin, Weakley County, Tennessee
Photographs by: John Linn Hopkins
Date: July, 1995
Negatives: Tennessee Historical Commission

Photo 1 of 11
View of 225 University Street, looking northeast.

Photo 2 of 11
View of 228 University Street, looking south.

Photo 3 of 11
View of 229 University Street, looking north.

Photo 4 of 11
View of 229 University Street, looking generally northwest.

Photo 5 of 11
View of 230 University Street, looking south.

Photo 6 of 11
View of 235 University Street, looking generally north.

Photo 7 of 11
View of 236 University Street, looking south.

Photo 8 of 11
View of 240 University Street, looking generally south.

Photo 9 of 11
View of 242 University Street, looking southeast.

Photo 10 of 11
View of 244 University Street, looking south.

Photo 11 of 11
View of 248 University Street, looking south.

UNIVERSITY STREET HISTORIC DISTRICT
Martin, Weakley County, Tennessee
Property Location Map
Scale: 1" = 100'



Address: 225

Inventory number: (08)

Contributing building: ○

Non-contributing building: ●


Vacant Property: √

Boundary: **—————**



UNIVERSITY STREET HISTORIC DISTRICT
Martin, Weakley County, Tennessee
Photo Location Map
Scale 1" = 100'

Address: 229

Photo location: 

Boundary: 