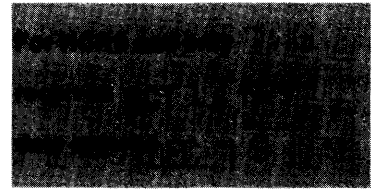


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic Boyce-Gregg House

and/or common Same

2. Location

street & number 317 South Highland Street not for publication

city, town Memphis vicinity of congressional district Eighth

state Tennessee code 047 county Shelby code 157

3. Classification

Category	Ownership	Status	Present Use	
<u> </u> district	<u> </u> public	<input checked="" type="checkbox"/> occupied	<u> </u> agriculture	<u> </u> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<u> </u> unoccupied	<input checked="" type="checkbox"/> commercial	<u> </u> park
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> educational	<u> </u> private residence
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment	<u> </u> religious
<u> </u> object	<u> </u> in process	<input checked="" type="checkbox"/> yes: restricted	<u> </u> government	<u> </u> scientific
	<u> </u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial	<u> </u> transportation
		<u> </u> no	<u> </u> military	<u> </u> other:

4. Owner of Property

name Clarence C. Day

street & number 5050 Poplar Avenue, Suite 1510

city, town Memphis vicinity of state 38157

5. Location of Legal Description

courthouse, registry of deeds, etc. Shelby County Courthouse

street & number 160 North Main Street

city, town Memphis state Tennessee 38103

6. Representation in Existing Surveys

title Memphis Landmarks Commission Survey has this property been determined eligible? yes no

date January 1978 federal state county local

depository for survey records Memphis Landmarks Commission, Suite 923, Falls Bldg. 22 North Front St.

city, town Memphis state Tennessee 38103

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

In March of 1919, C. R. Boyce, a successful Memphis cotton buyer, purchased six lots of the Country Club Place subdivision for the purpose of constructing a private residence. The property, located at the southwest corner of Central Avenue and Highland Street was at that time a pastoral location ideally suited for a country mansion with convenient access to "Uptown" Memphis.

Boyce commissioned Jones and Furbringer, Architects (Walk C. Jones, Sr. 1875-1964 and Max H. Furbringer 1870-1957), Memphis' most successful firm, to design his residence. Construction followed during 1920 and the house was occupied in 1921.

The style of the Boyce-Gregg House may best be described as Italian-Mediterranean and employs simplified stucco finishes with restrained ornamentation. The composition in plan and elevation is formally organized with large windows and substantial roof overhang. The design gains charm and uniqueness through its massing and, most particularly, its broad tiled entrance terrace defined by matching projecting pergola at the north and south extremities of the facade (east elevation).

The front entrance is defined by a recessed shallow porch. The wall surfaces on each side and above the entry projects slightly from the main volume of the house and is accented by two marble, Ionic capiteled columns supporting a rectangular frieze decorated with an arch form and terracotta fan; the composition is Palladian in form and handsomely scaled. The frieze and portions of the wall surface above are modulated by a simple rectangular pattern in relief and decorated in the style of the Adam brothers. The composition is further reinforced by three dormer windows which penetrate the tile roof. The dormers are classical in style and employ a broken pediment, arched windows, and flanking walls supporting decorative urns. The central dormer's base is extended in width and punctuated by a second set of urns, the width of the base matches the porch projection below and provides a continuous architectural effect. The pergola, although physically connected to the house, seem to stand free in front of the facade. Massive square piers flanked by Doric columns support the pergola's corners, and unengaged wood balustrades between the columns provide the necessary separation between porch and landscape. The pergola is roofed to the cornice line but the joists project beyond the cornice and are detailed in a manner which evokes a light, open gazebo-like feeling. The pergola give spatial definition to the raised entry terrace and provide pleasant porches accessible from the southern enclosed living porch and northern breakfast room.

The north and south elevations are simply treated. The wall planes are punctuated by large windows of matching proportion at both first and second floors.

In contrast to the simple massing formality of the east elevation, the rear (west) elevation is extremely complex in form. The complexity results from the plan organization which accommodates necessary functions in a manner free from the constraints of stylistic formality. The design elements are consistent with the east elevation; however, the positioning and form of the window openings is the result of interior

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates Constructed 1920-21 **Builder/Architect** Jones & Furbringer, Architects

Statement of Significance (in one paragraph)

The Boyce-Gregg House is Memphis' finest example of Italian-Mediterranean residential architecture. The monumental scale of the structure and estate environment exemplify the affluence of the early twentieth-century "cotton Men" of Memphis.

The pergola and broad entrance terrace are unique elements of this design and are not known to exist at any other location in the region. The construction quality and detail work are representative of the finest craftsmanship available in Memphis in the 1920s.

The Boyce-Gregg House was designed by the architectural firm of Jones and Furbringer, Memphis' most notable architects during their partnership which lasted from 1908 to 1935. The partners were responsible for the design of numerous significant Memphis landmarks, including the Temple of the Children of Israel and numerous schools and churches. Although the architects designed many of Memphis' finest residences, the Boyce-Gregg House is an excellent example of Max H. Furbringer's architectural heritage.

The original owner, C. R. Boyce, was a successful cotton broker with offices in Memphis, New York, Manchester, England, and Lima, Peru. In 1920, during construction of the house, Boyce purchased the then eight year old, eleven story McCall Building in downtown Memphis. It was his intention to adapt the building to accommodate the need of the Memphis "cotton men." C. R. Boyce died unexpectedly in Lima, Peru in June of 1930 and his funeral services were held at the residence. The Boyce family continued to occupy the house until June 1936 when it was sold to Russell C. Gregg.

Gregg was the Memphis territory manager of the Anderson-Clayton Company which at that time was the world's largest cotton firm. During the Gregg family residency, the house was the scene of numerous major social events. The Gregg's youngest daughter, Mary Letitia, was queen of the Memphis Cotton Carnival in 1950 and married Henry Loeb, III who served two terms as mayor of Memphis (1960-63 and 1968-72).

In the fall of 1973, Mrs. Russell C. Gregg, then widowed, moved from the house. The house was purchased by C. Wrede Petersmeyer, Mrs. Gregg's son-in-law and offered for sale. The site was considered ideal for development of a high-rise apartment project and on four occasions was optioned with the intention of demolishing the structure in order to construct a federally assisted high-rise for the elderly apartment project. Clarence C. Day of Memphis purchased the house and grounds in June of 1978 for the purpose of restoration and adaptation as headquarters offices for the Day Companies, Inc.

9. Major Bibliographical References

"Burial for C. R. Boyce Will Be Tomorrow," The Commercial Appeal, June 30, 1930.
 "McCall Building is Sold for \$90,000," The Commercial Appeal, January 13, 1920.
 "Max Furbringer Designed Many Buildings Here and in the Tri-States," The Press Scimitar,
 August 27, 1935.

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property 2.569

Quadrangle name Southeast Memphis, Tenn.

Quadrangle scale 1:24000

UMT References

A

1	6
---	---

2	3	1	5	5	0
---	---	---	---	---	---

3	8	9	0	4	4	0
---	---	---	---	---	---	---

 Zone Easting Northing

B

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

 Zone Easting Northing

C

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

D

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

E

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

F

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

G

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

H

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

Verbal boundary description and justification

The property nominated is an irregular-shaped tract which contains slightly more than 2.5 acres. The boundaries are outlined on the attached portion of a subdivision map which is drawn at a scale of 100 feet to the inch. This is the entire tract owned by Clarence C. Day.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Keith S. Kays, AIA - President

organization Keith Kays & Associates, Inc. date June 11, 1979

street & number Post Office Box 3310 telephone (901) 525-3040

city or town Memphis state Tennessee 38103

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Herbert E. Hays

title Executive Director, Tennessee Historical Commission date 10/9/79

For HCRS use only

I hereby certify that this property is included in the National Register

Sally G. Oldham date 12/18/79

Keeper of the National Register Acting Chief of Regis

Attest: Kristina O'Connell date 12/11/79

Chief of Registration

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED OCT 16 1978
DATE ENTERED OCT 19 78

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

functional requirements rather than a conscious effort to evoke a sense of place or time. The elevation is organized in relationship to a central "back" stair serving from basement to attic. The form of the stair breaks the eave line of the main roof and is capped by a broken pediment roof and arched window larger than but similar to, the design of the front dormers. To the right of the stair tower is a large Palladian window which provides light to the main stair landing, the rear entrance is below this window and covered by a chain supported roof. The organization of the facade is functionally clear although decidedly out of balance, yet constructionally consistent with other portions of the house.

The interior of the house is organized about a grand hallway which traverses the first floor. The hallway is a two-part composition consisting of the main hall, accessible from the front entry and serving a large drawing room to the south and dining room to the north, and the stair hall, served from the rear entry and containing a monumental stair connecting the first and second floors. Although the hallway is continuous, a subtle definition of functional difference between each space is provided by two Corinthian columns located near the midpoint of the hallway.

The interior detail, cornice, standing and running trim and moldings are handsomely scaled and vary in form and shape from room to room. The first floor library and breakfast room are paneled with quarter sawn red oak in a rectangular relief pattern. The library ceiling is ornamented with traceried plaster work. The south living porch, entered from the drawing room, is handsomely windowed and is floored with an interlocking decorative tile. The ceiling is in the form of a flat barrel vault decorated by an interlocking latticework pattern in plaster which causes this enclosed room to have an arbor-like feeling. The fireplace mantel is large in scale and decorated with lions and pheasant forms. The monumental stair, connecting the first and second levels, rises to a large landing which is complimented by a large Palladian window to the west, then continues to an upper stair hall. The stair railing is supported by delicately scaled brass pickets which tend to lighten the mass of the design. The space housing the stair flows easily from the stair hall below and is decorated with a rectangular pattern of moldings. The ceiling above the stair and landing is ornamented by plaster work and a large rosette punctuates the hanging point of a single chandelier.

The house has undergone only minor modification since its construction. It is Mr. Day's intention to repair and restore the exterior of the house. Exterior modifications will be limited to removing window guards and screen doors, not of the original construction, changing the direction of the exterior door swings and replacing existing narrow double doors at the rear entrance with a single door of width as required by the Memphis Building Department.

The existing landscaping, walkways and brick garden walls will be maintained and supplemented by additional planting. Parking for employees and visitors will be provided at an existing lawn area at the northwest corner of the site sufficiently

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED OCT 16 1979
DATE ENTERED DEC 19 1979

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 3

distant and screened in a manner that will not adversely impact the rear elevation of the house.

The first floor interior will be restored and essentially unaltered with the exception of modifications to the kitchen and utility room to provide private offices. The existing spaces will be utilized for executive offices and board room. Hardwood and tile floors will be restored; molding, trim and plaster will be repaired and refinished. It is intended that the appearance of the interior conform to the original design, although furnishings will necessarily be suitable for office functions. The existing second-floor bedrooms and baths will be modified to provide a functional office configuration. The second floor alterations will not affect the existing window configuration nor exterior appearance of the house.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED OCT 16 1979
DATE ENTERED DEC 19 1979

CONTINUATION SHEET

ITEM NUMBER 9

PAGE 2

Memphis City Directories, 1920 and 1921.

"New Manager of Cotton Firm's Office Names," The Press Scimitar, November 5, 1958.

"The Queen," The Press Scimitar, April 8, 1950.

"Yellow Fever Brought Furbringer Here," The Press Scimitar, January 2, 1935.

MACK

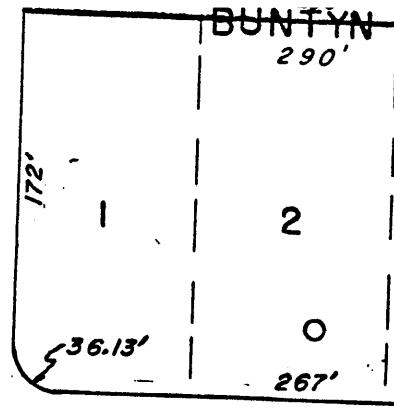
C. R. Boyce House
317 South Highland Street
Memphis, Shelby County, Tennessee

H. BO

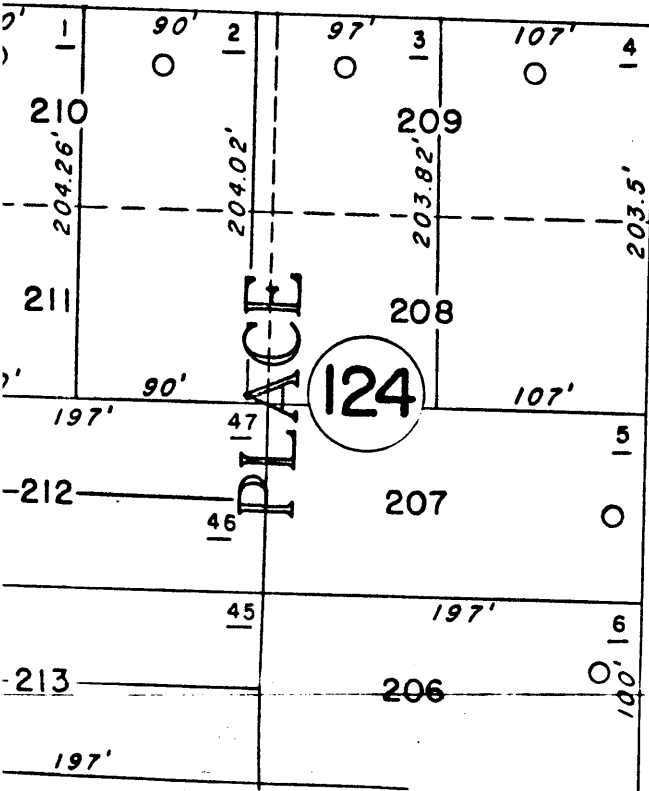
HIGHLA

BUNTYN

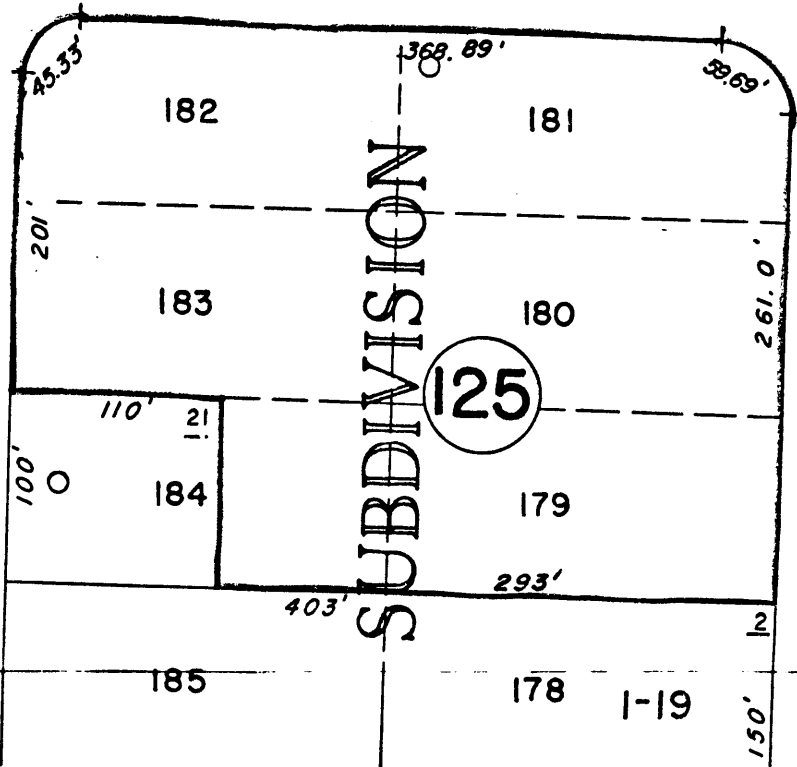
200.2' 236.6' 100' 200' 100' 152' 59.69'



CENTRAL

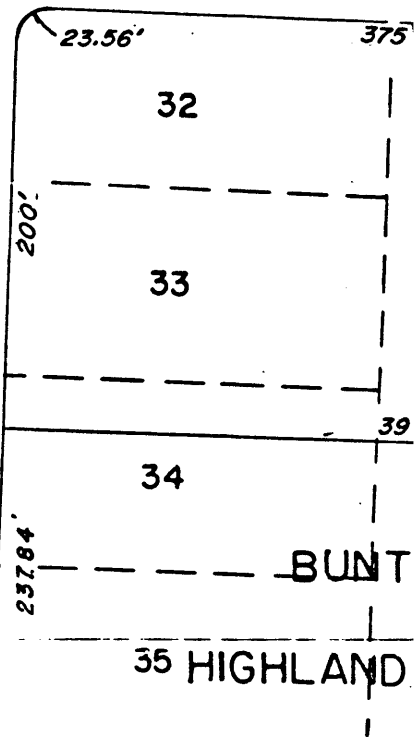


ELLSWORTH ST.



WARD 45

WARD 46



BUNT

35 HIGHLAND

SUBDIVISION

LEGEND

- PARCEL NUMBER
- PARCEL HOOK
- CHURCH PROP.
- RAILROAD
- CREEK
- WARD LINE
- BLOCK NUMBER

- STATE LINE
- CO. LINE
- CITY LIMITS
- PROPERTY LINE
- ORIGINAL TR. LINE
- R.O.W. LINE
- IMPROVEMENT
- CEMETERY

Scale
100' = 1"



E