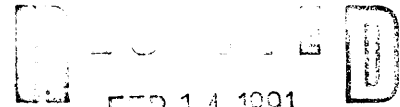


United States Department of the Interior
National Park Service



FEB 14 1991

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 Houston, J. W. House
other names/site number N/A

2. Location

street & number 259 South Center Street N/A not for publication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	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>3</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>3</u>	<u> </u> objects
			<u> </u> 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.

Arthur L. Byers
Signature of certifying official Deputy SHPO, Tenn. Hist. Comm. 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.
 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:)

Arthur L. Byers
Signature of the Keeper

3/29/91
Date of Action

Entered in the
National Register

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single structure
DOMESTIC/secondary structure
AGRICULTURE/agricultural outbuilding

Current Functions (enter categories from instructions)

DOMESTIC/single structure
DOMESTIC/secondary structure
AGRICULTURE/agricultural outbuilding

7. Description

Architectural Classification

(enter categories from instructions)

Other: Central Hall Plan

Materials (enter categories from instructions)

foundation BRICK

walls WOOD/weatherboard

roof ASPHALT

other WOOD/turned porch posts

Describe present and historic physical appearance.

See Continuation Sheet

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Continuation SheetSection number 7 Page 2 Houston, J. W., House

The J. W. Houston House was built in ca. 1884 facing north to the line of South Street at what was then the extreme southern edge of the Town of Collierville (pop. 7,839, 1980 Census). Situated today on a 3.8 acre tract, the portion to the north of the Houston House has witnessed the construction of two newer properties not historically associated with the property but also not subdivided from it. The boundaries of the nomination as presented do not include the area occupied by these later structures.

The orientation of the Houston House facing north towards South Street reflects the historical pattern of subdivision established in this portion of Collierville in ca. 1876. At the time, South Street was developed at the southern town limit and South Center Street ended at its intersection there. The impression that the Houston House was built facing away from Center Street was created when the Center Street was extended along the eastern property boundary in the 1930s.

The Houston House is a one and one-half story, frame, three-bay wide, center hall plan residence with an original kitchen ell extending from the southwestern rear corner. An addition of one room in length extended the rear ell in ca. 1935-40. A one-story, shed-roofed rear porch extended across the length of the main structural block; it was enclosed in ca. 1935-40.

The structure is covered by a gable roof with a box cornice and asphalt shingles. Exterior wall surfaces are covered with weatherboard siding. A hip-roofed porch extends across two-thirds of the length of the front (northern) facade, supported by chamfered-edge posts with scroll sawn brackets. The entrance door is a four panel door topped with a single-light transom. Windows of the original portions of the structure are four-over-four sash lights; windows of the ell addition are six-over-one sash lights.

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Section number 7 Page 3 Houston, J. W., House

The interior of the Houston House contains most of its original finishes and decorative trim from the period of its construction. The entrance hall is finished with both tongue and groove board ceiling and plaster walls. The stair leading to the upper floor runs up from the rear to the front. The stair features a solid balustrade of beadboard with a complex handrail and a large turned newel. To the east of the hall is the original parlor, finished with a board ceiling and plaster walls. A fireplace with an Italianate-styled wood mantel is situated on the eastern wall. The door to the parlor is a four panel door of two-long over two-short panels, like those of all other interior doors in the house.

To the west of the hall is the informal living room. Like the parlor, the room is finished with a board ceiling and plaster walls. It, too, has a wooden mantel designed in a simplified interpretation of the Italianate style. A door leads to the south from the living room to the original kitchen in the ell. The kitchen is finished with a board ceiling and walls.

The upstairs of the structure contains a single garret room on either side of the upper stair hall. Walls and ceilings throughout are finished with wide rough-sawn planks. The planks were covered with a layer of beaver board until being removed in recent months.

The site surrounding the Houston House is dotted with mature pecan trees. An area historically reserved for vegetable gardening is maintained in this use today to the north and the west of the main house.

Also associated with the main residence are two buildings that contribute to the significance of the property:

- a. Tenant House, ca. 1910-20. One-story, frame shotgun with a gable roof covered with asphalt shingles. The shed-roofed porch is supported by simple

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Section number 7 Page 4 Houston, J. W., House

posts. Wall surfaces are covered with board and batten siding. The entrance contains a five-panel door. Windows are four-over-four and six-over-one sash lights.

b. Barn, ca. 1910-20. One-story with loft, frame, gable roofed barn with side shed additions. Roof covered with sheet metal; walls covered with board and batten siding.

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. 1884; ca. 1910-1920

Significant Dates

Ca. 1884

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

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Section number 8 Page 2 Houston, J. W., House

The J. W. Houston House was built in ca. 1884 and stands today as an important local landmark that reflects the architectural diversity of the post-bellum period in Collierville. The structure is being nominated under Criteria C for its architectural significance as an unusual two-story example of a vernacular L-plan structure detailed with sympathy to the Italianate style. The structure demonstrates the late survival of this popular architectural form late into the 19th century in rural areas of Shelby County and the region as a whole. The outbuildings contained on the property are rare survivors for Collierville, which retains few such improvements in its historic areas today. The outbuildings contained on the property demonstrate the historical evolution of the property through time to serve the needs of later property owners.

The general area surrounding the J. W. Houston House was subdivided by A. F. Vick and his many sisters, cousins and their spouses to break up and settle the estate of J. A. Hurt, who apparently died during the Yellow Fever epidemics that plagued the region in 1873-1874. The subdivision of Hurt's 200 acre farm in this area occurred slowly over time, sold a piece at a time from about 1875 to 1890. The present right of ways for South and South Center Streets were extended south from the Memphis and Charleston Railroad along property boundaries and through the middle of the property to increase its desirability for sale. Most lots in the subdivided area ranged from five to eight acres in size.

J. W. Houston purchased this tract as part of a larger eight acre lot on November 21, 1883 for the modest sum of \$320.00. Development of the property followed soon after, and the property was likely occupied with the present house in the following year. At the time, Houston was a major property owner in the area in and surrounding Collierville, operating plantation farming enterprises in several areas nearby. Respect for his position in the community was such that he also served as alderman for the Town of Collierville for a number of terms between 1870 and his death in 1888.

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Section number 8 Page 3 Houston, J. W., House

The house constructed for Houston is an unusual variation in the traditional L-plan form, notable for its two-story height. The use of board finishes in combination with plaster ones for the interior is also unusual. While it is not unusual to find board wall finishes in rural properties, they are not common in this late period among town properties in Collierville and its immediate vicinity. It is not known if the board finishes represent original treatments or later repairs to damaged original plaster, but the cut nails used to install them suggest an original treatment.

In contrast with the simple board wall finishes are the other trim details-- its fine four-panel doors and trim, the Italianate fireplace mantels and the well-proportioned turned newel and complex rail of the stair. The source of their manufacture may have been the varietal lumber mill and yard of W. H. Lockwood, which operated from ca. 1870 to ca. 1895 less than three blocks away.

In spite of the location of the Houston House so near the heart of the Town of Collierville, the design and detailing of the structure appear more in character with a remote, rural residence than a town home, especially in comparison with the limited number of contemporary structures in the town. The significance of this contrast is not understood at this time.

The death of J. W. Houston in 1888 caused the property to become vested in the hands of M. V. Hamner by action of the Probate Court of Shelby County. The records that might explain this action have not been located. It may be that Houston was indebted to Hamner, a prominent local merchant. In any case, the property was resold by Hamner to J. T. Cox (1858-1943) in October of 1889 for the sum of \$1875; other real estate transactions reflect the dispersement of Houston's other property interests at the same time.

Though the deed to Cox mentions no specific improvements, a deed for a neighboring property to the

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Houston, J. W., House

north notes that in 1898 the neighboring tract was bound, in part, by "the J. W. Houston Home Tract".

The disposition of the property between 1889 and 1909 is something of a mystery. While seemingly owned by J. T. Cox during this period, the property was sold at auction in April of 1909 by the Probate Court of Shelby County to John Carson Fleming for the sum of \$2625.00. The sale and subsequent deed issued by the Court were done to reflect the interests of "the heirs of J. W. Houston", suggesting that Houston's estate had never been legally settled in 1889. It is not known if the Cox family ever occupied the property or not. The Cox family was not noted by the Court as being among the heirs of Houston.

The final sale of the property by the Probate Court rested the property in the hands of J. C. Fleming (1858-1933). The deed noted that the property contained "8 acres, more or less, upon which there is a two story residence and out houses". The out buildings referred to in the deed are not likely those present on the property today.

J. C. Fleming was born and raised in Barton, Mississippi, a town located on the Byhalia Road less than five miles from the Town of Collierville, just a half-mile across the state line. Fleming was a cousin of John M. Fleming (John M. Fleming Home Place, NR 12/6/90), also south of Collierville on Byhalia Road just north of the state line. Though farming families remote to the town of Collierville itself, the Fleming families possessed considerable influence in the religious, social and economic life of the Collierville area.

John C. Fleming moved to Collierville at age 45 from the family cattle farm in Mississippi following the death of his father, S. C. Fleming, in 1903. He maintained his interest in the family farm while initiating a livery business on the site of the McGinnis Service Station (98 North Main, part Collierville Historic District, NR

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Section number 8 Page 5 Houston, J. W., House

3/12/90) in that same year. In about 1915, Fleming entered the undertaking business, which he later sold to the firm of Hinton, Hutton and Co. in ca. 1925.

Following the death of Fleming in 1933, the property reverted to his daughter, Mary, who occupied the premises until her death in 1976. Many of the alterations of the original structure were carried out during Miss Fleming's occupancy of the home, including the enclosure of the rear porch and the construction of the addition to the ell. In the meantime, the property was subdivided to its current size of just less than four acres. Apart from the historic house group, a small residence was developed on the property in ca. 1935 as a tenant house; another was developed as an income property in ca. 1970. These additions to the property have interrupted the original orientation of the Houston House from directly facing South Street, and thus, do not contribute to the property's historic character. However, enough property remains associated with the Houston House to provide it with a context and setting reflective of its historical development.

The J. W. Houston House meets the registration requirements for residential properties as outlined in the Multiple Properties Documentation form for the Historical and Architectural Resources of Collierville, as grouped in the context of the Post-Bellum Development of Collierville, Tennessee in the era of 1866-1920. The structure reflects important architectural and historical characteristics consistent with those of its peers in this era, which are retained in the structure today.

9. Major Bibliographical References

Collierville Herald, Vol. V, No. 32, September 29, 1933. Obituary of John Carson Fleming.

Office of the County Register, Shelby County, Tennessee. Deed Books 150, page 201, November 21, 1883; 149, page 448, October 5, 1889; 430, page 245, April 7, 1909; 1046, page 300, February 15, 1926.

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 # _____

See continuation sheet

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 16 256800 3880270
Zone Easting Northing

C _____

B _____
Zone Easting Northing

D _____

See continuation sheet

Collierville, TN 416SW

Verbal Boundary Description

Part of a lot in the Town of Collierville, TN in Civil District 10 in Shelby County, described as part of block 44G, parcel 943 on the enclosed Shelby County property tax map, measuring approximately 277 feet deep and 250 feet wide along the right of way for South Center Street.

See continuation sheet

Boundary Justification

The property in nomination is a portion of the acreage historically associated with the J. W. Houston House, being the portion of the acreage that retains the setting surrounding the house, including its historic outbuildings.

See continuation sheet

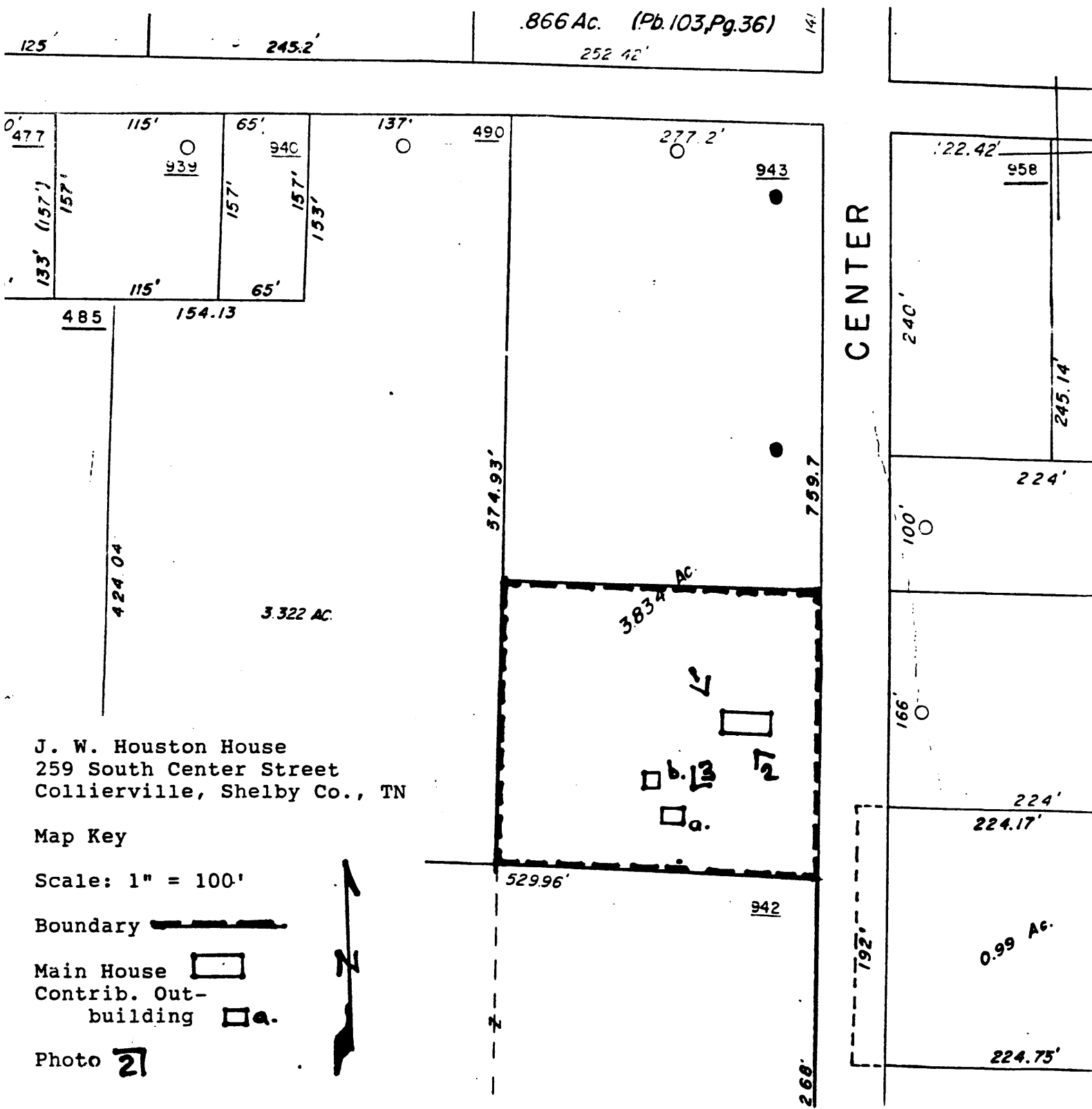
11. Form Prepared By

name/title John Linn Hopkins
organization Preservation Consultant date September 12, 1990
street & number 974 Philadelphia Street telephone (901) 278-5186
city or town Memphis state TN zip code 38104

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Section number 10 Page 2 Houston, J.W., House



J. W. Houston House
259 South Center Street
Collierville, Shelby Co., TN

Map Key

Scale: 1" = 100'

Boundary

Main House

Contrib. Out-
building

Photo 21



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Section number Photos Page 1

Houston, J. W., House

Photograph List
J. W. Houston House
259 South Center Street
Collierville, Shelby County, TN

Photographs by: Barry Heiflin
Date: August, 1990
Negs.: Tennessee Historical Commission

View of the front (northern) facade and side (western) facade, facing generally southeast.
Photo 1 of 6

View of the rear (southern) facade, side (eastern) facade and rear ell, facing generally northwest.
Photo 2 of 6

View of the outbuildings of the property, facing generally southwest, including the tenant house at left and the barn at right.
Photo 3 of 6

View of the front living room from the stair hall, facing generally west.
Photo 4 of 6

View of the stair and door to the front parlor from the door to the living room.
Photo 5 of 6

View of the stair, stair hall and principal entrance, facing generally north.
Photo 6 of 6

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Property Owner

John Carlyle Fleming
1861 North Rainbow Drive
Memphis, TN 38107
(901) 274-0505