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United States Department of the Interior  
National Park Service

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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 Troy Avenue Historic District  
other names/site number N/A

2. Location

street & number 827-1445 Troy Avenue, west side of street only N/A not for publication  
city, town Dyersburg N/A vicinity  
state Tennessee code TN county Dyer code 45 zip code 38204

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

Contributing	Noncontributing
<u>11</u>	<u>4</u> buildings
	_____ sites
	_____ structures
	_____ objects
<u>11</u>	<u>4</u> Total

Name of related multiple property listing:

Historic and Architectural Resources of Dyersburg, Tennessee

Number of contributing resources previously listed in the National Register 1

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

Herbert L. Bruyn  
Signature of certifying official

3/20/92  
Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission  
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.  
 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:)

Patrick Andrews

5/8/92

for Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: Single Dwelling  
DOMESTIC: Secondary Structure

Current Functions (enter categories from instructions)

DOMESTIC: Single Dwelling  
DOMESTIC: Secondary Structure

## 7. Description

Architectural Classification  
(enter categories from instructions)

Bungalow/Craftsman  
Mediterranean Revival, Georgian Revival,  
Tudor Revival

Materials (enter categories from instructions)

foundation BRICK, CONCRETE  
walls BRICK, WOOD, ASBESTOS, Vinyl  
roof ASPHALT, CERAMIC TILE  
other Cast Iron, WOOD

### Describe present and historic physical appearance.

The Troy Avenue Historic District is located in the City of Dyersburg (current est. pop. 17,500), the seat of Dyer County, Tennessee. The contributing resources consist of properties on the west side of the street between 700 and 1400 Troy Avenue. (See attached street map.)

Troy Avenue developed as a result of commercial growth in Dyersburg in the nineteenth century. The central business district of the city of Dyersburg is located on the north bank of the Forked Deer River. Here, around the town square and between the river and the river bluffs, grew the initial residential areas of Dyersburg. But as Dyersburg began to experience an economic boom in the 1880s due to industrial development and railroad expansion, the original residential areas proved inadequate to handle the increased demand for residential housing. There just was not enough land between the town square and river bluffs to meet the new demand for residential neighborhoods. The destruction of older houses in the square area to make way for new businesses further increased this new demand. As a solution, builders in the late nineteenth and early twentieth century choose to develop north from the river bluffs along a street called Troy Avenue.

The majority of the buildings in the residential district were constructed from 1890 through 1930. The oldest documented house remaining on Troy Avenue is the Latta House at 947 Troy (site #3) which was built in 1852 and listed on the National Register of Historic Places in 1978. It exhibits the Piano Box form, a vernacular building form. The architectural tendency in Dyersburg during the antebellum period was toward vernacular adaptations of high style architecture. The Troy Avenue Historic District grew up around the Latta House as an exclusive upper-middle class residential neighborhood for the town's new elite which emerged during the economic boom from 1880 to 1930. The homes embody the most distinctive formal architectural statements in the city, ranging from large, spacious American Four-Square designs to the more exotic Tudor Revival and Mediterranean Revival. The layout of the nominated properties, together with the quality of the architectural styles represented, are clear indications of the neighborhood's significance.

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The landscaping of Troy Avenue, with its raised center median featuring a sidewalk and lamp posts, has remained largely unchanged since the development of the neighborhood. This landscaping feature with the street running between the median and the nominated properties effectively isolates pedestrians from the homes. Increasing this sense of isolation is the placement of the Troy Avenue homes on their lots as, the majority of the residences are situated in the center or rear of large sloping lots. On average the homes on the nominated portion of Troy Avenue are set back approximately two hundred yards from the street. Originally homes only stood on the north side of Troy Avenue. Infill on the south side of the avenue began in the mid-twentieth century with the predominant style being Colonial Revival. These homes are not included in the nomination because their presence is not tied to the original development of the neighborhood and because they fall outside the period of significance.

Residential buildings in the Troy Avenue Historic District are primarily one to three stories in height, built of various building materials, predominantly wood and brick. The houses located on Troy Avenue demonstrate the mainstream architectural styles that were sought by the emerging affluent members of Dyersburg society in the late nineteenth and early twentieth century. Among the styles found on Troy Avenue are Victorian era and late nineteenth and early twentieth century revival style adaptations ranging from Classical Revival to Mediterranean Revival.

1445 Troy Avenue (site #1) is a two-story Stick-style house with Scandinavian influences apparent in detailed relief decoration found in its front end gable. The Mediterranean Revival style of 1031 Troy Avenue (site #7) is particularly striking. 1011 Troy Avenue (site #6), an American Four-Square style, and 1001 Troy (site #4), a Craftsman influenced cottage, are more traditional architectural statements of styles that were popular in the town from 1910 to 1930.

As one of Dyersburg's most stable neighborhoods, professionals and merchants are still the primary residents of the area just as they were seventy years ago. The area also represents one of the most consistent domestic architectural statements of all of the town's residential neighborhoods.

The Troy Avenue Historic District contains 12 contributing resources (C), 3 of which are outbuildings. There are 4 non-contributing resources (NC) with 3 of those being outbuildings.

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Contributing resources are significant to the architectural development of the district, possess compatible design elements, and maintain the scale and use of the district. Non-contributing resources have little or no architectural significance or integrity or do not fall within the period of significance of the district.

The architectural survey of the district was completed by Erin Beth Dower of Middle Tennessee State University's Center for Historic Preservation, who agreed to conduct this survey with the City of Dyersburg and Dyer County Chamber of Commerce.

INVENTORY

Troy Avenue

1. 827 Troy Avenue. Residence, Switzer House, Wing and Gable, ca. 1890. One and one-half stories, brick, clapboard siding, steep pitched roof, center "shed" dormer with three 1:1 double hung sash, wide screened-in porch extends around left side, steps have printed tiles stating "A CHERRY HOME", door of 15 glass panes, fanlights and transom, recessed center entrance, bay on front end gable with four sides, each with a single 1:1 window, econd story has right end-gable with 1:1 double hung sash, off-center internal chimney. Former home of Murray K. Weakley, (1940s, 1950s), prominent local businessman. (C)

2. 933 Troy Avenue. Residence, Musband House, Tudor Revival, ca. 1910. Two and one-half stories, asymmetrical half timber design, steep pitched roof of multi-colored asphalt composition shingles, front end gable on north side, one-story south side gable containing screen porch. First story is red brick and stone with four bays, two pairs of vertical 6-pane crank windows on either side of the chimney, modern door with screen on the recess to the north of the chimney between the front end gable, front end gable two pairs of vertical 6-pane crank windows. Second story is half timber design, four bays with paired vertical 8-pane crank windows, one south of chimney in dormer, two in the recess between the chimney and the front end gable, and triple vertical 8-pane crank windows in the front end gable. Double stack brick chimney with stone chimney base on the south side of the front facade This house was owned in the 1950s and 1960s by Ewell T. Weakley, local attorney. (C)

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Outbuilding: South side drive leads to Tudor Revival garage, ca. 1910. Brick, asphalt shingle roof. (C)

3. 947 Troy Avenue. Residence, ca. 1852, the Latta House, (National Register 11/14/78), Piano Box style. Two and one-half acres, highest point in Dyersburg. First floor wooden weatherboard siding, original square, three room cottage expanded with large front end gable bedrooms on either side of 50 foot long porch, a total of 80 feet in length, resembling a piano box, rectangular floorplan, symmetrical, five bays with original door with transom and sidelights at the center, four 6:6 floor length double hung sash windows with full-length green shutters, two end chimneys. In the 1930s, 40s, and 50s Franklin Latta owned this house. He was the grandson of Captain Samuel Latta who came to Dyersburg in 1850 as a teacher. (C).

4. 1001 Troy Avenue. Residence, ca. 1932, Craftsman style wing and gable cottage. One and one-half stories, , weatherboard siding with brick lined porch on right side, four bays with paired 6:1 window in the south front end gable's first story, modern door inside porch next to gable wall, one 6:1 window, and a square 6:6 window in the front end gable's second story. All windows are double hung sash, and all but the second story's have shutters. Central chimney. Driveway is on the building's north side. Harry B. Watkins, a tax consultant, owned this house in the 1930s, 40s, and 50s. In the 1960s it was owned by Howard Guthrie, a coach at Dyersburg High School. (C)

5. 1005 Troy Avenue. Residence, ca. 1925, Georgian. Two and one-half stories, symmetrical, rectangular plan, stone, green asphalt medium-pitched roof, ten bays, five on each story of facade, first story has central wooden door with one-story portico supported by fluted columns, and four 6:6 windows, second story has a central door with sidelights and Palladian fanlight, leading to balcony over first story portico, black metal railing, and four 6:6 windows. All windows are double hung sash and have wooden shutters. All trims are painted white. Addition to south side has metal roof is of stone and white weatherboard and hidden by trees. Two internal end chimneys. This house was owned by Richard E. Donner in the 1950s and 60s. He was a captain in the Air Force during World War II. The northeast corner of this lot was the location of a school built by Sam Latta after the Civil War. (C).

Outbuilding: Three-car garage attached to rear of north side of house, ca. 1970. Vinyl siding, side gable with asphalt shingles. (NC)

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6. 1011 Troy Avenue. Residence, ca. 1910, American Four-Square. Two and one-half stories, stone and multicolored red brick, red and green tile roof, five steps, large, wide porch with eight square brick columns with a porte cochere on the porch's north side, eight bays with a triple 1:2 narrow casement windows on either side of the central door with transom, sidelights, and modern, black wrought iron storm door on the first story, two 1:1 double hung sash windows on either side of a central window of triple narrow double casement windows, and three square windows in the dormer. Brick detail near roof overhang. Internal end chimneys. (C)

Outbuilding: Detached American Four Square three-car garage, ca. 1910. Brick and stone with tile roof. (C)

7. 1031 Troy Avenue. Residence, Smith House. ca. 1925. Two and one-half stories, Moorish/Mediterranean style, asymmetrical design, green tile roof, stucco, terra cotta moldings and trim color, There are sixteen bays with all windows double hung sash. The first story has an extended central entrance with brick ogee arches, a recessed center door flanked by two windows, all indistinguishable, two 8:1 windows with sidelights to the north. To the extreme north, double glass doors with glass ogee arch transom, flanked by sidelights are in a single story with a tile roof. A round, metal dome with thin, rectangular air/moisture vents, is on the right half of the front square tower found south of the entrance. This tower's first story contains a 8:1 window with sidelights. Located in a round, one story annex on the building's extreme south are two 3:3 windows with decorative treatments of diamonds and ogee arches. The second story has seven bays with three Roman arched windows leading to a balcony above the large entrance, two 8:1 windows with small, individual balconies to the north, the tower with its large 8:1 window with sidelights and green tiled balcony, and an 8:1 window above the round southern annex which creates a terrace for the second floor. There is a north internal end chimney and a rear internal end chimney to the south side. The front facade of the house has a terrace surrounded by a small terra cotta balustrade, and the north side yard has iron fence enclosing a play area. (C).

Outbuilding: A south side drive shared with a neighbor leads to a garage, ca. 1925. Stucco, flat asphalt roof. (NC due to alterations and loss of integrity)

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8. 1105 Troy Avenue. Residence, Vandervelde House. ca. 1925. Two-story, Craftsman Bungalow, white painted brick porch columns, white weatherboard siding, steep pitched roof with green asphalt shingles. Four bays: paired 9:1 double hung sash windows under the deep porch, beside a modern door with screen in the side of the right side's one story front end gable with its 12:1 double hung sash window flanked by two 9:1 double hung sash windows, with triple 12:1 double hung sash windows in the second story dormer. South-of-center brick chimney. Russell H. Vandervelde of Vandervelde Hardware owned this home from the early 1940s until the early 60s. (C)

Outbuilding: Drive is on the north side leading to a brick, green tile roofed garage concealed by evergreens, ca. 1925. (C)

9. 1235 Troy Avenue. Residence, Weakley House. ca. 1955. One story, Ranch style, low pitched roof of black asphalt composition singles, house of cream brick, five bays with recessed entrance off-center to the right, four 6:6 double hung sash windows on either side of the door, longer triple 6:6 double hung sash windows to their south, triple square 6:6 and paired 6:6 to the far south, central chimney. Melvin T. Weakley of the law firm Weakley & Weakley owned this home in the early 1960s. (NC)

10. 1445 Troy Avenue. Residence, Shore House. ca. 1920. Two-story, Stick style with Scandinavian influences, rectangular floor plan, brick first story, wood second story dormers, orange tile, steep pitched roof. First story has four bays, the right side's deep porch supported by brick columns and brick arches, and triple 6:1 double hung sash windows. The gabled entrance with wood and glass door, screen, stone quoin surround, and gable vergeboard is right of center beside four 6:1 double hung sash windows located in the first story of a large front end gable, and paired 6:1 double hung sash windows to the far south. The front end gable's second story has detailed relief decoration, triple 6:1 double hung sash windows, and vergeboard detailing, and is flanked on the right by a single 6:1 double hung sash dormer window. All windows has stone sills. There is a small, exterior central chimney. (C)

Outbuilding: The inconspicuous north side drive at the edge of the property leads to a two/three-car garage, ca. 1960. Brick, asphalt shingle roof. (NC)

**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

1853; 1890-1940  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Multiple/ Unknown  
\_\_\_\_\_

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

The Troy Avenue Historic District meets the registration requirements for historic districts as set forth in the multiple property form, "Architectural and Historical Resources of Dyersburg, Tennessee."

The Troy Avenue Historic District, located in Dyersburg, county seat of Dyer County, Tennessee, is eligible for the National Register of Historic Places under Criterion C, as a significant example of late nineteenth and early twentieth century domestic architecture in Dyersburg. The district's period of significance ranges from 1852 to 1940. The architecture of this district reflects the stages of economic development and population growth of Dyersburg during the late nineteenth and early twentieth centuries.

It was along Troy Avenue in the late nineteenth century that this residential development first began. Builders began to develop the area north of the town square to meet the housing needs of Dyersburg's emerging professional sector. Sanborn maps indicate that the east extension of Troy Avenue into the seven hundred to fourteen hundred blocks began by 1909 and had largely ended by 1929. A historic photograph at the local Dyersburg library shows that the avenue's distinctive median strip and streetlights were in place by 1920.

Mill industry and its accompanying river traffic initially gave rise to the prosperity of the community. Then in the 1880s and 1890s, the city's emergence as a major west Tennessee rail junction and agricultural commodity trade center boosted population growth to an even greater degree. The population grew from 3,600 in 1891 to 12,000 in 1929. As a result, professional and service-related occupations grew causing an increased need for residential development. This period of economic development, from roughly 1890 to 1940, is documented in the houses of the Troy Avenue historic district.

See continuation sheet

**9. Major Bibliographical References**

See continuation sheet

Previous documentation on file (NPS):

- 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:

MTSU Center for Historic Preservation

**10. Geographical Data**

Acreage of property approximately 15 acres

UTM References

A 

16	285040	3991380
Zone	Easting	Northing

C 

16	285160	3990920
Zone	Easting	Northing

B 

16	2815200	3991380
Zone	Easting	Northing

D 

16	2815100	3990920
Zone	Easting	Northing

See continuation sheet

Dyersburg, TN 420sw

Verbal Boundary Description

The Troy Avenue Historic District consists of the west side of Troy Avenue and includes 827-1445 Troy Avenue. Refer to map.

See continuation sheet

Boundary Justification

These boundaries include all historic property lines associated with the Troy Avenue Historic District. The District includes properties on Troy Avenue.

See continuation sheet

**11. Form Prepared By**

name/title Erin Beth Dower, Carroll Van West, Jennifer Martin

organization Center for Historic Preservation date March 12, 1992

street & number Box 80 Middle Tennessee State University telephone (615) 898-2947

city or town Murfreesboro state Tennessee zip code 37132

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The range of high-style domestic architecture in Dyersburg generally is well-represented in the Troy Avenue Historic District. Troy Avenue, however, is most notable for its high-style statements of the revival styles which characterized American domestic architecture from the 1910s to 1930s. It features the Mediterranean Revival (rare in this region) at 1031 Troy (site #7), Tudor Revival at 933 Troy (site #2), and Colonial Revival at 1005 Troy (site #5). The quality of these architectural statements are not matched by any other neighborhoods in Dyersburg. Only the isolated King House, a Classical Revival dwelling previously nominated to the National Register in 1990 (NR 10/25/90) is of similar quality. The district also contains significant examples of a second popular architectural trend in the early twentieth century, the bungalow style. 1001 Troy (site #4) is a Craftsman-style cottage while 1011 Troy (site #6) is a good example of the American Four-square. 1105 Troy (site #8) is a two-story Craftsman Bungalow built in 1925.

These architectural styles reflect the rising economic status of the residents of Troy Avenue and the popularity of the styles themselves. The district's oldest property, the "Latta Woods" house, which is already listed in the National Register of Historic Places, is Piano Box style. It does not fit into the district's twentieth century architectural development, but it is a contributing element as evidence of the neighborhood's growth over time.

Several of the residences and dwellings would be architecturally distinctive enough to merit individual listing in the National Register, but these properties play an even more significant role as architectural anchors for a well-defined district. This district not only represents a neighborhood which housed much of Dyersburg professional and commercial class in the early twentieth century; it also represents the town's best intact collection of early twentieth century high-style architecture. As a district the properties clearly represent a significant and distinguishable entity of architectural value in the context of small town architecture in Dyer County during the early twentieth century.

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Citizens of Dyer County. Dyersburg, Tennessee Dyer County  
1924. Jackson, Tennessee: McCowal-Mercer, 1924.

Goodspeed, Weston A. et al., eds. History of Tennessee.  
Nashville: Goodspeed, 1886.

Hulme, Albert and James A. A History of Dyer County. 2  
vols. Dyersburg: Dyer County Banks, 1982 and 1985.

Interviews with property owners on Troy Avenue, February 1990.

Sanborn Fire Insurance Maps: Dyersburg, Tennessee. 1886,  
1891, 1896, 1900, 1905, 1909, 1914, 1929.

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**National Register of Historic Places  
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Section number Photos Page 1

Troy Avenue Historic District

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PHOTOGRAPHS

TROY AVENUE HISTORIC DISTRICT

Dyersburg, Dyer County, Tennessee

Photos by: C. V. West and Erin Beth Dower

Date: February 1990 and 1991

Neg.: Tennessee Historical Commission  
Nashville, TN

Facing east, Troy Avenue streetscape  
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Facing North, 1031 Troy Avenue  
#2 of 10

Facing north, 1011 Troy Avenue  
#3 of 10

Facing north, 933 Troy Avenue  
#4 of 10

Facing north, 1001 Troy Avenue  
#5 of 10

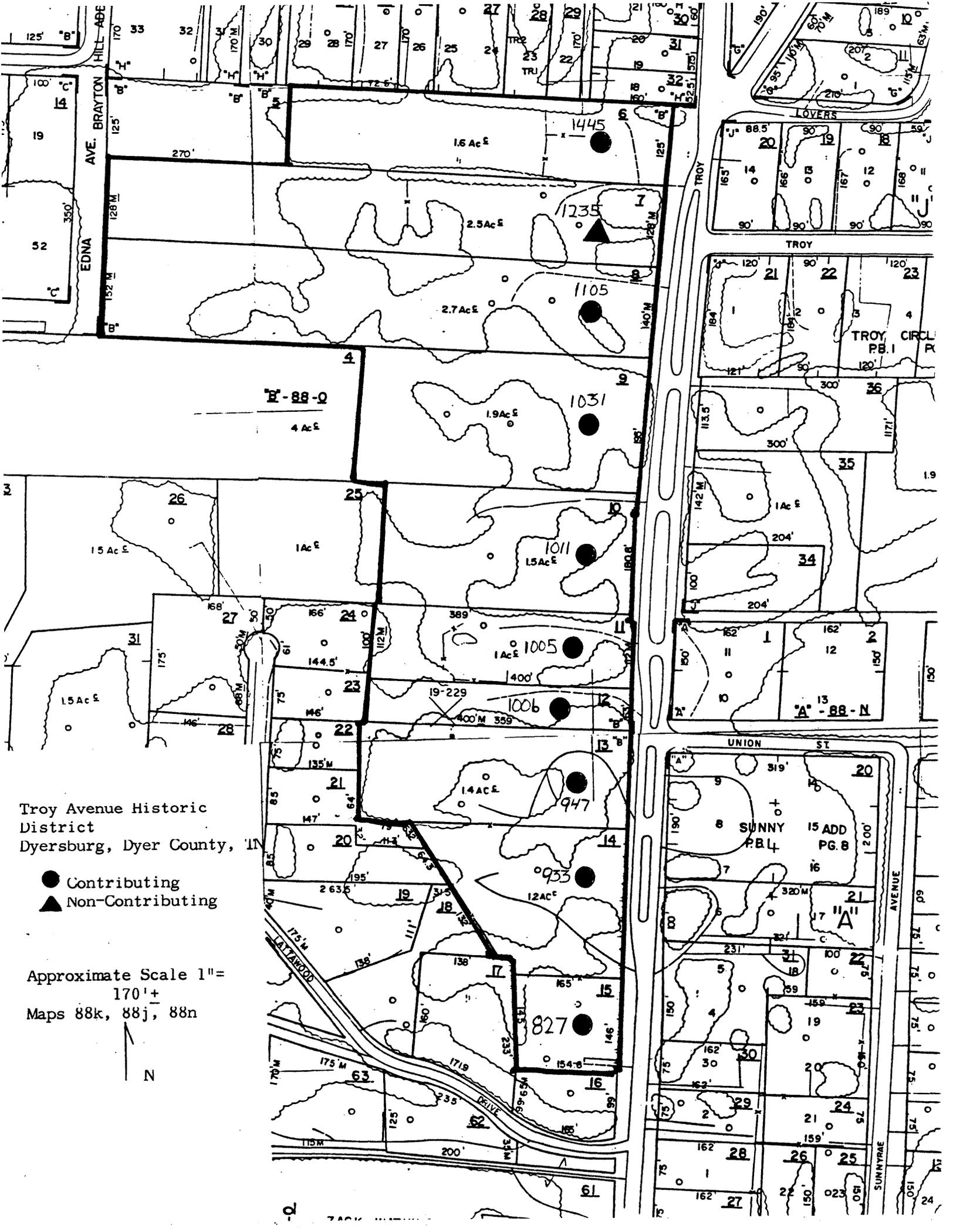
Facing north, 1105 Troy Avenue  
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Facing north, 1445 Troy Avenue  
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Facing north, 1235 Troy Avenue  
#8 of 10

Facing northwest, 947 Troy Avenue  
#9 of 10

Facing north, 827 Troy Avenue  
#10 of 10



Troy Avenue Historic District  
 Dyersburg, Dyer County, TN

- Contributing
- ▲ Non-Contributing

Approximate Scale 1" = 170'+  
 Maps 88k, 88j, 88n

