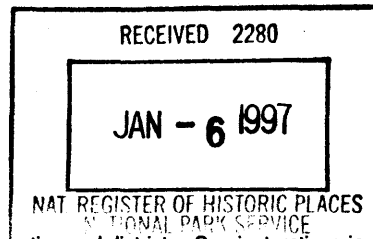


United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name South College Street Historic District  
other names/site number N/A

2. Location

street & number 600, 700 & 800 Blocks of South College Street  not for publication N/A  
city or town Covington  vicinity N/A  
state Tennessee code TN county Tipton code 167 zip code 38019

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 for 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. Hryca 1/2/97  
Signature of certifying official/Title 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 for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the 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 H. Beall 2-7-97  
Signature of the Keeper Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in count)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing

Noncontributing

17	1	buildings
		sites
		structures
		objects
17	17	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of Contributing resources previously listed in the National Register**

0

**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)

Queen Anne, Bungulow, Colonial Revival,

OTHER: American Four Square

**Materials**

(Enter categories from instructions)

foundation STONE, BRICK, CONCRETE

walls weatherboard, BRICK

roof ASPHALT

other METAL, GLASS, WOOD

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations** N/A

(Mark "x" in all boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 year of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1867, 1890 -1932

**Significant Dates**

N/A

**Significant Person**

(complete if Criterion B is marked)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

various unknown

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

**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

Name of repository:

MTSU Center for Historic Preservation



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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South College Street Historic District  
Tipton County, Tennessee

## VII. Narrative Description

The South College Street Historic District is located in the City of Covington (1990 population 7,487), the Tipton County seat, in West Tennessee. The City of Covington is located 37 miles northeast of Memphis, Tennessee on U. S. Highway 51. The residential district is located six blocks southeast of the courthouse square and includes the 600 and 700 blocks of South College Street with 802 South College Street as the last property. The majority of the buildings in the residential district were constructed between 1880 and 1932. South College Street itself represents the evolution of Covington's neighborhoods during its historic period of growth from 1880 to 1930. This street grew and expanded both in the number of residences constructed and in the quality of those houses at the same time the adjacent South Main Street Historic District (NR 5/29/92) expanded to its present size and orientation. Together the two streets became the primary address for the emerging professional and mercantile classes of Covington.

Residential buildings are primarily one to two stories in height, built of various building materials, predominantly wood and brick. Architectural details include a wide variety of late nineteenth and early twentieth century domestic architecture, ranging from Queen Anne to Classical Revival to Craftsman Bungalow. The earliest house in the residential district is the home of Captain Charles B. Simonton, Confederate States of America, built circa 1867-68 on Sycamore Street. Sycamore Street was renamed South College Street circa 1890, when a new high school was built at the end of the street, across from the Simonton House. The other houses on South College Street reflect Victorian era and late nineteenth and early twentieth century Revival Style adaptations.

Twelve houses and five outbuildings are considered contributing resources to the South College Street Historic District. The South College Street Historic District has one non-contributing outbuilding, which failed to meet the fifty-year criterion. The greater portion of the contributing residential buildings retain their integrity and reflect Covington's evolution of domestic architecture during the late nineteenth and early twentieth centuries.

## INVENTORY

1. 604 South College Street  
Philip Austin Fisher House  
circa 1880

Classical Revival. Two story, weatherboard residence; T-shape; gable front-and-wing with low pitch, cross hip roof extending over porch, composition shingles. Porch: two story; four Doric columns. Second story: four, six-over-six double-hung sash windows. First story: two, nine-over-nine double-hung sash windows; wood door with sidelights, corner lights and transom; one, nine-over-nine double-hung sash window. All windows have black wood shutters. Brick foundation. (C)

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South College Street Historic District  
Tipton County, Tennessee

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2. 605 South College Street  
Hall-Roy Boyd House  
circa 1905

American Four Square. Two and one-half story, weatherboard residence; moderate pitch roof with composition shingles; centered front on dormer has tripartite window of various sizes and fixed sashes. Interior brick end chimney on south side slope. Porch: single story; low pitch roof; two massive brick columns of Craftsman influence; wood flooring. Second story: two, twenty-over-one double-hung sash windows. First story: one, sixteen-over-one double-hung sash window divided three by two, eight-over-one double-hung sash windows; double glass doors have 16 panes each. Brick foundation. (C)

Garage: circa 1905. Moderate pitch gable roof, weatherboard with double folding doors with glass inserts. Design of garage is complimentary to the house. (C)

3. 610 South College Street  
R. K. Castellaw House  
circa 1927

Bungalow. One and one-half story; square floor plan; low pitch gable roof of composition shingles, front gable. Two internal brick chimneys. Porch: front gable; low pitch; massive brick columns with short piers marking entrance; Craftsman influenced. First story: one, six-over-one fixed window in gable end; paired six-over-one double-hung sash windows on either side of central door with 18-panes of glass and storm door. Brick foundation. (C)

Garage. circa 1928. Gable roof, frame compatible in design to the house. (C)

4. 614 South College Street  
Reid-Sanford-McGowan House  
circa 1925

Colonial Revival. Two story weatherboard residence; T-shape; gable front-and-wing; steep pitch roof gable of composition shingles. Shed dormer: four, six-over-six double-hung sash windows with black shutters. South external end chimney is of brick. Porch: roof is extended from main house; six Doric columns; brick floor. First story: two, ten-pane casement windows on either side of central wood door. Brick foundation. (C)

Garage. circa 1925. Gable roof, frame of similar design as house. (C)

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South College Street Historic District  
Tipton County, Tennessee

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5. 615 South College Street  
E. L. Smith-Lee House  
circa 1880

Classical Revival. One story weatherboard residence; gable front-and-wing; moderate pitch roof of composition shingles; cross hip gable with shed roof on porch. Internal ridge chimney is of brick; located in center of wing. Porch: enclosed with wood and screen; screen door on south side. Gable has attic ventilation grid; wood gambrel bay window has paired one-over-one double-hung sash windows. Wing has wood door; one, one-over-one double-hung sash windows with shutters; Paired one-over-one double-hung sash windows with wood shutters. Stone foundation. (C)

6. 619 South College Street  
William Coward Tipton House  
circa 1932

Georgian. Two story frame with vinyl siding; L-shape; side gable roof; steep pitch roof of composition shingles; three gabled dormers each with one, six-over-six double-hung sash window each. Entry portico: pediment; two Doric columns; brick floor. First story: four, six-over-six double-hung sash windows with black shutters; central door with elliptical fanlight, security door with metal decorative detailing. Brick foundation. (C)

7. 625 South College Street  
Lizzy Flowers-Smith House  
circa 1892

Queen Anne. Two story weatherboard residence; steep pitch, roof of irregular shape with dominant front facing gable; composition shingles. South external end chimney of brick. Porch: one story; four turned posts with Chippendale type frieze; wood floor; wrap around frame south gable to north side. Second story: paired one-over-one double-hung sash windows; four, one-over-two double-hung sash windows. First story: paired one-over-one double-hung sash window in gable; wood door with security doors with composite metal decorative features; one, one-over-one double-hung sash window; wood door: one, one-over-one double-hung sash window. Stone foundation. (C)

8. 624 South College Street  
P. H. Buford-Dan Jones-Bringle House  
circa 1930

Bungalow. One and one-half story weatherboard residence; box shape; Side gable roof; low pitch roof of composition shingles. Porch: front gable; one tripartite, window, four-over-one double-hung sash windows each; four double columns on four brick column bases (all square); wood floor; six concrete steps. First story: two tripartite windows on either side of central door (four-over-one, eight-over-one and four-over-one

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South College Street Historic District  
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double-hung sash windows); wood door with security doors of composite metal decorative features, sidelights, leaded transom. Brick foundation. (C)

Garage. circa 1930. Gable roof, frame of similar design as house. (C)

9. 700 South College Street  
Hall and R. T. Somerville House  
circa 1890

Queen Anne. Two and one-half story weatherboard residence; gable front-and-wing; roof of composition shingles; moderate pitch; gable has two square fixed windows. Internal chimney on intersecting ridge. Bargeboard detailing and spindlework appear to be recent additions. Porch: one story; wraps from gable to north side; low pitch; four square columns; wood floor; wood access ramp replaces stairs. Second story: two, one-over-one double-hung sash windows in wing; paired one-over-one double-hung sash in gable. First story: one, one-over-one double-hung sash window; wood door; paired one-over-one double-hung sash windows. Brick foundation. (C)

Carport. circa 1985. Modern design. (NC, due to date)

10. 706 South College Street  
Ewing-Anna May Hall-Boals House  
circa 1890

Queen Anne. Two story weatherboard residence; L-shape; front gable roof; moderate pitch; composition shingles; bargeboard detailing; tympanum of gable has decorative shingle design. Porch: one story; level with ground; low pitch; four turned posts with brackets. Second story: three, one-over-one double-hung sash windows with black shutters. First story: two, one-over-one double-hung sash windows on north, wood door with security doors of composite metal decorative features on south. Stone foundation. (C)

11. 712 & 714 South College Street  
Joseph W. Simonton House  
circa 1885

Classical Revival. One story weatherboard residence; L-shape; side gable roof; steep pitch roof of composition shingles. South internal end chimney of brick. Porch: gabled entrance, steep pitch, remaining portion of porch has low pitch; brick foundation; wood floor; four Doric columns and two Doric pilasters rest on brick wall surrounding front of porch. First story: modern, wood double doors leading to #712; central original wood door with dark wood screen; four paired, floor length, one-over-one double-hung sash windows. Brick foundation. (C)



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South College Street Historic District  
Tipton County, Tennessee

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12. 802 South College Street  
Charles B. Simonton House  
circa 1867-68

Folk Victorian. One story weatherboard residence with addition; L-shaped; low pitched gable roof; composition shingles. Porch: low pitch; four turned posts with bargeboard detailing; Addition's porch: small; two turned posts with delicate bargeboard detailing, both porches have wood floors; two brick steps. First story: two floor-length two-over-four double-hung sash windows on either side of central wood door: glass insert at top; double transom; screen door. Addition: wood door has insert at top; double transom; screen door; one, one-over-one double hung sash window. Main house: brick, external end chimney is enclosed by addition. Addition: brick external end chimney. Brick and stone foundation. (C)

Servants quarters. circa 1891. Gable roof, wooden framed with chimney on eastern wall. Building of similar design to the house. (C)

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South College Street Historic District  
Tipton County, Tennessee

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## VIII. Statement Of Significance

The South College Street Historic District, located in the civic community of Covington (1990 pop. 7,487), Tipton County, Tennessee, is eligible for the National Register of Historic Places under criterion C, as a significant local example of late nineteenth and early twentieth century domestic architecture.

Covington, the county seat and principal municipality of Tipton County came into being prior to 1823 when the area was still wilderness. The county was named Tipton County in honor of Captain Jacob Tipton who raised a defense company in the Northwest Territory against the Native Americans. Captain Tipton was killed while leading the attack on November 4, 1791. As part of the Tennessee frontier, Covington was not incorporated until 1825. The site was donated by John C. McLemore and Tyree Rhodes. Covington's population grew rapidly from 150 in 1830 to 375 in 1850.

Covington is thirty-seven miles northeast of Memphis, Tennessee and twenty miles from the Mississippi River. In 1850, Covington was still a small town, but as the county seat, it included several key institutions, courthouse (1832), two attorneys, a saloon and several small businesses. During the post Civil War era, Covington experienced its most sustained period of economic expansion and population growth, spurred largely by the arrival of the railroad in 1873. Even with the economic panic of 1873 and the later Yellow Fever epidemic in 1878, Covington's population boomed to 798 by 1880.

This rapid expansion of population affected all of the neighborhoods in the town. South Main Street (NR 5/29/92) and South College Street became preferred addresses for the town's new professional and mercantile classes. Indeed, in 1867-68, when Confederate veteran Charles Simonton built his dwelling on what was then the outskirts of Covington, his street address was known as Sycamore Street. But by 1880, the street name had changed to South College Street and a new high school stood across from Simonton's dwelling. The local high school is still located in the 800 block of South College Street.

The years of 1890 to 1910 witnessed a new period of growth and expansion in Covington. In 1894, Covington had approximately forty businesses, which included dry goods, grocery, drug stores, hardware stores, butcher shops, flour mills, oil mills, saw mills, shingle and heading machine shops, printing presses, cotton compress and mechanics. There were banks, schools and churches (Methodist, Baptist, Episcopal, Presbyterian and Catholic).

In 1896, the Illinois Central Railroad acquired control of the Chesapeake, Ohio, & Southwestern Railroad, which, in turn, had earlier gained control of the Newport News and Mississippi Valley Railroad. Covington suddenly became part of one of the country's most important north-south railroad corridors. Five dwellings in the South College Street Historic District date to the years 1890-1910.

South College Street was now home to several of Covington's prominent families. The more famous of these in the 600 to 800 block were: Captain Charles B. Simonton, Mayor Roy Boyd and Lieutenant William C. Tipton, the Rev. F. L. Ewing, editor J. W. Simonton and Covington school superintendent R. K. Castellaw.

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South College Street Historic District  
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Charles B. Simonton, who resided at 802 South College Street, was a lifelong resident of Tipton County, but only arrived in Covington following the Civil War. Simonton enlisted in the Confederate States of America's 9th Infantry of Tennessee. He soon made it to the rank of Captain. While leading his men into the Battle of Perryville, Kentucky, Simonton was wounded and discharged.

Simonton became one of the town's prominent politician and lawyer. In 1870, he became Circuit Court Clerk. In 1873, he became a member of the local bar and moved on to the Tennessee State legislature in 1877. In 1886, Simonton served as chair of the Democratic Convention in Tennessee. He was elected to the lower house of Congress. In 1897, Charles B. Simonton was selected as United States Attorney. After completing his term in this office, Simonton returned to Covington, where he resumed his law practice. He remained active in community events and church activities and remained in the same home until his death in 1911. (inventory # 12)

Two residents of South College Street became Lieutenants during World War I. They are Roy Boyd, of 605 South College Street (#2) and William Tipton of 619 South College Street (#6). Both men were fortunate enough to return to Covington after the war. Other residents of South College Street are members of prominent families in Covington's history.

The majority of the houses within the district were constructed between 1880 and 1932 and are excellent examples of vernacular adaptations of late nineteenth and early twentieth century domestic architectural trends. These choices in architectural styles reflect the rising economic status of the residents of South College Street and the increased popularity of formal architectural styles. Styles represented in the district are Queen Anne, Classical Revival, Four Square and Bungalow. This mix of formal architectural styles combines with the common setbacks, the many mature trees and landscape elements, as well as the sidewalks, to create a strongly cohesive residential historic district.

The South College Street Historic District documents an important chapter in the expansion of Covington during the late nineteenth and early twentieth century. This north-south street is to the immediate west of the earlier nominated South Main Street Historic District (NR 5/29/92). Its documentation and nomination completes a study of the late nineteenth century upper middle-class neighborhood of the town, which concentrated along South Main, South Maple and South College streets. All three streets radiate from the town square in a north-south pattern; they all contain the most distinctive examples of the late nineteenth and early twentieth century domestic architecture in Covington. The Victorian influences found on South College Street are especially distinctive and comprise the district's most important contribution to the architectural variety of Covington.

The Queen Anne style is present in several properties. Characteristics of this style include a steeply pitched roof of irregular shape, usually with a dominant front-facing gable, as well as patterned shingles and cutaway bay windows. The style also exhibits an asymmetrical facade, with a partial or full width porch that is usually one story high and extended along one or both wall surfaces. Queen Anne influenced houses in the South College Street District are: 625 South College Street (#7); 700 South

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South College Street Historic District  
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College Street (#9); and 706 South College Street (#10). The Charles Simonton House at 802 College Street (#12), in addition to the Victorian tracery found on its front porch, contains the best remaining example of interior decorative painting known in Covington. The house contains painted and grained doors, window frames, baseboards and one decoratively painted mantel.

Other houses in the district exhibit Classical Revival characteristics, such as a low pitched gable or hip roof, with a cornice line which influences the main roof and porch roofs as well as the existence of porticoes that are supported by prominent square or round columns. The Classical Revival-influenced properties include 604 South College Street (#1), 615 South College Street (#5) and 712 - 714 South College Street (#11).

Colonial Revival styles of architecture normally exhibit a prominent front entrance as well as a decorative crown supported by pilasters or extended forward and supported by slender columns. Fanlights often are located above the door. 614 South College Street (#4) and 619 South College Street (#6) are historic examples of the Colonial Revival style in the district.

The Bungalow style became popular in the early twentieth century. The term applied to any house with a low sloping roof, which extended to form a porch or veranda. In the early years, bungalow was more synonymous for describing one-story buildings. Excellent representatives of the Bungalow style in the South College Street Historic District are 610 South College Street (#3) and 624 South College Street (#8).

Within the district, these various properties compliment one another. Together, they represent a significant architectural element in the overall small town built environment of Covington in the late nineteenth and early twentieth century.

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National Park Service

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# **National Register of Historic Places**

## **Continuation Sheet**

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South College Street Historic District  
Tipton County, Tennessee

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### **X. Geographical Data**

#### **Verbal Boundary Description**

The nominated boundaries for the South College Street Historic District contain the buildings and lots associated with 604, 605, 610, 614, 615, 619, 624, 625, 700, 706, 712 and 714 and 802 South College Street, as marked on the attached Tipton County tax map.

#### **Boundary Justification**

The nominated boundaries include the historic property lines associated with the South College Street Historic District properties.

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**National Register of Historic Places  
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South College Street Historic District  
Tipton County, Tennessee

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**Photographs**

South College Street Historic District  
Covington, Tipton Co., TN

Photos by: Carroll Van West  
MTSU Center for Historic Preservation  
Date: October 1995  
Negatives: Tennessee Historical Commission  
2941 Lebanon Road  
Nashville, TN 37243

East facade of 604 South College Street, facing West  
#1 of 15

East facade of 610 South College Street, facing West  
#2 of 15

East facade of 614 South College Street, facing West  
#3 of 15

East facade of 624 South College Street, facing West  
#4 of 15

East facade of 700 South College Street, facing West  
#5 of 15

East facade of 706 South College Street, facing West  
#6 of 15

East facade of 712 and 714 South College Street, facing West  
#7 of 15

West facade of 625 South College Street, facing East  
#8 of 15

West facade of 619 South College Street, facing East  
#9 of 15

West facade of 615 South College Street, facing East  
#10 of 15

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South College Street Historic District  
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West facade of 605 South College Street, facing East  
#11 of 15

East facade of 802 South College Street, facing West  
#12 of 15

Streetscape of South College Street, 614, 610 and 604, facing North  
#13 of 15

Streetscape of South College Street, 700 and 706, facing South  
#14 of 15

West facade of 802 South College Street, facing East  
#15 of 15



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# **National Register of Historic Places**

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South College Historic District  
Tipton County, Tennessee

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### **Property Owners**

Herman W. Matheny, 3179 Hwy. 59W, Covington, TN 38019

John Shelly, 706 S. College St., Covington, TN 38019

J. J. and S. M. Taylor, 700 S. College St., Covington, TN 38019

Michael Laird, 625 S. College, Covington, TN 38019

Addison Bringle, 624 S. College St., Covington, TN 38019

Mary Lee Tipton, 619 S. College St., Covington, TN 38019

Alfred L. Hazelrig, 615 S. College St., Covington, TN 38019

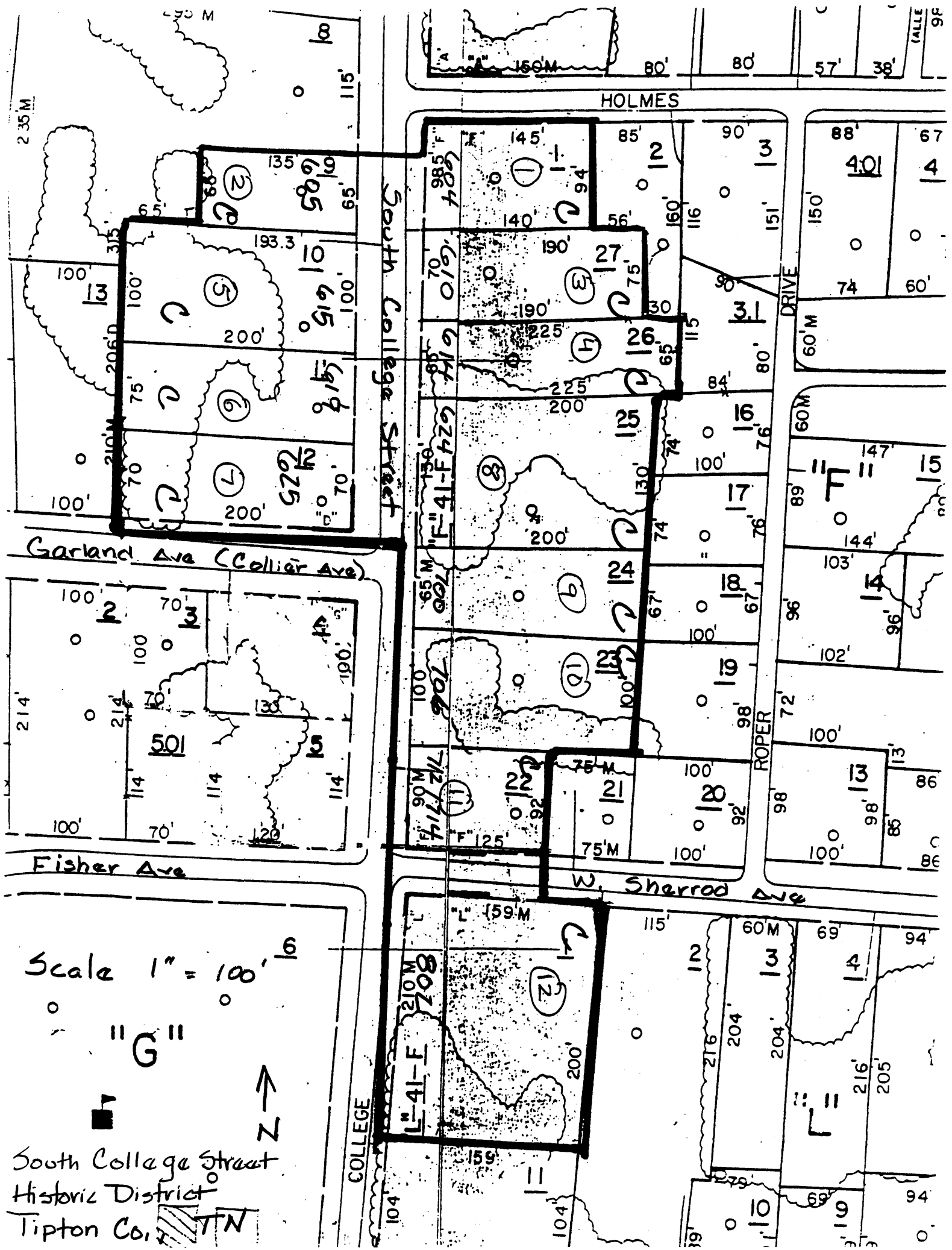
Mrs. W. W. McGowan, 614 S. College St., Covington, TN 38019

Thomas Shoaf, 610 S. College St., Covington, TN 38019

Dennis and Julie Bishop, 605 S. College St., Covington, TN 38019

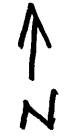
Mrs. Natalie Johnston, 604 S. College St., Covington, TN 38019

Mike and Margaret Fleming, 802 S. College St., Covington, TN 38019



Scale 1" = 100'

"G"



South College Street  
 Historic District  
 Tipton Co., TN