

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Tennessee	
COUNTY: Sullivan	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	APR 11 1973



1. NAME

COMMON:  
J. Fred Johnson House (Representative W. Quillen)

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:  
1322 Watauga Avenue

CITY OR TOWN:  
Kingsport

STATE: Tennessee CODE: 47 COUNTY: Sullivan CODE: 163

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:  
Mr. and Mrs. William S. Todd

STREET AND NUMBER:  
1322 Watauga Avenue

CITY OR TOWN: Kingsport STATE: Tennessee CODE: 47

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Sullivan County Register's Office

STREET AND NUMBER:  
Courthouse

CITY OR TOWN: Blountville STATE: Tennessee CODE: 47

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS

STATE: Tennessee

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**7 DESCRIPTION**

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The J. Fred Johnson house is a large red brick structure with two full stories and a dormered third story. Flanking both ends are glassed porches. The front walk, which is brick, is lined with boxwood. The main entrance is framed by a columned portico.

The interior floor plan has not changed since the house was built circa 1915-1917. Interior details were altered by the present owners in the mid-1950's. In some instances, such as the living room mantel, changes were based upon original architectural drawings which had been simplified when the house was constructed.

Detached from the house is a multi-car garage.



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**4. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input checked="" type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Phi-	<input type="checkbox"/> Other (Specify) _____
<input checked="" type="checkbox"/> Historic	<input checked="" type="checkbox"/> Industry	<input type="checkbox"/> Philosophy	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Sculpture	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Architecture	<input checked="" type="checkbox"/> Social/Human-	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	itarian	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	_____

STATEMENT OF SIGNIFICANCE

J. Fred Johnson's influence on the development of "the new Kingsport" of the twentieth century, is exemplified by his nickname, "the Father of Kingsport." Johnson and his associate, John B. Dennis, did more than any other individuals to shape the present city.

A native of Virginia, Johnson established a country-style general store in Kingsport in 1905. Shortly thereafter, he met with \_\_\_\_\_ and formed a partnership to develop a modern industrial city with Dennis, who had purchased the Clinchfield Railroad. Together the two men formed the Kingsport Improvement Company which acquired vast amounts of property in the area. Businesses, industries, and real estate developers could purchase such lands, but only after their proposed plans and design passed the scrutiny of the company, which, in fact, usually meant Johnson. The Johnson house, itself, was part of a planned residential section.

Johnson, considered a quiet but highly persuasive man, was a civic and church leader. The city did not have a Chamber of Commerce until after his death in the late 1940's; according to contemporary accounts, it simply was not necessary. When Johnson died, Kingsport had become a modern industrial city, largely through his direction, and Johnson himself had become a legend.

SEE INSTRUCTIONS



**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Kingsport Rotary Club, Kingsport, Tennessee (Kingsport: Kingsport Press, Inc., 1963).  
Kingsport: The Planned Industrial City (Kingsport: Kingsport Press, Inc., 1946).  
 Kingsport Times-News, April 2, 1967, "J. Fred: A One-Man Chamber of Commerce."  
 Long, Howard, Kingsport: A Romance of Industry (Kingsport: The Sevier Press, 1928).

**10. GEOGRAPHICAL DATA**

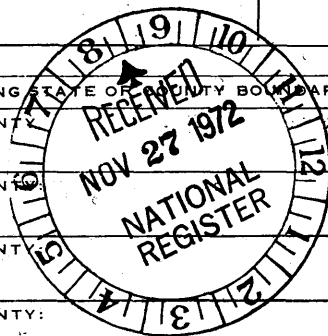
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		36° 32' 35"	82° 32' 22"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 2

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

UTM  
17/36221  
4045180  
CD



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE:  
**Ellen Beasley**

ORGANIZATION: **Tennessee Historical Commission** DATE: **11-11-72**

STREET AND NUMBER:  
**403 7th Avenue, North**

CITY OR TOWN: **Nashville** STATE: **Tennessee** CODE: **47**

**12. STATE LIAISON OFFICER CERTIFICATION**

**NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: Michael J. Smith  
 Title: Executive Director  
 Date: 11-22-72

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

Robert Van Utley  
 Chief, Office of Archeology and Historic Preservation  
 Date: 4/11/73  
 ATTEST:  
Wm. Hammett  
 Keeper of The National Register  
 Date: 4.3.73