

# *The Future of Knoxville's Past*

*Historic and Architectural Resources in Knoxville, Tennessee*

*Knoxville Historic Zoning Commission*

*October 2006*



*Prepared by the Knoxville-Knox County Metropolitan Planning Commission*

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*Adopted by the Knoxville Historic Zoning Commission on October 19, 2006  
and by the  
Knoxville-Knox County Metropolitan Planning Commission on November 9, 2006*

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Tennessee River. In 1793, U.S. troops established a log military blockhouse on the present site of the Knox County Courthouse (Main at Gay). James White operated a mill on First Creek, and lived on the block between present day State and Central Avenues and Clinch and Union Streets. Colonel David Henley, for whom the Henley Bridge is named, probably lived near the Tennessee River and Second Creek.



In 1793, U.S. troops established this log military blockhouse at what is now the intersection of Main and Gay Streets.

Other early settlements were taking place in Knox County; many of the earlier areas of settlement have since been incorporated into the city's boundaries. Settlers in Knox County traveled through Knox County to the Battle of King's Mountain during the Revolutionary War. In 1777, North Carolina administered land west of the Appalachian Mountains. It passed the Land Grab Act of 1783, making land available at the rate of ten pounds per one hundred acres; land grants issued under this act were registered in Greene County. The Land Grab Act encouraged James White, James Conner, Robert Love, Alexander McMillan and surveyor Francis Alexander Ramsey to explore Knox County. James White settled on the north bank of the French Broad five miles east of the forks of the River in 1785, moving in 1786 to Knoxville. John Adair built Adair's Fort (now in Fountain City) in 1789, as a commissary for the Cumberland Guards, who protected emigrant families using Emory Road (the Yellow Mountain Trace) to reach the Cumberland settlements in middle Tennessee.

Other early roads led to mills or ferries, both of which acted as economic generators for continued growth. Kingston Pike, commissioned in 1792 by the Knox County Court, laid out the route for a thirty-foot wide public highway from Knoxville westward to the western boundary of Knox County, which was completed in 1795. Bearden and Ebenezer, now part of Knoxville, were along this road. Governor Blount's half-brother Willie Blount, moved south of the Tennessee River.

By about 1800, Knoxville had become an outpost for westward settlement. In 1802, Knoxville visitor F.A. Michaux reported in his *Travels to the Westward of the Alleghany Mountains* (London, 1805) that "The houses, in number about 200 are, almost all, of wood. Although it has been built 18 or 20 years, this little town has not yet any kind of establishment or manufactory, except some tanneries. Commerce, however, is brisker here than in Nashville. The stores, of which there are 15 or 20, are also better provided." In 1807, the *Knoxville Gazette* reported that 200 settlers a day passed through Knoxville on their way west.

In 1816, the state capital moved to Nashville. Knoxville continued to function as a stopover point for traffic on road connecting to the west and as a local trade center. However, census data from the time period show that its economy, reflected in figures for Knox County, served primarily local needs. Knoxville's population until 1815 grew by only slightly more than 300 persons per decade. Manufacturing, consisting of leather goods, guns, wagons, carriages, iron and spirits, concentrated on local requirements. In the 1820 Census of Manufacturing, distilleries are shown as the most prominent local manufacturer (61), with saddler shops second (89) and tanyards and hatters tied for third (7 of each).

Retail establishments in downtown Knoxville were first located near Blount Mansion, but were beginning to shift to the north and west. A second newspaper, the *Knoxville Register*, began publication in 1816. A public library was established in 1817. Settlement continued throughout Knox County, and many of those early farmsteads are now within the corporate boundaries of Knoxville.

Knoxville suffered from relative inaccessibility. Roads were still limited in spread, and were expensive to construct. The Tennessee River presented problems to navigation that were not solved until, over a century later, the Tennessee Valley Authority constructed the dams and locks that made the river navigable. Even the coming of the first steamboat, the *Atlas*, in 1826 did not end the city's relative isolation from larger markets.

Knoxville was keenly interested in developing the transportation access that would let it grow as a regional center and began to anticipate rail service in the 1830s. The city even refused state assistance in constructing turnpikes in the 1830s, placing its hopes on railroads. A recession in the late 1830s delayed the arrival of the railroad for twenty years, but in 1848 the Tennessee General Assembly chartered the East Tennessee and Virginia Railroad to travel between Bristol and Knoxville. In 1855, the East Tennessee and Virginia and East Tennessee and Georgia railroads, which later combined to form the Southern Railroad, first established service to

Knoxville. The prosperity of this rail connection was soon interrupted by the Civil War, but it was the largest generator of economic growth in the decades that followed the 1860's, when repairs of the damages caused by the Civil War had been repaired. The additional emphasis on rail lines engendered by the construction of the L&N Railroad made Knoxville the "second largest wholesaling center south of the Ohio River" in the early 20th century.

Public services in Knoxville remained poor until the second half of the 19th century. Dirt streets were the rule until 1850. 1842 saw the completion of Knox County's third courthouse, regular police protection was not available until 1849, and the city's first fire house was built in 1846.

In 1834, the Knoxville Gazette indicated that Knoxville had twelve mercantile stores, a drug store, book store, three hotels, two weekly newspapers, four clergymen, five physicians and twenty-nine lawyers. McClung Wallace and Co. was the town's first wholesale house, and opened in 1837. By 1859 Knoxville had 25 law firms, 4 banks, 7 boarding houses, 6 hotels, 5 coffee houses, one restaurant, three saloons, one bowling alley, three newspapers, two printers, one livery stable, one omnibus line, one stage coach line, one telegraph company, three railroads, 21 grocery stores and 12 dry goods stores. Most retail establishments were located on Prince (Market) Street in 1839, but by 1850 had shifted to Gay Street.

When the Civil War began, two factors operated to make Knoxville a sought-after target of both Union and Confederate forces. One was Knoxville's role as a rail center and the other was President Lincoln's commitment to protecting the residents of Knox County, many of whom were adamant in their declaration of support for the Union. However, despite widespread Union support, there was also support for the Confederacy, with East Tennessee's citizenry divided between opposing sides in the conflict. The battle for



Knoxville, 1859

Knoxville was a pivotal one in the Civil War, widely reported in national newspapers. Many of the landmarks associated with that battle have been lost to development, but some remain and retain extra significance because of Knoxville's pivotal Civil War role. Knoxville first was a Confederate holding, but after Union occupation in 1863, many of its citizens welcomed the end of hostilities. Many took an oath not to seek retribution against Confederate sympathizers, although there was still enmity between the two groups of supporters.

The Civil War, although it brought political and personal upheaval to Knoxville, also brought new investors to the community. Union officers stationed in Knoxville during the Civil War saw the advantages of Knoxville's rail connections and its surrounding countryside, which had both natural resources and a supply of labor. Some of those officers stayed in Knoxville and invested in the city after their discharge. Perez Dickinson, a native of Massachusetts, formed a local trade board in 1869. Hiram Chamberlain (founder of Knoxville Iron Company), A. J. Albers (Albers Drug Company), and William Wallace Woodruff (retailer) were instrumental in building the new Knoxville that emerged after the Civil war.

Knoxville's greatest percentage of industrial growth occurred in the 1880s. Between 1880 and 1887, ninety-seven new factories were built. The population grew through immigration and as it did, the demand for housing also grew. Advances in public facilities -including transportation (streetcars), a water system, sewage disposal, street lights, electrical distribution, telephones – all affected the form of new construction taking place during this era. One of the first expansions was to the west, in Fort Sanders, which was within walking distance of downtown. Other suburban expansion was triggered by construction of streetcars (North Knoxville, parts of Oakwood-Lincoln Park, Fountain City, and Island Home to the south). Still other expansion occurred near the



Much of Knoxville's industrial growth occurred in the 1880s.



location of cotton mills, lumber yards, or marble processing companies. Vestal, housing near Brookside and Standard Knitting Mills, and Marbledale along Sutherland Avenue are all examples of this early expansion.

The construction of streetcar lines beginning in 1890, and the later spread of the automobile, meant that housing could be located away from the noise and congestion of downtown, and the coal smoke and dust that accompanied locations near factories. Street patterns clearly reflect the transportation patterns prevalent when they were built. Early development around manufacturing centers like Mechanicsville shows odd angles where subdivisions were joined. Later development that depended on the streetcar focused on long straight streets along which individual lots were laid, often with irregular intersections where they joined earlier streets.

Knoxville's first mechanized streetcar was developed in 1890 by the Fountain Head Railway Company. It was a steam powered railway called the Dummy Line, because its passenger car was box-shaped and required to turn around at either end; it was replaced by an electric service in 1905. The Dummy Line originated at Emory Place, connecting Knoxville with the new resort development at Fountain Head (Fountain City). The Dummy Line was advertised as providing one hour service from Knoxville to Fountain Head. However, it was reportedly prone to breakdowns and service interruptions. An anonymously written jingle of the time describes its uncertain timetable—

*Some folks say that the Dummy can't run,  
But I done seen what the Dummy done done.  
It left Fountain Head at half past one,  
And pulled into Knoxville with the settin' sun.*



This horse-drawn streetcar that served Washington Avenue was eventually electrified.

Development stimulated by the Dummy Line included Emory Place and the residential and commercial area that surrounded it, North Knoxville (now Old North Knoxville and Fourth & Gill), Fairmont, Oakwood-Lincoln Park, Gibbs Drive and other residential areas that stretched off the line to the east and west, and a commercial and residential area in Fountain City.

1892 saw the development of an electric streetcar, with routes along McCalla and Burlington Avenues. A horse-drawn car on Washington Avenue was eventually electrified; Park City developed both as a result of the streetcar, the location of Standard Knitting Mill, and the development of the Ottosee Resort (now Chilhowee Park).

The construction of the Gay Street Bridge in 1898 incorporated a streetcar track in its design and gave rise to the development of Island Home Park. The Gay Street Bridge was the fourth one to be built in that general location since Knoxville's founding. A ferry served South Knoxville until 1863, when a bridge was built by the Union Army. In 1866, that bridge was given to Knox County. It was destroyed by a flood in 1867; a private bridge company built a new bridge in 1871. The 1871 bridge was destroyed by a tornado in 1875 and replaced by a new private bridge in 1880. That bridge had proved inadequate by 1898, when the Gay Street Bridge was built.

Neighborhood schools were widely distributed throughout the city, but until the 1950s, Knoxville High School provided the central high school facilities for all of Knoxville. Churches and commercial establishments not located in downtown Knoxville were along the major streetcar lines, with some isolated commercial development in neighborhoods. Downtown Knoxville, which had developed retail and wholesale trade north of the original downtown, developed into three distinct commercial areas—



The Gay Street Bridge, built in 1898, was the fourth bridge built in that general location since Knoxville's founding

Market Square, given to the city in 1854 by William G. Swan and Joseph A. Mabry as a way to bolster the area's agricultural base and provide local farmers with access to potential markets in the city, functioned as the local market for goods and services.

Gay Street south of Union Avenue became a regional financial and retail center.

The Warehouse District, along Jackson, Central and Gay Street north of Union became a regional wholesaling and retail center.



Market Square gave local farmers a place to sell their produce in the city.

Some residential development in downtown still existed, primarily along Hill Avenue to the south, with isolated residential development in the form of row houses and apartments along streets leading off from Gay Street/Market Street commercial development.

Knoxville's fascination with the automobile altered the shape of the city. Its use was not widespread until the 1920s, when the mark of its influence can be widely seen in the shape of neighborhood streets of that and later eras. The advent of the automobile resulted in curving streets that took advantage of the topography. The city's population grew rapidly in the early 20th century and tripled from about 37,000 in 1915 to 111,850 in 1940. Annexation created some of this increase, with the 1917 annexation increasing Knoxville's size from four to twenty-six square miles. There was also a large population increase fueled by the growth in wholesaling and manufacturing. Typical suburban developments of the 1920s through the beginning of World War II included Adair Gardens, Sequoyah Hills, Forest Hills Boulevard, Holston Hills, North Hills and Lindbergh Forest. The depression of

the 1930s and the coming of World War II both served to slow housing construction, and even the creation of the Tennessee Valley Authority did not reverse that trend. Only the end of World War II brought a level of housing and commercial construction and new development comparable to Knoxville's growth fifty years earlier.

## ARCHITECTURAL FORM AND DEVELOPMENT

The evolution of domestic and commercial forms in Knoxville reflected the progression of the area from tentative frontier settlements to prosperous, well established homes and business. Redevelopment of the areas of earliest settlement has resulted in removal of the earliest buildings, although there are likely archeological remnants of that distant past. Log homes and barns have been destroyed, and only James White Fort retains some of the appearance of an early frontier home; even that home and its outbuildings reflect prosperity not often found on the frontier of east Tennessee in the 1780s. There are other log homes in Knoxville, including the early home of Willie Blount, although later additions have masked the log core.

While the earliest domestic buildings were of log construction, beginning around 1800 heavy timber frame and brick dwellings were being built in Knoxville. The William Blount Mansion is described as the first frame house west of the Alleghenies, but frame homes soon existed throughout Knoxville. As settlers became more prosperous, many built larger town homes, usually of brick with stone foundations; the Craighead-Jackson House and the James Park House still exist in downtown Knoxville. Other early brick buildings can be found along Kingston Pike (Crescent Bend, Bleak House and Knollwood, all altered). The two houses attributed to the Williams family, one on Dandridge and one on Riverside, and the Lones -Dowell House on Middlebrook Pike are similar to these. At the extreme western limits of Knoxville, the Walker-Sherrill House, also located on Kingston Pike, is the most original of all these homes. These homes took their form and architectural embellishment from dwellings familiar to Knoxville's new emigrants, with a central entry hall with stairs accessing the second floor, and flanked by rooms on either side, with exterior end chimneys. Styles that were common included variations on the Georgian style and the Federal, or Adam style.

Few new buildings were constructed during the Civil War. However, there are sites and earthen forts that remain from the Civil War, reminders of the conflict that pitted Union against Confederate forces, all trying to control the Tennessee River access, and more importantly, the emerging rail system that was beginning to link East Tennessee to the nation. After the Civil War, suburban growth and development began to occur relying on the Victorian era styles and on the later, early 20th century revival styles in residential architecture. In

both these eras, Knoxville's architects rose to prominence. Many of the buildings that survive from the later 19th and early 20th centuries were the work of George F. Barber, an architect of national renown, or his son Charles Barber and from the firm Baumann and Baumann or one of its successors. At the same time, development of the ability to manufacture large expanses of plate glass meant that commercial buildings could take on a much more open appearance at storefront level. Trim and embellishment could be added to these commercial buildings to create the style that was popular at the time, or that the builder wished to emulate. Both of these stylistic variations are visible in the streetcar suburbs of Knoxville, and in the buildings that developed in downtown Knoxville and along major transportation arteries stretching outwards from downtown.

Another unique category of significant structures in Knoxville is in the form of surviving building signs, often found in the areas used for warehousing. In addition, there are neon signs that survive from the early 20th century and are unique to Knoxville. The JFG sign at the south end of the Gay Street Bridge, the Kern's Bakery sign on Chapman Highway, and the signs that advertise Kay's Ice Cream shops are excellent examples of this early form of advertising.

### *Architectural Styles of Knoxville*

In Knoxville, as in most places, building styles have changed over time, and will continue to change in the future. Many of Knoxville's historic buildings do not have pure architectural styles from any time period; their builders and designers originally used elements from different styles to create a distinctive building. Other changes in the pure styles occurred as later additions and alterations were made. It is also difficult to assign a specific date when a style ceased to be popular, or came into vogue. However, the architectural styles outlined below do apply to most of Knoxville's historic buildings, while the assigned dates offer clues as to when the buildings were built.

**Georgian:** The Georgian style grew out of the Italian Renaissance and reached England in the mid-1600s, where architects such as Inigo Jones and Christopher Wren use its emphasis on classical details. The 18th century saw its use in English colonies; American carpenters, working for an increasingly prosperous population, used pattern books as guides. The Georgian house is usually a one or two story box with symmetrical doors and windows. Architectural details include a gable roof, paneled, centered front doors, transoms, sidelights, cornice moldings, and double hung windows with six to twelve lights. Elements of this style can be seen in the original façade of the James Park House, the Craighead-Jackson House and Blount Mansion, which also use elements of the Federal style in their construction. This style is common in some of the earliest buildings in Knoxville and together with the Federal style described below is not commonly found after about the 1820s.

**Federal:** The Federal, or Adam, style was popular in the United States from about 1780 to 1820, but in local areas its popularity continued beyond 1820. The style was a refinement of Georgian style. The Federal house, like the Georgian, is commonly a box, two or more rooms deep, with doors and windows arranged in symmetry, but lighter and more delicate in feeling. There may be projecting wings. Semi-circular fanlights, a small entry porch, molded cornices with dentils, and Palladian windows are common. Windows are usually double hung, multi-paned sashes placed singly in symmetrical rows; the window panes are often larger in width and height than those found in Georgian houses. There may be decorative wooden crowns above the windows.

**Greek Revival:** The Greek Revival style was the dominant architectural style in the United States between 1825 and 1860, following settlers as they moved west. The style grew out of the interest in classical buildings that occurred in the late 18th century, and was encouraged by sympathy for Greece's war for independence (1821-1830) and the War of 1812, which diminished American interest in the British influence of Georgian and Federal styles. Features include low pitched gable or hip roofs, a wide band of trim at the cornice line, porches supported by prominent square or rounded columns, transoms and sidelights at the main entry, and small paned double or triple hung wood windows. One of the most prominent examples of Greek Revival design in Knoxville is Old City Hall at the corner of Broadway and Summit Hill Drive. The Mabry-Hazen House on Dandridge Avenue also contains elements of Greek Revival style; they are intermingled with Italianate design elements.

**Gothic Revival:** The Gothic Revival style began in England in 1749; the first documented American example was designed by Alexander Jackson Davis in 1832. Most Gothic Revival houses were constructed between 1840 and 1870, although a few later examples do exist. Features of the style include steeply pitched roofs, usually with side gables and cross gables



Gothic Revival

which are centered or paired, decorated bargeboards at the eaves, and one story porches with architect trim. An excellent example of a two-story Gothic Revival house can be found on Leonard Place in the Old North Knoxville Historic District.

**East Tennessee Vernacular:** Although this is not a nationally recognized style, it is a distinctive style found in East Tennessee. The style is similar to the I-house in massing and symmetry. The houses which exhibit it are two stories in height, three bays in width, and two rooms deep with a central hall. End chimneys flank each side of a gable end roof. A wide (usually two-thirds) front porch with a shed or hip roof appears on the front elevation over the front door and windows. The houses usually have simple transoms and little or no decorative ornamentation original to the structure; replacement porches may exhibit Folk Victorian or Craftsman ornamentation. A one-story addition, usually two-thirds the width of the front section, is located to the rear of the house and is accessed through a rear door; it includes a rear porch that runs the length of the ell. The construction date of these houses ranges from about 1840 to the early 1900s. East Tennessee Vernacular varies from the I-house design in the height of its rear addition (one story), the side rear porch and the width of the front porch. Although the East Tennessee Vernacular style is predominant in agricultural settings, there are examples in the city that were once farm houses and that remained as the land around them was sold and subdivided.

**Italianate:** the Italianate style began in England as part of the Picturesque movement, which emphasized rambling, informal farmhouses. They were modified and adapted in the United States. The style was publicized here by Andrew Jackson Downing, and quickly eclipsed the Gothic Revival style. Italianate design emphasizes windows, cornices, porches and doorways. Windows are usually glazed with one or two panes, and may have arched window tops. Brackets often appear at window pediments, and paired and triple windows

are frequent. Large eave brackets are placed on a deep trim to support a cornice with a large overhang. Porches are usually one story, and the porch support is usually square with beveled corners. Paired doors may be present and the doors usually have large pane glazing. The style generally dates from 1840 to 1880. Examples of the Italianate style exist in the Mechanicsville and Fourth and Gill Historic Districts, and well as in commercial areas like Emory Place, Gay Street and Market Square.

**Richardsonian Romanesque:** Henry Hobson Richardson, a Boston architect, began to design Romanesque buildings in 1879-1880; his public buildings became popular in the 1880s. After he died in 1886, a monograph on his life and work increased interest in the style and many examples exist from the 1890s. Identifying features include round-topped arches over windows, porch supports or entrances, masonry walls, and heavy stone or brick work trim. The style was often used in public buildings and churches, and although it is rare in Knoxville, there are examples in houses located on Broadway and Kingston Pike, and in local churches.

**Queen Anne:** Elaborate decoration on all exterior surfaces is a chief character of Queen Anne design, as are irregular floor plans. Steeply pitched complex roof shapes are usually found, and may be surfaced with colored slate laid in patterns, or with textured terra cotta tiles. Patterned shingles are often used on walls. Bays, bay windows and oriel windows emphasize the irregular shape of these buildings. The front façade is asymmetrical. Full or partial length porches, or wrap around porches, are common. Turrets and balconies are found on these houses. Porch columns are usually turned or chamfered, with trim of elaborately sawn wood, lacy spandrels, spindle work, beaded balusters, and ornamented attic vents or windows. Two over two double hung windows are common. Leaded and stained glass may be used in the upper sash of double sash windows, as well as in transoms and sidelights. One common window form, the Queen Anne window,



Italianate



Queen Anne

consists of a double hung window with an upper sash of small square panes around a large square central pane. This upper sash is usually combined with a lower sash of one large or two smaller vertically divided panes, although some examples may have both upper and lower sashes of the same pattern. This style was prevalent in Knoxville from the early 1880s through the first decade of the 20th century and examples can be found in many of Knoxville's historic districts.

**Eastlake:** The Eastlake style was used at the same time as the Queen Anne, and is similar to it in massing. However, it appears to be more vertical than the Queen Anne styles, without the Queen Anne style's elaborate bays and oriel windows. Window styles are identical to those of Queen Anne buildings. Wood trim is more massive and robust than Queen Anne detailing, with bargeboard, door and window trim being characterized by applied bulls eyes, rosettes or the applied "x" shape often used in Baumann and Baumann architectural styles. Trim was usually formed by a chisel or gouge, or a lathe, rather than a scroll saw. Rows of spindles, beaded spandrels and brackets are common. Like the Queen Anne, this style can be found in the late 19th and early 20th centuries, in many of Knoxville's historic districts.

**Folk Victorian:** The facades of Folk Victorian houses may be asymmetrical, and usually highlight a front gable. Spindle work details and spandrels, as well as jig-saw trim, are used often, and trim details are usually derived from Queen Anne styles although trim is less elaborate than that found on a Queen Anne style building. The roof is usually a cross gable roof, rather than a hip roof with lower cross gables. Porches are full or nearly full length on the front façade, with simple chamfered or turned posts. Windows are double hung, often with two over two glazing. The Folk Victorian house may be either one or two stories. These homes are found in the Old North Knoxville, Fourth & Gill, Ft. Sanders and Mechanicsville historic districts, as well as appearing as single examples.

**Queen Anne Cottage:** The Queen Anne Cottage grew out of the Queen Anne style, and dates from the same era (1880s through 1915). It is often a builder example of that style, although the pattern books published by George F. Barber show examples of Queen Anne cottages. One or one and one-half stories in height, and asymmetrical, it is usually marked by a hip and gable roof, corbelled interior chimneys and sawn wood ornamentation. The Queen Anne Cottage often has a full or three-quarter front porch, which sometimes wraps to one side; the porch roof is supported by wooden columns which may be turned or chamfered or, less commonly, rounded. Post brackets, sawn wood or louvered attic vents, and spindle work balustrades are often found. Windows are usually double hung sash, with either two over two or one over one pane configuration. However, the upper sash may be a

Queen Anne design of leaded or stained small panes. These small panes may also be found in transoms over windows or doors, and in sidelights at the primary entry; beveled glass is sometimes used. A cottage window is commonly used on the front façade, and is a fixed shallow upper pane (either plain or patterned) above a fixed lower sash. Wall coverings are usually weatherboard. There may be patterned shingles in the gables, and the roof covering may be oversize shingles. Balanced interior brick chimneys are common in this style. Queen Anne Cottages are commonly found in the historic districts developed as a result of streetcar expansion.

**Shotgun:** The term "shotgun" applies to a floor plan arrangement in which the rooms of the open in succession from the front to the rear without separate hallways. The term "shotgun" comes from the description that a shotgun could be fired in the front door and all of the shot would exit through the rear doorway without hitting any intervening walls. Front gable roofs are common on the shotgun house, which usually has a full or three-quarter front porch with a shed or hipped roof. The houses usually provided worker housing, and are common in areas where working mills existed in the 19th century (Mechanicsville, Old North Knoxville and Edgewood-Park City).

**Shingle:** The Shingle-style house is usually two or two and one-half stories tall. In its pure form it has a uniform covering of wood shingles from roof to foundation walls, with no corner boards. The sweep of the roof often continues to form porch roofs and the roof is steeply pitched. Multiple porches are common. Casement or sash windows may be used; they are paired or tripled. The Shingle style borrowed elements from other styles; the Queen Anne contributed wide porches and asymmetrical forms, the Colonial Revival contributed adapted gambrel roofs, classical columns and Palladian windows, and Richardsonian Romanesque added an emphasis on irregular, sculpted shapes. The Shingle style does exist in Knoxville, and was built primarily between 1880 to 1910. There are difficult to recognize, since most have had their wood shingle wall covering replaced, often with PermaStone or printed asphalt wall covering. The residence of A. B. Bauman, located on Fourth in the Fourth & Gill neighborhood, is an excellent example of the Shingle style, although altered.

**Italian Renaissance Revival:** This style of building features low-pitched hipped or flat roofs. Hipped roofs are covered by terra cotta or cement tiles. Arches above doors or windows, or on porches, are common. A symmetrical façade and recessed entry porches are used. This style is less common than Craftsman, Tudor Revival or Colonial Revival styles, but was commonly used and embellished in the designs of Charles Barber, whose designs can be found on Kingston Pike, Holston Hills and Sequoyah Hills, and in individual examples located in neighborhoods developed in the 20th century.

**Victorian Vernacular Commercial:** This commercial style was commonly used in Knoxville between 1880 and 1910. The buildings are simple stores, offices, factories or other structures divided into rectangular structural bays with large glazed front windows to admit light. They utilize the ornamentation common in other Victorian-era styles, with pressed metal cornices with brackets, simple window hoods or segmental arched window heads, and some decorative brick or stone work, all of which suggest Queen Anne, Italianate and Eastlake detailing.

**Commercial Vernacular:** Commercial buildings in this style have been built since around 1910. They are similar structurally and in massing to Victorian Vernacular Commercial, being utilitarian buildings, usually built of brick or masonry divided into rectangular bays, usually with large glazed front openings to admit light. The entrances may be flush with the sidewalk or recessed behind the front line of the building. These buildings will have little applied ornamentation or decorative stone or brick work. Examples of these buildings can often be found as neighborhood commercial business in predominately residential neighborhoods such as Fort Sanders, Old North Knoxville or Fourth and Gill.

**Prairie:** The Prairie style, made popular by Frank Lloyd Wright, features low-pitched roofs, often hipped, with wide overhanging eaves. One story porches, wings, and other detailing strengthen the horizontal lines of the building. Front porches often have massive, square porch columns or piers, usually of masonry. The upper sashes of windows, as well as transoms and sidelights, often show geometrically patterned small panes. Examples of the Prairie style are found in the early 20th century neighborhoods of Knoxville.

**Craftsman:** Buildings of this style are very common in Knoxville's early 20th century areas, and are usually identifiable by their low-pitched gable roofs with wide eave

overhangs. Roof rafters are usually visible, and decorative beams and knee braces are widely used. Porches usually stretch across all or most of the front façade, with a roof supported by tapered or square columns, or by posts resting on piers or a balustrade. Dormers are used extensively. Weatherboard or brick are the most common wall surfaces. Windows are usually double hung with the upper sash having three, four or more panes, while the lower sash has one. Craftsman styles are found in all of Knoxville's historic districts, as well as in single examples throughout the city.

**Bungalow:** The Bungalow house is usually one or one and one-half stories in height. It uses a rectangular plan, which might have been modified by later additions. There are fewer embellishments than found on Craftsman houses. In addition, the Bungalow often uses stone work, or masonry. There is usually a full or three-quarter front porch with simple wood or brick columns; if there is a porch balustrade, it may be masonry or a wood railing with square balusters. Windows are usually double hung one over one sash, with the windows being shorter and wider than windows of houses from earlier design eras. Some of the best Bungalow-designed homes in Knoxville are found in the Island Home Park Historic District, which was developed in the late 19th and early 20th centuries.

**Tudor Revival:** Steeply pitched roofs, usually gabled, characterize the Tudor Revival style. Half-timbering, tall narrow windows and massive chimneys are also common. The style was common in early 20th century neighborhoods; areas such as Sequoyah Hills possess very good examples of the Tudor Revival style.

**Colonial and Dutch Colonial Revival:** The characteristics of these styles include pediments supported by pilasters or porticos supported by slender columns at the main entry. The front façade is usually symmetrical, with a central entry, which often has a fanlight or sidelights. Windows have double hung sashes, usually with multiple panes. The Dutch Colonial



Craftsman



Tudor Revival

Revival utilizes a gambrel roof, but retains the remaining details from the Colonial Revival Style. The Fairmont-Emoriland Neighborhood Conservation District and the Tazewell Pike Neighborhood Conservation District both contain excellent examples of Colonial and Dutch Colonial Revival styles, which were common in the 1920s and have continued to be used to the present day.

Neoclassical: The Neoclassical style is derived from interpretations of the earlier Greek Revival style, but is usually grander in scale, featuring round or square columns, often fluted, and the full height of the one or two story front portico. Symmetrical front facades and multiple pane glazing in double hung sash windows are usually present on the front façade, balanced on either side the centered entry. Bracketed cornices and dentil or egg and dart molding are common. The style was used beginning in the late 19th century through the 1930s. Many examples exist in Knoxville, including the Lincoln Park Methodist Church, the First Baptist Church and First Presbyterian Church in downtown Knoxville, and Knoxville High School, as well as residential buildings.

American Four Square: Like the Shotgun style, discussed earlier, the Four Square really describes a floor plan that gives the structure its unique massing. The Four Square, which was common from the 1900s until the 1930s, appears with a variety of trim or decorative elements from other styles, but is marked by its square appearance and often hipped, pyramidal roof. Front and side dormers are often used. The Four Square is usually two or two and one-half stories in height, with interior spaces arranged into four main, square or nearly square rooms. A full front porch is most common in these buildings. Transoms and sidelights are often found at the front entry, and may be of leaded, stained or beveled glass. Double hung windows with a one over one or a patterned upper sash over one are common. Four Square houses may be found throughout Knoxville's early 20th century historic districts.

French Revival: This style, used in the first quarter of the 20th century, is based on precedents provided by French domestic architecture. The style may be symmetrical, asymmetrical or towered, usually displays brick, stone or stucco wall cladding, flared eaves, and a tall steeply pitched hipped roof. Doors may be in arched or flat openings. Windows may be either double hung or casement windows. If they are casement sashes, they usually have small leaded panes. French doors are often used. Variations of this style were commonly used in the designs of Charles Barber, and may be found on Lyons View Pike and in Sequoyah Hills. One of the best examples of this residential style is located on Kenyon in the Old North Knoxville Historic District.

Spanish Revival: The Spanish Revival style, common from the 1920s through the 1930s uses details from the entire history of Spanish architecture. It usually has a low-pitched roof, which may be gabled, hipped or flat, and is covered with roof tiles. The walls are usually stucco, but may be stone or brick or use those materials as embellishment. The use of arches is common and the façade is asymmetrical. Balconies are often present, arcaded walkways or porches are common, and chimneys often have additional ornamentation. Although Spanish Revival styles may be found in many early 20th century neighborhoods, the Lindbergh Forest and North Hills Historic Districts have a predominance of Knoxville's examples.

Mission Revival: The Mission style was developed in California and spread eastward during the early 1900s. Shaped dormers and roof, tile roof covering, shaped dormer or roof parapets, large piers, supporting roofs and stuccoed wall surfaces are common in the style. Arches and shaped windows are also found. There are several widely spread individual examples of this style, including some found in North Hills and Holston Hills.

Art Moderne and Art Deco: Very few examples of the Art Moderne style exist in Knoxville. There is one residential example



Dutch Colonial Revival



Neoclassical

on Scenic Drive in Sequoyah Hills, built in 1935; the Knoxville Post Office on Main Street also exhibits details of this streamlined style. Smooth, flat masonry walls, a flat roof with parapet walls, stylized chevrons or other geometric ornamentation in the Art Deco versions and asymmetrically placed windows and entries are elements of the style. While the Art Moderne style is usually horizontal in emphasis, the Art Deco may have vertical projections or towers to give the building a vertical emphasis. Art Moderne examples may also use curving corner windows or bay windows. These styles were used nationally between 1920 and 1940.

**International Style:** This style began to be used in about 1925, and continues to the present day. In Knoxville, there are both residential and commercial examples, but they are fairly rare. International style buildings usually have a flat roof, casement windows set flush with the outer wall of the building and smooth wall surfaces without detailing, with an asymmetrically placed entry. Westland Drive is the location of one of the more significant residential versions of the style.

**Minimal Traditional:** This one story style was dominant after the 1920s, and has a conservative, simple form of detailing. Eaves are usually flush, roof shapes are low-pitched, and porches or covered porticos are common. Windows are usually double hung, but may be casement, with multiple pane glazing in each sash. The Minimal Traditional style is also found in prefabricated housing constructed immediately after World War II, with Lustron examples existing in Lindbergh Forest and Gunnison examples existing in Sequoyah Hills.

**Ranch:** The style evolved between 1935 and 1975, and was created by several California architects. By the 1950s, it was the dominant style through the country and is found extensively in Knoxville neighborhoods. Some of the best examples of the Ranch style, which is loosely based on early Spanish Colonial styles modified by Craftsman and Prairie influences, can be found in the Tazewell Pike Neighborhood Conservation District.



Spanish Revival

## THE PROPERTIES

The properties that are described below represent the best representations of Knoxville's history and development. The list was devised first in a county-wide survey completed in 1984. The list is updated on a continual basis; the latest update was completed in October, 2006. Properties are grouped by type, and include both historically and architecturally significant historic districts, individual buildings, structures and sites. A summary chart following the property descriptions details the designation status of those properties included in the report.

### *Residential Historic Districts:*

**Adair Gardens Historic District (1920-1935).** Adair, Rose and Coile Drives. The Adair Gardens area contains Craftsman, Tudor Revival, Mission, Dutch Colonial Revival and Colonial Revival styled houses constructed of materials that lend a unique consistency and scale to the area. The area developed as a commuter suburb, tied first to the trolley and later bus line to Fountain City.

**Brownlow Historic District, Grainger and Leonard Place. (c.1855-1920).** The Brownlow area took its name from Brownlow Elementary School to the south; the school was part of the neighborhood prior to construction of the expressway. The neighborhood's initial development is tied to Peters-Bradley Mill located on the west side of Broadway north of First Creek, and to the Crystal Ice Company, on Grainger east of First Creek. In the early 20th century, further subdivision occurred and a number of homes were built as part of Knoxville's burgeoning streetcar suburbs. A large part of the Brownlow Historic District is designated locally as part of the Old North Knoxville Historic District.

**Edgewood-Park City Historic District, Washington, Jefferson, Woodbine and East Fifth Avenue from Winona to Cherry, and east on East Fifth from Cherry to Chilhowee Park (1880-1925).** Edgewood-Park City recognizes the historic subdivision name of the Park Ridge neighborhood, a modern nomenclature. This area was built as a streetcar suburb that attracted the design efforts of George F. Barber, a nationally known Victorian-era architect. Barber lived and worked in Knoxville, but published pattern books that transported his architectural designs to other U.S. and even international locations. Although he worked in many areas of Knoxville, there are more documented examples of his designs in the Edgewood-Park City section of the city than any other. The larger area described above is listed on the National Register of Historic Places as the Park City Historic District; the Edgewood-Park City district is locally designated, and smaller in area; its name is taken from Barber's subdivision and largely duplicates the boundaries of that subdivision.



Fairmont Park Historic District, Fairmont and Emoriland Boulevards from Broadway to Clearview (1924-1945). The Fairmont Park Historic District was developed by Charles Emory as a direct response to the increasing pressure for urbanization created by the streetcar line with its Arlington station stop, with lots auctioned in 1924 and later. By 1927, the neighborhood housed McCampbell School. Churches were established in 1925 and 1932. Architectural designs include Craftsman, Dutch Colonial Revival, Tudor Revival, Mediterranean Revival, Colonial Revival and Ranch.

Forest Hills Boulevard Historic District, 505-709 Forest Hills Boulevard (1928-1950). This neighborhood was developed beginning in 1928, relying on Colonial Revival, Tudor Revival and Dutch Colonial Revival styles and the use of Crab Orchard stone, stucco and Tennessee marble. The curvilinear nature of the street and the scale of the homes' architecture, combined with the preservation of natural topography and landscaping, make this district a unique representation of early automobile suburbs.

Fourth & Gill Historic District, Broadway, Central and E. Fifth (c.1880-1920). Queen Anne, Italianate, Gothic Revival, Colonial Revival, Tudor Revival and Craftsman houses make up the bulk of this Victorian-era district. Fourth & Gill and Old North Knoxville are the current neighborhood organization and historic district references for the area that was established as North Knoxville; it developed during the era of streetcar suburbs; residents worked in downtown Knoxville, were employees of the railroad, or were employees of manufacturing and wholesaling business located nearby. Distinctive churches in the neighborhood include Trinity Methodist Episcopal Church and Central United Methodist Church.

Fourth & Gill Extension (c.1910-1925) To the north of the Fourth & Gill Historic District is an area along Glenwood that was developed at the same time as the houses in the historic district to the south, but was not included in the designation. The Fourth & Gill Historic District should be expanded to include these areas, so that the architecture of these areas is protected, and there is consistency with the neighborhood boundaries.

Ft. Sanders Historic District, White to Grand and 11th to 19th (1880-1920). Ft. Sanders was developed in Queen Anne, Colonial Revival, Tudor revival and other styles atop and around the Civil War fort that figured so prominently in the siege of Knoxville. It was incorporated as the city of West Knoxville in 1888 and annexed by Knoxville in 1897. Prominent architects of that era designed many of the buildings in Ft. Sanders; the area is particularly noted for its Baumann Bros. and Baumann and Baumann designs.

Garden Drive Historic District (1900-1930) Garden Drive travels north and east from Fountain City's original center, and contains late Victorian-era, Craftsman and some Revival-era cottages that may have been built originally as summer or resort homes for people visiting Fountainhead. It is centered by the National Register listed Savage Gardens.

Gibbs Drive Historic District, Gibbs Drive from Broadway to Jacksboro Pike (1910-1950). Gibbs Drive is an intact example of the Craftsman and Revival styles that were popular in the first half of the 20th century. Gibbs Drive developed as part of the streetcar expansion that followed the trolley lines north on Broadway to Fountain City.

Highland-Maple Historic District, Highland, Maple and Fair Drives (1890-1935). To the west of Broadway, south of Cedar Lane in Fountain City is an area that developed as a streetcar suburb, and contains late Victorian and Craftsman-era design homes; their consistent architecture, history and lot configuration illustrate the settlement of Fountain City as a residential suburb tied to Knoxville.

Hill Avenue Historic District (c.1895-1925). This district consists of three buildings on the north and south side of Hill Avenue just east of Henley Street. They include excellent examples of Queen Anne (Mary Boyce Temple House-623 Hill Avenue), Neoclassical (Lord Lindsey's-615 Hill Avenue), Mission (614 Hill) and Colonial Revival (616 Hill), and are designated with an H-1 Historic Zoning Overlay.

Holston Hills Historic District (c.1925-1955). Portions of the Holston Hills neighborhood, which reflect the garden suburbs and automobile suburbs that were reflecting of urban expansion in the second half of the 20th century, should be protected with historic designation. The area contains a variety of styles; the lot forms, street patterns and architectural designs all reflect the evolution of the area.

Island Home Park Historic District, Island Home Boulevard, Spence Place and a portion of Maplewood from Southhaven Road to Willis Place (c.1897 to c.1935). This section of Knoxville contains the most intact collection of Bungalows in the city.

Kingston Pike Historic District, 2728-3643 Kingston Pike (1834-c.1935). This National Register listed historic district is part of the larger potential Sequoyah Hills District. Growth along it was encouraged by its role as an early transportation artery. The earliest surviving house, Crescent Bend, was constructed in 1834, and additional homes were built in succeeding years. The buildings along this section of Kingston Pike are unique in their representation of individual architectural eras and their portrayal of Knoxville history.



The Dulin House is part of the Kingston Pike Historic District.

Lindbergh Forest Historic District, Southwood, Winslow, Druid and Glenhurst Drives, and Chamberlain Boulevard south and east of Chapman Highway and Woodlawn Pike, (c.1927-c.1950s). Homes in this district are primarily Tudor Revival, Mission, and Bungalow styles, all incorporating Tennessee marble in construction or ornamentation. The area was developed by Vic McLean, and early residents of the neighborhood included entrepreneurs and civic leaders.

Lyons Bend Historic District, Lyons Bend Road south of Northshore (c.1920). This potential historic district includes houses designed by Charles Barber and other noteworthy early 20th century Knoxville architects, and lies in both the city and Knox County. The exact properties that should be included and more specific research on their designers, builders and early residents would result from preparation of a nomination.

Lyons View Pike Historic District. (c.1915-1950). This potential district is a mixture of early 20th century styles, many designed by Charles Barber and other notable Knoxville architects. The district, which illustrates suburban expansion, was the home of many of Knoxville's prominent entrepreneurs. It also includes a one story African-American church, cemetery and adjacent school.

Masonic Court/Kendrick Place Row houses. 600-612 Union, 601-613 Kendrick Place. (1916). Victorian Vernacular in style, these two story brick units are the last remaining historic downtown row houses, and are representative of residential living in downtown Knoxville in the early 20th century.

Mechanicsville Historic District (1880-1920). Mechanicsville is one of Knoxville's earliest remaining examples of housing that developed to serve local industries. The workers in the iron industry and the railroad were known as "mechanics." It is from them that this area took its name. Architectural styles include Queen Anne, Italianate, Neoclassical and Craftsman designs. The streets included in the area are McGhee, Oak, Deaderick, Hannah, Arthur and Tulip.

Minvilla, 447 N. Broadway (1913). In contemporary times, this residential development has become known as the Fifth Avenue Motel, but the historic and architectural significance of the development lies in its original architectural appearance and the elite nature of its original Neoclassical design. The row houses were developed as a link between the commercial activity of downtown Knoxville and the prominent residential neighborhoods to the north, with streetcar lines as the link between the two. It was designed by Baumann Bros., Architects, constructed by Brimer England Bros., and built by H. Clay Bondurant, all noteworthy developers in early 20th century Knoxville.

North Hills Historic District, North Hills, Fountain Park and North Park Boulevards (1927-1950). Development in the North Hills area was initiated by brothers George, Hugh and Carl Fielden; 43 homes had been completed in the area by 1928. The development provided private bus service to downtown Knoxville. Landscaped and heavily treed boulevards are the defining element of the neighborhood, framing its unique architecture that draws on Colonial Revival, Mission, Tudor Revival and other styles of the 20th century's second quarter.

Oakwood-Lincoln Park, Woodland, Broadway and Sharps Ridge form the overall boundaries of this area (1880-1950). Within that neighborhood are three smaller areas that form intact architectural statements and potential historic districts. They developed as an outgrowth of streetcar suburbanization, and of industries that were located in and near the neighborhood.

Old North Knoxville Historic District, Broadway, Woodland and Central (c.1880-1920). The architectural styles found in Fourth & Gill (Queen Anne, Italianate, Gothic Revival, Colonial Revival, Tudor Revival, Neoclassical and Craftsman) are also found in this portion of the former town of North Knoxville. Restoration and rehabilitation efforts in this historic district have accelerated rapidly in the past few years, as historic houses have been redeveloped from multi-family housing to single family housing. Porches, elaborate interior and exterior details, high ceilings and large rooms are hallmarks of the houses in this neighborhood.

Old North Knoxville Historic District Extension (c.1890-1925). The Old North Knoxville H-1 Historic Overlay is not as large as the Old North Knoxville National Register Historic District; however, there are streets to the east, west and south that are not included. The National Register Historic District also does not include all eligible properties found in the neighborhood boundaries. Both of these historic districts should be expanded so that they are consistent, and so that the rehabilitation and reinvestment efforts and support provided by the historic listings and the neighborhood organization are distributed throughout the area.

Sequoyah Hills Historic District (c.1920s-1950s) The Sequoyah Hills neighborhood developed as a series of individual subdivisions, each with slightly differing ages and architectural and siting characteristics. Understanding the boundaries of the original subdivisions lends logic to the architectural characteristics and differing street patterns found throughout Sequoyah Hills, and gives the neighborhood significance as the sum of those individual sections. Scenic Drive has been designated locally as the Scenic Drive NC-1 Neighborhood Conservation Overlay District.

Sherrod Road Historic District, Sherrod Road from Millers Avenue to the hilltop (c. 1900-1950). A unique collection of Queen Anne, Folk Victorian, Ranch and revival styles that reflect the interesting topography and industrial growth of this section of Knoxville.

Tazewell Pike District, both sides of Tazewell Pike from Oakland to Shannondale (1850-1950). Tazewell Pike's original home, a Federal and Greek Revival styled two story brick house, still stands and has been lovingly restored. As development spread into Knox County in the late 19th and 20th centuries, the stature of that home was continued in each addition to the historic district. The homes that line this section of Tazewell Pike are located on the ridge lines that rim the street at uneven distances. Although there is a wide range of stylistic examples, including Tudor Revival, Colonial Revival, Craftsman and Ranch, each is individually designed and a unique example of that particular style.

Westmoreland Historic District (c.1915-1950). The Westmoreland Historic District centers on the Westmoreland Water Wheel, located on Sherrod and Westland, and the houses that relied on it to provide electricity. Some of those houses (Glen Craig at 6304 Westland and Craig Glen at 2050 Craigland Court) are designated as local historic overlay properties. This proposed district includes those properties, the water wheel, and others homes built in the first half of the 20th century and associated with suburban expansion, Charles Barber architectural designs or the evolution of the marble industry in east Tennessee.

### ***Individual Residences:***

105 Gill (c.1895). A distinctive Queen Anne residence, this is the surviving one of three buildings that were supposedly constructed utilizing trim and millwork from a demolished downtown Knoxville building.

1811 Riverside (1905). This Queen Anne, two and one-half story frame house boasts a turret, double hung windows with upper sashes of calmes, imbricated scalloped wood shingles and is significant for its architecture.

2921 Broadway (c.1900). A one and one-half story home of Neoclassical design with Bungalow influences, this house is especially noticeable along Broadway, and an example of both architectural and historical significance. The home has elaborate chimneys, beveled glass and stained glass windows with calmes and other important details.

Barber (Charles) House, 2419 Alcoa Highway. (c.1930-33). This house was the home of, and was designed by, Charles Barber, noted local architect. It sits to the west of Alcoa Highway, on a bluff south of and overlooking Lake Loudon.

Blount Mansion, 200 Hill Avenue (1792). This two story frame home was built by William Blount, Governor of the Territory South of the Ohio River, a signer of the U. S. Constitution and a drafter of the Tennessee Constitution. One of the first homes built in what was to become Knoxville, the house is known as the first frame house west of the Alleghenies. It was the hallmark of civilization, and is maintained today as a museum highlighting Blount's achievements and Knoxville's frontier.

Blount (Willie) House, 3105 Davenport Road (c.1790). Home of Willie Blount, half-brother of Governor William Blount, and one of the earliest permanent settlers south of the Tennessee River in Knoxville. A log house forms the core of this Bungalow-style home.

Buffat Homestead/The Maples, Love Creek Road (1867). This Italianate house was built by Alfred Buffat, and illustrates the significance to Knox County of Swiss migration, while providing a significant architectural landmark.

Camp House/Greystone – 1306 Broadway. (1890). This house was built by Major Eldad Cicero Camp, based on designs by nationally known architect A. B. Mullett and executed in the Richardsonian Romanesque style. The carriage house remains on site.

Craighead-Jackson House, 1000 State Street (1818). Federal style, built by John Craighead and sometime after 1855 purchased by Dr. George Jackson, this restored home is part of the Blount Mansion complex.

Daniels House, 2701 Woodson. (1948-49). This contemporary home was designed by James W. Fitzgibbon and built by George W. Qualls. It is distinctive for use of modern structure and the extensive use of indigenous East Tennessee materials.

Emory Home, 1517 Emoriland Boulevard (1927). This Dutch Colonial Revival homes was built by Charles Emory as his family home and is located in the Fairmont Park neighborhood.

Graf-Cullum House, 325 Woodlawn Pike (1923). This house was designed by Leroy F. Graf; it is a prairie style house unique to Knoxville and is significant for its architecture.

Kennedy-Baker House, 9320 Kingston Pike (c.1840). This two story brick Federal home was, according to family tradition, built by a former apprentice of Thomas Hope, a renowned early Knoxville architect and craftsman, for James Kennedy and his wife, Jane Cox Kennedy. It was purchased by Dr. William J. Baker in 1858, willed to his niece Katherine Elizabeth Baker Walker and her husband, J. W. Walker, in 1865, and purchased by the Sherrill family in 1953. The house, and a large surrounding tract, is now part of the Sherrill Estate, which is in legal proceedings. The house reflects early settlement along Kingston Pike, and is extremely significant for its architecture and history. It is deteriorated, but a likely candidate for residential or commercial adaptive reuse.

Knollwood, 150 Major Reynolds Place (1849-51). Built by Major Robert B. Reynolds, this two story red brick home was designed by Roberts. During the Civil War it served as General Longstreet's headquarters in the siege of Knoxville. The home was modified in succeeding years, and particularly in 1919 by Charles A. Griffith, the owner who built the distinctive front porch.

Knott-York House, 4810 Middlebrook Pike (c.1845). This Federal style two story brick home shows the importance of Middlebrook Pike as an early transportation artery. The house was apparently built by Andrew Knott, who moved to Knox County from eastern Virginia in the early 1840s. After several generations lived in the house, it was deeded to Laura Ann Knott in 1902, who married Joseph R. York. While the family names associated with the house have changed, it remained in successive related generations for over 125 years, and illustrates early architecture and agricultural growth.

Lones-Dowell House, 6341 Middlebrook Pike. The Lones-Dowell House bears the name of the first and last families to own it. It was built in 1857-59, probably by Charlie Lones, son of Jacob Lones, and on land owned by Jacob Lones.

Mabry Hazen House, 1711 Dandridge (1855). An eclectic blend of Italianate and Greek Revival styles mark this two story frame home built by Joseph Mabry, a significant Knoxville of the Civil War era. The house was later purchased by Hazen, and occupied by his family until it became a house museum several years ago.

McCammon (Samuel) House, 1715 Riverside (1849-1851). This two story brick Federal home was built by Knoxville farmer Samuel McCammon and contains on its property one of the former James White homes.

Middlebrook, 4001 Middlebrook Pike (1845). Middlebrook is one of the oldest frame homes in east Tennessee. It was built by Gideon Morgan Hazen.

Morton-Bush House, 4084 Kingston Pike. Baumann & Baumann designed this Colonial Revival brick home in 1927. Extensive gardens complement the home. Owners have been prominent in civic, business and governmental affairs in Knoxville.

Oakhurst, 2633 Kingston Pike (c.1910). This Neoclassical structure has been altered extensively in the past, but is now restored to its original appearance. It provides a unique introduction to Knoxville's architectural history, located at a prominent gateway to downtown and the University of Tennessee.

Park (James) House, 422 W. Cumberland. (1812). This two story Flemish bond brick Federal home has enjoyed a prominent place in downtown Knoxville since its construction. According to legend, the house is built on a lot originally owned by Governor John Sevier, who planned and laid the foundation, and intended to build his town house here when Knoxville was the capital of Tennessee. By 1812, the lot had been purchased by James Park, noted Knoxville merchant, who supposedly used Sevier's plan to construct this home.



The Jame Park House

White (James) Fort, 205 E. Hill Avenue. (c.1960). James White initially built his first log home on the future site of Knoxville at the corner of State and Church; its stout log walls provided a promised refuge against native American attack, if one was needed, and like most of its peers, it was known as a fort or station. It was moved from that location over 100 years later, and recaptured and returned to this downtown location almost 50 years ago. Outbuildings portray frontier life in east Tennessee.

Wilder (Gen John T.) House, 2027 Riverside (1904). General Wilder built the Riverside Drive house in 1904, probably as a summer home, because he also owned a home in Fort Sanders at the time. Wilder was a Union General who was appointed by four successive U. S. Presidents – Grant, McKinley, Roosevelt and Taft – to administer military pensions in east Tennessee. He was also a real estate developer and developed Roan Iron Works. The Wilder House was listed on the National Register of Historic Places 11/24/97.

Williams-Richards House (Colonial Hall, Marbledale), 2225 Riverside (1842, 1899). This two story brick home was built by John C. J. Williams, II, in the Federal style. It originally faced Dandridge Avenue; Riverside Drive did not exist at the time the house was built. In 1899, the house was extensively remodeled and the Neoclassical front façade facing Riverside Drive was constructed. The house was featured locally on china and postcards as late as 1910. John C. J. Williams, II, was the grandson of James White, the founder of Knoxville; he was playwright Tennessee Williams' great-grandfather. John Williams, II, called the plantation Marbledale. He reportedly entertained such dignitaries as President Andrew Johnson; Tennessee Williams is also reported to have stayed in the house. When it was purchased and extensively remodeled by John Richards in 1899, it was renamed Colonial Hall. The house is significant for both phases of its architecture, and for its historical associations.

Williams (Col. John) House, 2325 Dandridge (1826). This two story brick home was built by Colonel John Williams in the Federal style, the father of John C. J. Williams, builder of the Williams-Richards House on Riverside.

### ***Commercial Historic Districts:***

Depot/N. Fifth Warehouse District, (c.1910-1950). An area of warehouses that link the Southern Depot and Warehouse District with Edgewood-Park City, and contain warehouses and manufacturing buildings that reflect Knoxville's industrial growth in the first half of the 20th century.

Downtown Fountain City, Hotel Avenue and some adjoining residential areas. (c.1880s-1920s). Fountain City was developed as Fountain Head a campground and resort of the late 19th century. The trolley that extended to it soon brought a more permanent population, and commercial buildings were built to accommodate the trade of full-time and temporary residents. Downtown Fountain City contains some of the remaining buildings that provided that need.

Emory Place, Emory Place, E. Fifth, Central (c.1890-1925). This commercial area served North Knoxville, and was the terminus for the streetcar to Fountain City. It contains a

mixture of Victorian Vernacular Commercial, Neoclassical, Colonial Revival, and Richardsonian Romanesque styles. The area contained the first city park, an early farmers' market, and manufacturers such as the Walla Walla Gum Factory. Knoxville High School, early twentieth century residential hotels and apartment buildings, and representations of the work of Charles Barber, Albert Baumann, Sr., David Getaz and Dean Parmalee. There is a National Register listing that covers the portion of Emory Place that is located on Emory Place, E. Fifth Avenue, W. Fifth Avenue, E. Fourth Avenue and King Street. The National Register listing should be expanded to include areas to the north fronting on Broadway and on Central.

Emory Place Extension, Broadway, Central (c.1890-1925). The commercial area that extends north and west from Emory Place has been the subject of a recent façade improvement program. It contains some interesting Victorian Vernacular Commercial, including a flat iron building, and has the potential of emerging as the commercial center for the revitalizing neighborhoods along Broadway and Central.

Gay Street Historic District, Summit Hill to Church (c.1880s-1930s). The Gay Street Historic Building includes buildings in various Victorian era, as well as Neoclassical, Renaissance Revival, and Art Deco styles. The S&W Cafeteria and the Kress Building, with their elaborate terra cotta ornamentation, and the Miller's Buildings are some of the noteworthy architectural examples included in this district. The buildings in this area housed banks, department stores, and other business that made downtown a regional center, and reflect that history and significance.

Happy Hollow, Central from Baxter to Scott (c.1900-1925). Vernacular Commercial buildings line a two block section of Central Avenue that is still known as Happy Hollow, and that provides a unique, architecturally cohesive commercial section.



Kerns Bakery

Market Square Historic District, Wall to Union on Market (1854). William Swan and Joseph Mabry gave Market Square to the City of Knoxville with the provision that it always be used as a farmers' market. The central market house was constructed about that time, and later additions included a police department and the city hall, and demolished about 100 years later. Most of the buildings that surround the central square are Victorian Vernacular Commercial in style, although Neoclassical, Vernacular Commercial and Italianate elements are present, and most of them were constructed between 1875 and 1925. Market Square continues to provide a local market, and a gathering place.

South Market Street Historic District, 707-713 South Market, 404 & 406 Church. (1900-1925). These buildings are a mixture of Victorian Vernacular and Renaissance Revival architectural styles that portray the mixture of residential commercial and office uses prevalent in downtown Knoxville in the early 20th century. The buildings were originally home to physicians and to offices tied to East Tennessee's marble industry, and are significant for their architecture and their portrayal of medical advances and industrial development in East Tennessee.

Southern Terminal and Warehouse Historic District, Gay, Jackson, Central, Depot. (c.1870-c.1920). This historic district includes the Southern Terminal and the buildings built to house the regional wholesale trade and distribution that were created by the railroad. It reflects the impact of rail connections, and wholesaling, in late 19th century Knoxville. The district contains Sullivan's Saloon, which has been described as the best example of its type in the southeast. Other noteworthy buildings include the Jackson Avenue warehouses.



Southern Terminal

**Individual Buildings:**

Andrew Johnson Hotel, 912 S. Gay (1926-1930). This brick hotel was designed by Baumann & Baumann in the Renaissance Revival style.

Candora Marble Works, 4450 Candora Avenue (1923). This one story marble-clad structure was designed by Charles Barber to display the extensive use of varied, carved, embellished Tennessee marble as a design element. The buildings show the importance of the marble industry to Knox County as a producer of materials that were major design elements in such buildings as the National Gallery of Art, Grand Central Station, and other monumental public buildings located throughout the U.S. The property was listed on the National Register of Historic Places 7/22/2005.



Candy Factory, 1060 World's Fair Park Drive (c.1925). This brick building was built as the manufacturing building for Littlefield & Steere, a candy company. The building utilized the Art Deco and Commercial Vernacular styles, elements of which can still be seen.



The Candy Factory

Christenberry Clubroom, Henegar & Shamrock, was built as a neighborhood center, and designed by Charles Barber.

General Building, 623 Market (1926-1931). This building was designed by Barber & McMurray in the Renaissance Revival style.

Iron Foundry, 715 Western (1875). This Victorian Vernacular Commercial building is the surviving building from the Knoxville Iron Foundry, which had its beginnings in the Civil War. The building was constructed as a nail factory and warehouse.

Knox County Courthouse, 300 Main Street (1885). The Knox County Courthouse was designed by Stephenson & Getaz.

Knoxville Post Office and Federal Building, 501 Main (1934). This Baumann & Baumann building contains elements of both Art Moderne and Art Deco styling, and is clad in East Tennessee marble.



Knoxville Post Office and Federal Building

L&N Freight Depot, 700 Western Avenue (1904, rebuilt 1922). This building was first constructed in 1904, concurrently with the L& N Station. After it was substantially damaged by fire in 1922, it was rebuilt, utilizing some elements, including some walls, from the original freight depot.

L & N Station, 700 Western Avenue (1904). The L & N Station was designed by Richard Montfort, Chief Engineer for the L & N Railroad whose office was in Louisville, Kentucky. The building is designed in Victorian Vernacular style, incorporating several stylistic elements from the Victorian era.

Lamar House/Bijou Theater, 803 S. Gay (c.1818, 1837, 1900-1909). The building that houses the Bijou Theater was built as a private residence prior to 1818, and became a hotel known as the Lamar House in that year. The building was extensively altered in 1837, when Gay Street was regraded, making it possible to incorporate entrances at what had been the basement level. The 1900-1909 renovations resulted in the Bijou Theater.



Lamar House/Bijou Theater

Mark B. Whittaker Water Plant. Seneca at Riverside Drive. (1926) This Collegiate Gothic building is a two story brick facility complete with buttresses and elaborate trim of cast concrete. The building is significant for its history and architecture.

Medical Arts Building, 603 Main (1929-1930). The Medical Arts Building was constructed as an office building. Design by Manley & Young, Architects, it was built in the Gothic Revival style and is noted for its elaborate terra cotta embellishment.

Northshore Hospital, 6320 Waters Edge Lane (c.1880). Gothic Revival three story brick building that is currently used as offices.

Ossoli Circle Clubhouse, 2511 W. Cumberland (1933). The Clubhouse is a one story, brick, Colonial Revival building designed by Charles I. Barber, Barber & McMurray. Ossoli Circle is known as a leader in advancing women's issues

School for Deaf/Knoxville City Hall, 601 W. Summit Hill Drive (1846 through 1904). Seven buildings comprise what was the campus of the School for the Deaf. The first of these was built in 1846, and is a wing of the primary building, which is an 1848 Greek Revival style building built by Jacob Newnan. A west wing was added to that building in 1853, an Italianate Classroom building in 1874, the Romanesque 1879 Chapel designed by Baumann Brothers, and a Neoclassical

178901 Classroom building. The final addition was made in 1904 to the Romanesque Chapel.



School for the Deaf/Knoxville City Hall

Tennessee Theater/Burwell Building, 602 S. Gay (1928). The Tennessee Theater was built as a “Moorish Movie Palace” and a part of the Renaissance Revival Burwell Building. The Burwell was designed by Richards, McCarty, Bulford, while the theater was designed by Graven & Magyer.



Burwell Building

U.S. Customs House, Clinch and Market (1874). Alfred B. Mullett, Chief Architect for the U. S. Government and designer of over 40 Federal buildings, designed the building in the Italianate style, and used East Tennessee marble extensively in the building's design. It has served as a federal post office and location for the courts, and later as headquarters for the Tennessee Valley Authority.

YMCA, 535 Locust St (1929-1930). Charles a. Barber, Barber & McMurray, was the architect for this Mediterranean Revival style building that was constructed on land donated to the YMCA by the Southern Railroad.

YWCA, 420 Clinch. (1925). Designed by the architectural firm of Barber & McMurray, this four story brick Neoclassical structure illustrates both social history and architecture.

**Schools:**

Brownlow Elementary School, 1305 Luttrell (1913, 1926). The Brownlow School was built in the Colonial Revival style, and named for Col. John Bell Brownlow.

Gresham Middle School, 500 Gresham Road (c.1925). A portion of Gresham Middle School is the Holbrook Normal School, an important institution in Fountain City's history.

Knoxville College Historic District, 901 College (c.1875). Knoxville College Historic District consists of eight building, designed and built by the students at the college, over time. Bricks for the buildings were also made by the students.

Mead School, 2647 Bafford Place (c.1930). This distinctive community school, designed in a Neoclassical style, served the surrounding area as an elementary school.

Oakwood School, 239 E. Churchwell Avenue, (1914). Designed by Lewis C Waters, who moved from Atlanta to Knoxville in 1900. The two story brick building served as the neighborhood elementary school until its closing.

Park Jr. High School, 523 Bertrand Street (1926-27). Albert B. Baumann, Jr., of Baumann and Baumann, architects, cooperating with William B. Ittner as a consulting architect, designed this Georgian Revival building as a junior high school.

Peabody School, 311 Morgan Street (1874). C. F. Baumann designed this, the first grammar school in Knoxville. The building has been altered, but bears traits of Italianate in its original design. The two-story brick structure is significant for its architecture and relevance to social history.

South High School, 953 E. Moody Avenue. (c.1933). Designed by Charles Barber, this brick school building is significant for is Neoclassical style and its significant role as the community school for this section of the city.

Tennessee School for the Deaf, 2725 Island Home Boulevard. (c.1850, 1923). These buildings portray institutional architecture and social history. There are five buildings that



were designed by Thomas Scott Marr, an architect who was a graduate of TSD. In addition, the superintendent's home is the altered, c. 1850, Italianate-design summer home of Perez Dickenson, a notable Knoxville industrialist who donated his Island Home farm to the state so that it could become the campus of the Tennessee School for the Deaf.

Tyson Jr. High School , 2607 Kingston Pike (1936). This two story building was designed in 1936 by Baumann & Baumann. It was made possible by funding through the Public Works Administration, and is primarily a Neoclassical design with art Deco influences.

**Churches:**

Church Street Methodist Church, 900 Henley Street (1930). Barber & McMurray, with John Russell Pope of New York as consulting architect, designed this distinctive Gothic Revival structure.



Church Street Methodist Church

First Baptist Church, 510 Main. (1923-24) Designed by the Nashville architectural firm of Dougherty & Garner, and built by Worsham Brothers, contractors, this church is noteworthy for its Octagonal sanctuary and Neoclassical detailing, and its representation of the history of the congregation.

First Presbyterian Church and Cemetery, 610-620 South State Street (c.1790, 1910). Knoxville's first cemetery, with fencing, monuments and statuary illustrating early settlement, and the c.1910 First Presbyterian Church, a Neoclassical structure with a Tiffany-style stained glass window, with both the cemetery and the primary building illustrative of history and architecture.

Immaculate Conception Catholic Church, 414 West Vine. (c.1885). A Victorian Gothic two-story brick church with a clock tower in a turreted spire, this church is significant for

its architecture, and as the site (although not the original building) of the first Catholic parish in Knoxville.

Lincoln Park United Methodist Church, 3120 Pershing. (1926). Designed in the Neoclassical style, this church is almost entirely unaltered from its original construction.

St. John's Episcopal Church, 413 Cumberland. (c.1893). The stone church is primarily Richardsonian Romanesque in design, with significant architectural details that include its slate roof, rose windows, turrets, parapets and buttresses.

St. John's Lutheran Church, 344 Broadway (1913). This Gothic Revival building was designed by R. F. Graf.

Shannondale Presbyterian Church, 4600 Tazewell Pike (c.1891). Shannondale Presbyterian Church is a one-story frame Eastlake church designed with Gothic Revival influence, with a square open bell tower steeple, aluminum siding wall covering, patterned shingles at the gables and windows of rose-colored stained glass. Shannondale Presbyterian Church was designed by David Getaz, who built the Knox County Courthouse and St. John's Lutheran Church, as well as several remaining residential buildings.

**Sites, Structures and Signs:**

Chilhowee Park Bandstand (1897). The bandstand was built of Tennessee marble, and its construction and design were overseen by the marble producers. It served as a centerpiece for the expositions held in Knoxville, and is still a highlight of Chilhowee Park.



Chilhowee Park Bandstand

Confederate Cemetery, Catholic Cemetery, Bethel Avenue (c.1863). These two significant cemeteries contain markers and statuary that is distinctive and illustrative of Knoxville's history.

Forts Higley, Stanley and Dickerson – (1863). These three forts are tied to each other, and historically to the battle for Knoxville that took place in 1863. Although a portion of Fort Stanley was altered many years ago, with the residential development along Sherrod, portions of the Fort's earthwork trenches remain on the hillside to the west of Sherrod. Fort Higley, is fairly undisturbed with the exception of a residential house site built on the east lobe of the fort. Fort Dickerson is, of course, well-preserved. These three sites could be interpreted jointly to provide a glimpse into Knoxville as a significant Civil War site. They are the most undisturbed remaining examples of Civil War forts and encampments in Knoxville, and with the monuments in Ft. Sanders and along Kingston Pike, portray Knoxville's significant role in the Civil War.

Gay Street Bridge (1898). Designed by Charles E. Fowler, of the Youngstown Bridge Company this was the fifth bridge at the foot of Gay Street providing access to the south side of the river.

Henley Bridge (1932). Designed by Marsh Engineering of Des Moines, Iowa.



Henley Street Bridge, under construction

JFG Sign. Neon sign located at the southern end of Gay Street.

Kern's Bakery Sign. Neon sign located on the roof of 2110 Chapman Highway.

National Cemetery, 933 Tyson Street (1867). National Cemetery was established soon after the Civil War. One of its most distinctive features is a monument installed by the Grand Army of the Republic in Tennessee in 1893. The monument was modified in 1904 after being struck by lightning.



National Cemetery

Old Gray Cemetery, Office, Fence and Markers. 543 N. Broadway. (c.1850, 1897, 1902). The initial land for Old Gray Cemetery was purchased in 1850, with iron fencing installed at the original entrance on Cooper Street. In 1853, Frederick Douglass devised the plan for laying off the grounds. The cemetery is named in honor of Thomas Gray, the English poet who wrote "Elegy Written in a Country Church yard." Additional purchases enlarged the original site until today, the cemetery is a 13.47 acre site. The porter's lodge, which now serves as the office, is Gothic Revival and was built in 1897 of Tennessee marble. It was designed by Richard Franklin Graf. Entrance posts built in 1902 are also marble and were designed by Producers Marble Company of Knoxville. Monuments in the cemetery reflect the era when they were designed. Old Gray represents the rural cemetery movement and depicts Knoxville's history and the Victorian era in Knoxville's growth. The property was listed on the National Register of Historic Places 12/4/96.

Racheff House and Gardens , 1943 Tennessee Avenue (1947-1952). The house was constructed as an office for the Knoxville iron Works in 1902/1904. When Ivan Racheff bought the iron works (c.1947) he modified the house to install his residence on the second floor of the office, and at the same time established Racheff Gardens.

Savage Gardens, 3237 Garden Drive. (c.1906, 1914). The house associated with Savage Gardens is a Craftsman style home that was purchased by Arthur Savage in 1914, when he began the construction of the adjacent garden, designed in the Craftsman style.

Talahi (1929). This site is part of Sequoyah Hills, and includes gateposts, fountains, fences and other elements that draw on the native American lore of this area and merge it with the tradition of landscaped suburban development.

Temple Beth-El Cemetery, Linden east of Harriett Tubman. (c.1850). This early cemetery serving Knoxville's Jewish population has monuments and fencing; its association with Knoxville's Jewish population makes it a significant site.

University of Tennessee Ag Farm Mound. A burial mound constructed by the Hamilton People, a late Woodland civilization.

Sequoyah Hills Mound. This mound has not been studied.

NAME OF PROPERTY	LOCATION	AGE	NATIONAL REGISTER	H-1/ NC-1
<b>Residential Districts</b>				
Adair Gardens Historic District	Adair, Rose & Coile Drives	1920-1935	Yes	No
Brownlow Section/Peters-Kilgore	Grainger & Leonard Place	c.1855-1920	No	H-1
Edgewood-Park City Historic District	Washington, Jefferson, Woodbine and E. Fifth from Winona to Cherry	1880-1925	Yes	H-1 <sup>1</sup>
Fairmont Park Historic District	Emoriland and Fairmont, Broadway to Clearview	1924-1945	No	NC-1
Forest Hills Boulevard Historic District	Forest Hills Blvd. north of Sutherland	1928-1950	Yes	No
Fourth & Gill Historic District	Bounded by Broadway, Central & E. Fifth	c.1880-1920	Yes	H-1
Fourth & Gill District Extension	North of existing district along Glenwood	c.1910-1925	No	No
Ft. Sanders Historic District	White to Grand, 11th to 19th	1880-1920	Yes	NC-1
Gibbs Drive Historic District	Gibbs Drive, Broadway to Jacksboro Pike	(1910-1950)	Yes	No
Garden Drive Historic District	Garden, Brief to Rosebay	c.1900-1930	No	No
Highland-Maple Historic District	Highland, Maple and Fair	1890-1935	No	No
Hill Avenue Historic District	614-623 Hill Avenue	1895-1925	No	H-1
Holston Hills Historic District	Holston Hills neighborhood	c.1925-1955	No	No
Island Home Park Historic District	Island Home Boulevard, Spence Place and Maplewood, Southhaven to Willis Place	c.1897-c.1935	Yes	No
Kingston Pike Historic District	2728-3643 Kingston Pike	1834-c.1935	Yes	No
Lindbergh Forest Historic District	Southwood, Winslow, Druid, Chamberlain & Glenhurst	c.1927-c.1930s	Yes	No
Lyons Bend Historic District	Lyons Bend Road south of Northshore	c.1920s	No	No
Lyons View Pike Historic District	Lyons View Pike from Kingston Pike to Northshore	c.1915-1950	No	H-1 <sup>1</sup>
Masonic Court/Kendrick Place Row houses	600-612 Union Avenue; 601-613 Kendrick Place	1916	No	No
Mechanicsville Historic District	McGhee, Oak, Deaderick, Hannah, Arthur, Tulip	1880-1920	Yes	H-1
MinVilla	447 N. Broadway	1913	No	H-1
North Hills Historic District	North Hills, Fountain Park & North Hills Blvds.	1927-1950	No	No
Oakwood-Lincoln Park	Woodland, Broadway & Sharps Ridge	1880-1950	No	No
Old North Knoxville Historic District	Broadway, Woodland & Central	c.1880-1920	Yes <sup>1</sup>	H-1 <sup>1</sup>
Old North Knoxville District Extension	Broadway, Woodland & Central	c.1880-1920	No	No
Sequoyah Hill Historic District/Talahi	Sequoyah Hills neighborhood, including Talahi & Kingston Pike	1834-1950s	Yes <sup>1</sup>	No
Sherrod Road Historic District	Sherrod Rd from Millers Ave south	c.1900-1950	No	No
Tazewell Pike District	Tazewell Pike, Oakland to Shannondale	1850-1950	No	NC-1
Westmoreland Historic District	Centered on Westmoreland Water Wheel	c.1915-1950	No	No
<b>Individual Residences</b>				
	105 Gill	c.1895	No	H-1
	1811 Riverside	1905	No	No
	2921 Broadway	c.1900	No	No
Barber (Charles) House	2419 Alcoa Highway	c.1930-1933	No	No
Blount Mansion	200 Hill Avenue	1792	Yes <sup>2</sup>	H-1
Blount (Willie) House	3105 Davenport	c.1790	No	No
Buffat Homestead/The Maples	Love Creek Road	1867	Yes	No
Camp House/Greystone	1306 N. Broadway	1890	Yes	No
Craighead-Jackson House	1000 State Street	1818	Yes	H-1
Daniels House	2701 Woodson	1948-49	Yes	No
Emory Home	1517 Emoriland Boulevard	1927	No	H-1
Graf-Cullum House	325 Woodlawn Pike	1923	No	No
Kennedy-Baker House	9320 Kingston Pike	c.1840	No	No
Knollwood	150 Major Reynolds Pl	1849-51	Yes	H-1
Knott-York House	4810 Middlebrook Pike	c.1845	No	H-1
Lones-Dowell House	6341 Middlebrook Pike	c.1857-59	No	H-1
Mabry-Hazen House	1711 Dandridge	1855	Yes	H-1
McCammon (Samuel) House	1715 Riverside	1849-51	Yes	No
Middlebrook	4001 Middlebrook Pike	1845	Yes	No
Morton-Bush House	4084 Kingston Pike	1927	Yes	No
Oakhurst	2633 Kingston Pike	c.1910	No	No
Park (James) House	422 W. Cumberland	1812	Yes	H-1
White (James) Fort	205 E. Hill Avenue	c.1960	No	H-1
Wilder (Gen. John T.) House	2027 Riverside Drive	1904	Yes	No
Williams-Richards House (Colonial Hall, Marbledale)	2225 Riverside Drive			
Williams (Col. John) Home	2325 Dandridge	1826	Yes	No
<b>Commercial Districts</b>				
Depot/N. Fifth Warehouse District	E. Depot, N. Fifth	1910-1950	No	No
Downtown Fountain City	Broadway and Hotel Avenue and some adjoining residential area	c.1890-1910	No	No
Emory Place	Emory Place, E. Fifth, Central	c.1890-1915	Yes	No

<sup>1</sup> Partial<sup>2</sup> National Historic Landmark

NAME OF PROPERTY	LOCATION	AGE	NATIONAL REGISTER	H-1/ NC-1
Emory Place Extension	Broadway, Central	c.1890-1925	No	No
Gay Street Historic District	Gay Street, Summit Hill to Church	c.1880s-1930s	Yes	No
Happy Hollow Historic District	Central, Baxter to Scott	1910-1950	No	No
Market Square Historic District	Wall to Union on Market	1854	Yes	Yes
South Market Street Historic District	707-713 S. Market, 404 & 406 Church	1900-1925	Yes	No
Southern Terminal & Warehouse Historic District	Gay, Jackson, Central, Depot	c.1870-1920	Yes	H-1 <sup>1</sup>
<b>Individual Buildings</b>				
Andrew Johnson Hotel	912 Gay Street	1926-1930	Yes	No
Candora Marble Works	4450 Candora Avenue	1923	Yes	H-1
Candy Factory	1060 World's Fair Park Drive	c.1925	No	H-1
Christenberry Clubroom	Henegar @ Shamrock		Yes	No
General Building	623 Market Street	1926-31	Yes	No
Iron Foundry	715 Western	1875	Yes	No
Knox County Courthouse	300 Main Street	1885	Yes	H-1
Knoxville Post Office and Federal Building	501 Main Street	1934	Yes	H-1
L & N Freight Depot	700 Western Avenue	1904; 1922	Yes	No
L & N Station	700 Western Avenue	1904	Yes	No
Lamar House/Bijou Theater	803 s. Gay	c.1818;1837; 1900-1909	Yes	H-1
Mark B. Whitaker Water Plant	Seneca @ Riverside	1926	No	No
Medical Arts Building	603 Main	1919-1930	Yes	No
Northshore Hospital	6320 Waters Edge Lane	c.1880	No	No
Ossoli Circle Clubhouse	2511 W. Cumberland	1933	Yes	No
School for Deaf/Knoxville City Hall	601 W. Summit Hill Drive	1846-1904	Yes	H-1
Tennessee Theater/Burwell Building	602 S. Gay	1928	Yes	H-1
U.S. Customs House	Clinch @ Market Streets	1874	Yes	H-1
YMCA	535 Locust	1929-1930	Yes	No
YWCA	420 Clinch Avenue	1925	No	No
<b>Schools</b>				
Brownlow Elementary School	1305 Luttrell	1913, 1926	No	H-1
Gresham Middle School	500 Gresham Road	c.1925	No	No
Knoxville College Historic District	901 College	1875	Yes	No
Oakwood School	239 E. Churchwell Avenue	1914	No	No
Park Jr. High School	523 Bertrand Street	1926-27	Yes	No
Peabody School	311 Morgan Street	1874	No	No
South High School	953 E. Moody Avenue	c.1933	No	No
Tennessee School for the Deaf	2725 Island Home Blvd.	c.1850-1923	Yes	No
Tyson Jr. High School	2607 Kingston Pike	1936	Yes	No
<b>Churches</b>				
Church Street United Methodist Church	900 Henley Street	1930	No	No
First Baptist Church	510 Main Street	1923-24	Yes	No
First Presbyterian Church and Cemetery	610-620 S. State Street	c.1790, 1910	Cemetery	No
Immaculate Conception Catholic Church	414 W. Vine Avenue	c.1885	No	No
St. John's Episcopal Church	413 Cumberland Avenue	c.1893	No	No
St. John's Lutheran Church	344 Broadway	1913	Yes	No
Shannondale Presbyterian Church	4600 Tazewell Pike	c.1891	No	No
<b>Sites, Structures and Signs</b>				
Chilhowee Park Bandstand	Chilhowee Park	1897	Yes	No
Confederate and Catholic Cemeteries	Bethel Avenue	c.1863	No	No
Forts Higley, Stanley and Dickerson	Chapman Hwy., Cherokee Trail	c.1863	No	Dickerson, H-1
Gay Street Bridge	Gay Street	1898	No	H-1
Henley Bridge	Henley Street	1932	No	H-1
JFG Sign	South end of Gay Street		No	No
Kern's Bakery Sign	2110 Chapman Hwy		No	No
National Cemetery	933 Tyson Street	1863	Yes	No
Old Gray Cemetery, Office, Fence and Markers	543 N. Broadway	c.1850,1897, 1902	Yes	H-1
Racheff House and Gardens	1943 Tennessee Avenue	c.1904, 1947-52	Yes	H-1
Savage Gardens	3237 Garden Drive	c.1906, 1914	Yes	No
Sequoayah Hills Mound	Off Cherokee Boulevard	1000	No	No
Talahi Improvements	Sequoayah Hills	1929	Yes	No
Temple Beth-El Cemetery	Linden east of Harriett Tubmann	c.1850	No	H-1
UT Ag Farm Mound	UT Campus	1000	Yes	No

<sup>1</sup> Partial<sup>2</sup> National Historic Landmark

**RECOMMENDATIONS:**

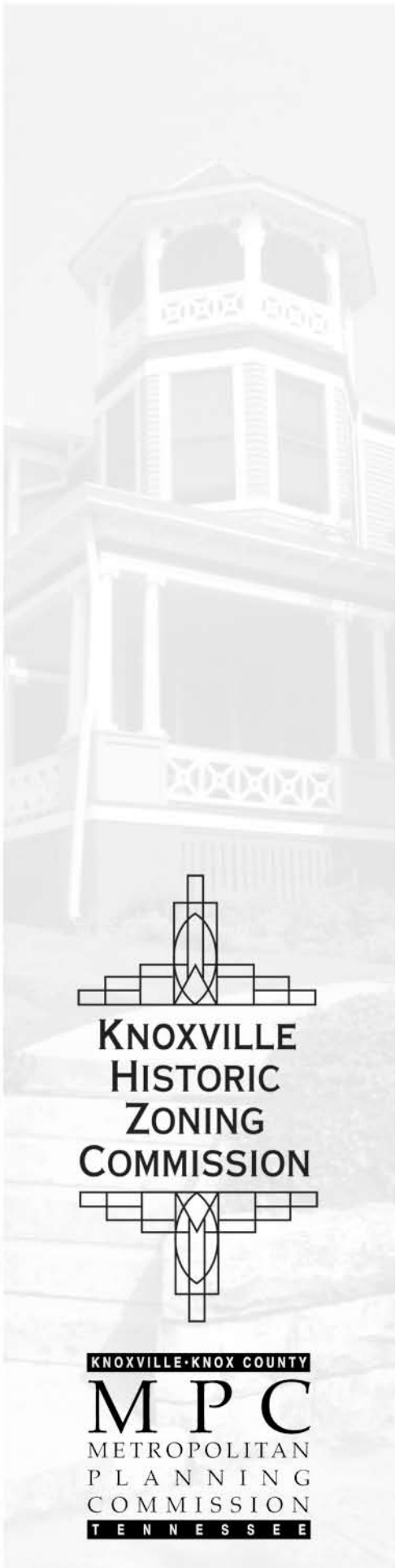
Many of the recommendations in *The Future of Our Past*, 1996 have been accomplished. In that plan it was recommended that—

- designated properties be publicized through walking tours, publications and computer access;
- the communication between the Knoxville Historic Zoning Commission and city departments should be formalized and routine;
- the idea of conservation districts or other ways to achieve partial control over irreplaceable resources should be considered;
- a non-profit preservation organization should be encouraged to increase the roles of citizen education, lobbying and money raising;
- technical information about restoration and rehabilitation techniques should be made available;
- communication should be increased between preservation organizations, the Knoxville Historic Zoning Commission and neighborhood organizations and other non-profit organizations committed to historic preservation.

All of those recommendations have been accomplished in some form. The role of Knox Heritage in buying and rehabilitating historic homes has made a significant difference in revitalizing Knoxville's inner-city areas. Neighborhood groups are increasingly active in restoring and revitalizing their areas, and in communicating with each other. City departments have shown increased support and understanding of the need to strengthen downtown and its supporting neighborhoods.

Recommendations that could help achieve a larger degree of support for historic preservation and an increased investment in revitalization include—

- Continue to pursue an aggressive program of local designation for historic properties. Local designation can protect the architectural details of significant designs, encourage reinvestment in designated areas, and provide education about the importance of architecturally and historically significant properties.
- Pursue the nomination of properties to the National Register of Historic Places, and publicize the benefits of being listed on the National Register.
- Explore ways to achieve economic development using historic designation.
- Continue to support Knox Heritage, Inc., in its public role of increasing public awareness, fund raising, and activities it undertakes to support historic preservation.
- Support neighborhood groups in their efforts to revitalize or stabilize their neighborhood areas through historic designation or other projects.
- Review and update the historic survey and eligible properties lists periodically to assure their continued relevance.



**KNOXVILLE  
HISTORIC  
ZONING  
COMMISSION**

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