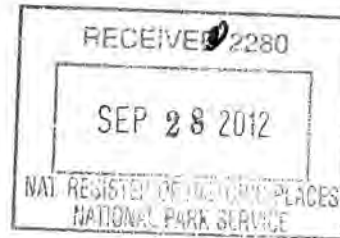


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name Holston Avenue Neighborhood Historic District

other names/site number NA

2. Location

street & number Part of Holston Ave, Haynes St., 7th Ave, 9th Ave, Orchard St, Clyde Reser St, Reynolds St, Watauga Ave, & Weise St NA ☐ not for publication

city or town Bristol NA ☐ vicinity

state Tennessee code TN county Sullivan code 163 zip code 37620

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

E. Patrick Midtgen, Jr.
Signature of certifying official/Title

September 29 2012
Date

State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the
National Register.

☐ See continuation sheet

☐ determined not eligible for the
National Register

☐ removed from the National
Register.

☐ other (explain:) _____

Edson W. Beall
Signature of the Keeper

11.14.12
Date of Action

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in count)

Contributing

Noncontributing

171

45

buildings

1

sites

1

structures

172

46

Total

Name of related multiple property listing

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

N/A

Number of Contributing resources previously listed in the National Register

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

LANDSCAPE: street furniture/object

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

RECREATION AND CULTURE: outdoor recreation

DOMESTIC: secondary structure

LANDSCAPE: street furniture/object

7. Description**Architectural Classification**

(Enter categories from instructions)

Queen Anne; Bungalow/Craftsman; Neo-Classical;

Colonial Revival; Tudor Revival; OTHER:

American Four Square; Ranch; Minimal Traditional

Materials

(Enter categories from instructions)

foundation BRICK, CONCRETE

walls BRICK, Weatherboard, Vinyl, ALUMINUM

STUCCO, CONCRETE, Shake, Shingle

roof ASPHALT, METAL

other WOOD, BRICK, STONE

Narrative Description

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

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Sullivan County Tennessee

Description

The Holston Avenue Neighborhood Historic District is comprised of 132 principal properties, 113 of which are contributing, in a 57 acre area along and near Holston Avenue in Bristol (pop. 27,602, Sullivan County) in northeastern Tennessee. Almost all of the resources in the district are residences, although there is one small city park and one stone wall. Bungalow and Colonial Revival architecture together comprise over 50% of the houses. Significant examples of Tudor Revival and Queen Anne architecture are also found in the district. The majority of the houses were constructed by 1955, with some having early 1960s additions. There are a few infill properties but, overall, the district retains its architectural integrity.

To the north and south of the district is residential land use. Anderson Elementary School, a Bristol, Tennessee public school built in 1954, occupies the block immediately to the west of the district. To the east of the district is Volunteer Parkway which is also U.S. Highway 11E. Numerous businesses, most of which are retail establishments, are located along this extremely busy highway, which connects the center of Bristol with the Bristol Motor Speedway and Johnson City, Tennessee. The district is accessed only by residential streets. Throughout the district there are historic and non-historic concrete sidewalks. These sidewalks may be found along both sides of most streets, but only along one side of some.

The terrain of the historic district and most of the surrounding area is best described as gently rolling, low hills. Land use inside the district is almost exclusively residential. There are some vacant lots and one park with a basketball court and picnic tables. Most of the structures are single-family residential houses. The neighborhood also has some duplex houses and some apartment buildings. Properties to the south of Haynes Street are zoned R-2, which allows single family and duplex residential use. Properties to the north of Haynes Street are zoned R-3, which also allows multi-family dwellings.

INVENTORY

The following inventory is comprised of information about every building and site in the Holston Avenue Neighborhood Historic District. For each building, a description is given, followed by a C or NC designation. These designations indicate whether the building is considered to be contributing or non-contributing in terms of adding to historic associations and/or historic architectural qualities of the area within the district's boundaries.

Contributing status (C) was given based on the following criteria: (1) Construction was completed prior to 1963; (2) Significant aspects of integrity of location and setting are maintained. There is a connection with the historic development of the neighborhood; (3) Significant aspects of the historic materials and workmanship are retained on individual houses; alterations are minimal; (4) The overall design intent in plan and elevation are retained by structures; alterations are minimal.; and (5) There should be a strong sense of integrity of feeling conveyed by individual structures. The collective historic character and architectural continuity should be conveyed. Minor changes to a building will not prevent it from being considered a contributing resource, provided that most of the character-defining features are retained. These features would include porch elements, chimneys, fenestration, and original rooflines.

Non-contributing (NC) status was given based on the following criteria: (1) Construction was completed after 1962; (2) Major alterations have taken place that are unsympathetic to the original design intent, the original materials, and/or the workmanship; (3) A combination of minor alterations cause the building to lose consistency with the neighborhood's overall historic character.

Note that in the inventory, the name of the current property owner is given. For any property that has a known historic name, it is listed after the current owner's name.

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7TH AVENUE

1. 711 7th Avenue. Blackburn House. c. 1900. Queen Anne form. Two story apartment, wood frame construction, aluminum siding, rectangular plan, brick basement, cross gable and hip roof with asphalt shingles, 1/1 double-hung aluminum framed windows, one exterior brick chimney, small gable roof front porch with vinyl-covered columns. (C).

Two story 30' X 40' garage. c. 1900. Stone and wood frame construction with aluminum siding on the second level, gable roof with asphalt shingles, seven 3/1 double-hung wood framed windows. Second level is an apartment. (C).
2. 809 7th Avenue. Williams House. c. 1923. Bungalow. One story residence, frame construction, brick veneer, brick pier foundation, cross gable roof with asphalt shingles, rectangular plan, 5/1 wood frame windows, one interior brick chimney, half length gable roof front porch with rectangular wood pillars on brick piers, exposed rafter tails. (C).

One story 30' X 40' garage and apartment. c. 1975. Wood frame construction with vinyl siding, gable roof with asphalt shingles, two wood frame windows. (NC).
3. 812 7th Avenue. Ragan House, R. E. Gobble House. c. 1921. Craftsman Bungalow. One and one-half story residence, wood frame construction, brick veneer with wood shingles on second level, brick basement, gable roof with asphalt shingles, irregular plan, 6/1 double-hung windows with aluminum storm windows, one exterior brick chimney, full shed roof front porch with two rectangular brick pillars, cement window lintels, eaves supported by brackets, gable roof dormer on front with four windows, awning over gable windows. (C).

One story 12' X 30' garage c. 1923. Brick wall covering, gable roof with asphalt shingles, two 6/1 double-hung wood frame windows. (C).
4. 815 7th Avenue. Leonard House, Evell Ross House. c. 1925. Craftsman Bungalow. One and one-half story residence, wood frame construction, aluminum siding, brick basement, gable roof with asphalt shingles, irregular plan, 3/1 wood frame windows, one exterior brick chimney, shed roof front porch with two rectangular wood pillars and two aluminum pillars, eaves supported by brackets, small shed roof porch on side, gable roof dormer on front with three front-facing and two side-facing windows. (C).

One story 30' X 40' garage-shop-storage building. c. 1950. Wood frame construction with vinyl siding, gable roof with asphalt shingles, one wood frame window, over-sized doors. (C).
5. 900 7th Avenue. Moore House, Dr. Chappel House. c. 1925. Bungalow. One and one-half story residence, wood frame construction, brick veneer, brick basement, gable roof with asphalt shingles, irregular plan, 3/1 double-hung wood frame windows, one exterior and one interior brick chimney, shed roof front porch with wide rectangular concrete pillars at each end, shed roof back porch with two iron supports, eaves supported by brackets, concrete window lintels, gable roof dormer in front with three front-facing and two side-facing windows. Gable roof dormer added in rear. (C).

One story 12' X 35' garage-storage building. c. 1925. Cedar shingle siding, gable roof with asphalt shingles, two 3/1 double-hung wood framed windows. Small shed attached to the end. (C).
6. 901 7th Avenue. Kiser House, Newman House. c. 1930. Colonial Revival. Two story residence, frame construction, brick veneer, brick basement, gable roof with asphalt shingles, rectangular plan, 9/1 double-hung wood frame windows, one interior brick chimney, small gable roof front porch with two wood columns, eaves supported by brackets, wood shutters on front windows, awning over lower level windows, half fan lights in gables, gable- roof carport on south side. Carport enclosed/screened c. 1980. (C).

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One story 35' X 35' storage and shop (originally a garage) c. 1933. Brick exterior, gable roof with asphalt shingles, two wood frame windows, standard garage doors in front (C).

7. 903 7th Avenue. Rutherford House, Gobble House. c. 1930. Craftsman Bungalow. One and one-half story residence, frame construction, brick veneer, cedar shingles on upper level, brick and concrete basement, gable roof with asphalt shingles, irregular plan, 5/1 double-hung wood framed windows, one interior brick and one exterior brick chimney, full-length shed roof front porch with rectangular brick pillars and concrete floor, gable roof dormer on front, covered balcony on dormer, eaves supported by brackets, wood back porch. Front porch wood floor replaced with concrete c. 1990. Back porch reworked and wood deck added c. 2000. (C).

One story 23' X 26' two-bay garage. c. 1930. Frame construction, brick veneer, hip roof with asphalt shingles, side entrance with glass door and full double-hung window on opposite side. (C).

8. 904 7th Avenue. Grindstaff-McClellan House, Grindstaff House. c. 1920. Craftsman Bungalow. One and one-half story residence, wood frame construction, sawn-cedar shingle siding, brick basement, cross gable roof with asphalt shingles, rectangular plan, 9/1 double-hung vinyl framed windows, two exterior and one interior brick chimneys, full-length gable roof front porch with dentil molding and rectangular shingle-covered pillars, transom over front door, rafter tails. Rear wood deck and rail added c. 2009. (C).

One story garage – guest room (originally servants quarters) c. 1910. Sawn-cedar shingle siding, gable roof with asphalt shingles, windows replaced c. 2011, porch off room with concrete floor. (C).

9. 907 7th Avenue. Baker House, Arrants House. c. 1940. Colonial Revival. One and one-half story residence, frame construction, brick veneer, cement block basement, cross gable roof with asphalt shingles, T-shaped plan, 8/8 double-hung wood framed windows with aluminum storm windows, two exterior and one interior brick chimneys, gable roof front porch with aluminum columns, wood shutters, aluminum soffits, window boxes, sidelights at front door. Back porch screened in and rear deck added c. 2006. (C).

10. 908 7th Avenue. Wikerson House, Leslie House. c. 1908. Queen Anne Cottage form with Colonial Revival Influence. One and one-half story residence, frame construction, stucco and pressed metal siding, concrete block basement, cross gable roof with asphalt shingles, irregular plan, 1/1 double-hung vinyl framed windows, two interior brick chimneys, wraparound porch with wood railings and columns and pressed metal ceiling, pediment at front-center, dentil molding, large oak front door with transom and sidelights. Back porch enclosed c. 1940. Aluminum carport added to rear c. 1982. (C).

One story 13' X 22' garage – storage building. c. 1940. Dutch lap siding, gable roof with asphalt shingles. (C).

11. 914 7th Avenue. Dunn House. c. 1908. Queen Anne. Two and one-half story residence, frame construction, cement brick veneer, brick basement, cross gable roof with asphalt shingles, rectangular plan, 1/1 double-hung vinyl framed windows, one interior brick chimney, wrap-around porch with vinyl columns and balustrade, shutters. (C).

One story, one bay 14' X 21' garage. c. 1920. Concrete block construction, gable roof with asphalt shingles, two windows. New door added c. 2005. (C).

12. 915 7th Avenue. Smalling House, Snapp House. Craftsman. c. 1925. Craftsman. One and one-half story residence, frame construction, brick veneer, cement basement, cross gable roof with asphalt shingles, irregular plan, 6/1 wood framed windows, one brick exterior chimney, enclosed front porch, eaves supported by decorative brackets, shed roof dormer with three windows, balcony over enclosed porch, asphalt-shingle awnings over front windows and front door. Back porch replaced and enlarged c. 2006. (C).

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One story 22' X 21' garage. c. 1925. Brick exterior walls, gable roof with asphalt shingles. Same style and architectural features as the house. (C).

13. 916 7th Avenue. Heisler House, R. J. Reynolds House. c. 1930. Colonial Revival /American Four Square. Two and one-half story apartment residence, wood frame construction, vinyl siding, basement and crawl space of stone and cinder block, hip roof with asphalt shingles, rectangular plan, 1/1 double-hung wood framed windows, three brick interior chimneys (currently closed), full hip roofed front porch with four wood columns with ionic capitals, shutters on lower floor windows, transom above front door, hip roof dormer with two windows. Front and back porches reconstructed c. 2004. (C).

14. 917 7th Avenue. Messer House, King House. c. 1922. Craftsman Bungalow. One and one-half story residence, frame construction, brick veneer, wood shake shingles on second level walls, brick basement, gable roof with asphalt shingles, rectangular plan, 3/1 and 2/1 double-hung wood framed windows, two exterior brick chimneys, full front porch with three sets of two-pillar supports on brick piers and a cement floor, gable roof pediment extends forward from porch, eaves supported by brackets, two gable roof dormers. Shutters added c. 2004. (C).

One story 14' X 19' one-bay garage. c. 1922. Brick exterior walls, gable roof with asphalt shingles, one wood window. Covered picnic area added c. 1945. (C).

15. 918 7th Avenue. Robinson House, McClellan House. c. 1924. Colonial Revival. Two story residence, frame construction, brick veneer, cement basement, gable roof with asphalt shingles, L-shaped plan, 6/1 and 8/1 double-hung vinyl framed windows with storm windows, two exterior brick chimneys, front gable roof portico with four stucco-covered columns and Greek capitals, side drive-through car port with rectangular brick pillars. Rear addition constructed c. 1962. Storm windows and shutters added to front and sides c. 1974. (C).

One story 14' X 22' one-bay garage. c. 1924. Brick exterior walls, hip roof with asphalt shingles, one wood framed window. (C).

16. 920 7th Avenue. Wurmser House, Dougherty House. c. 1921. Craftsman Bungalow. One and one-half story residence, frame construction, brick veneer, brick basement, gable and hip roof with asphalt shingles, rectangular plan, 1/1 double-hung vinyl framed windows, two interior brick chimneys, wraparound shed roof porch with rectangular brick pillars, sidelights around front door, gable roof dormer with front balcony, enclosed back porch. Window replacement c. 2009. (C).

One story 17' X 22' one-bay garage (used for storage). c. 1921. Brick exterior walls, gable roof with asphalt shingles, two windows. (C).

17. 945 7th Avenue. Dell House, Davis House. c. 1920. Craftsman Bungalow. One and one-half story residence, frame construction, brick veneer, brick basement, gable roof with asphalt shingles, rectangular plan, 6/6 double-hung vinyl framed windows, two exterior brick chimneys, full front shed roof porch with rectangular brick pillars at each end, wood balconies at both gable ends. Balconies replaced and deck added in rear c. 2003. (C).

18. 947 7th Avenue. King House. c. 1950. Ranch. One story residence, frame construction, brick veneer, cement block basement, gable roof with asphalt shingles, irregular plan, 6/6 double-hung vinyl framed windows, one interior brick chimney, inset entry porch, screened back porch and deck, vinyl soffits, sidelights at front door. Aluminum three-car carport added c. 1984. (C).

One story 16' X 12' storage building. c. 1985. Wood frame construction, gambrel roof with asphalt shingles. (NC).

19. 1001 7th Avenue. Aldridge House. c. 1920. Dutch Colonial Revival. Two story residence, wood frame construction, vinyl siding, brick basement, gambrel roof with asphalt shingles, irregular plan, 9/1 double-hung vinyl and wood framed windows,

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one exterior chimney, full front gable roof porch with rectangular wood pillars on brick piers at each end, vinyl shutters. Room added to rear c. 1998. (C).

20. 1007 7th Avenue. Williams House, Maple Manor. c. 1925. Colonial Revival w/ Bungalow influenced entry porch. Two story apartment building, frame construction, brick veneer, cinder block basement, hip roof with asphalt shingles, irregular plan, 9/9 aluminum framed windows, small gable roof entry porch in front with rectangular pillars, vinyl shutters. (C).
21. 1009 7th Avenue. Ketron House. c. 1925. Colonial Revival. Two story residence, frame construction, brick veneer, brick basement, gable roof with asphalt shingles, rectangular plan, 8/8 double-hung wood framed windows, one interior and one exterior brick chimney, balcony over sun room on south sides, wood front door with sidelights. Back porch removed and sunroom added. Cast iron window boxes added c. 2000. (C).
22. 1013 7th Avenue. Richards House. c. 1973. Ranch. One story multi-family residence, wood frame construction, brick veneer walls, cinder block basement, hip roof with asphalt shingles, irregular plan, vinyl framed casement windows, one interior brick chimney, single-bay carport. (NC).
23. 1106 7th Avenue. Faust House, Miller House. c. 1930. Tudor Revival. One and one-half story residence, wood frame construction, brick veneer, concrete basement, cross gable roof with asphalt shingles, 6/6 double-hung wood framed windows, 35 pane picture window in front, one exterior brick chimney, small entry porch with gable roof supported by brackets, round-top wood front door, gable roof dormer with three windows, concrete front deck. (C).
24. 1107 7th Avenue. Smelser House. c. 1950. Minimal Traditional. One story residence, wood frame construction, vinyl siding, concrete basement, hip roof with asphalt shingles, irregular plan, 6/6 double-hung wood frame windows with aluminum storm windows, picture window, one exterior brick chimney, small entry porch. (C).

One story 276 s.f. garage. c. 1970. Vinyl siding, hip roof with asphalt shingles, two garage doors. (NC).

25. 1108 7th Avenue. Moore House. c. 1943. Tudor Revival. One and one-half story residence, wood frame construction, brick-stone siding, crawl space with brick piers, gable roof with asphalt shingles, rectangular plan, 6/6 double-hung wood framed windows with storm windows, one exterior brick chimney, inset brick porch on north side. Wood deck added c. 1970. (C).

Two story 13' X 22' utility building. c. 1980. Vinyl siding, gable roof with asphalt shingles. (NC).

26. 1110 7th Avenue. Young House. c. 1935. Bungalow. One story residence, wood frame construction, vinyl siding – stucco – brick, concrete basement, gable roof with asphalt shingles, irregular plan, 6/6 and 1/1 double-hung windows with storm windows, one exterior brick chimney, ¾ front porch with rectangular wood columns. There was a full front porch, but ¼ of it was enclosed to add a bedroom. (NC).

One story 10' X 18' garage. c. 1935. Wood siding, gable roof with asphalt shingles. (C).

27. 1117 7th Avenue. Bell House, Brightwell House. c. 1953. Ranch. One story residence, wood frame construction, brick veneer, cinder block basement, cross gable roof with asphalt shingles, irregular plan, 6/6 double-hung wood framed windows, bay window, picture window, two external brick chimneys, small inset entry porch. (C).
28. 1118 7th Avenue. Craig and Terra Kistner House, Bowers-Kistner House. c. 1925. Tudor Revival. One and one-half story residence, wood frame construction, brick veneer, concrete basement, cross gable roof with asphalt shingles, irregular plan, wood framed casement windows, bay window, screened shed roof porch on south side, two dormers in rear, round top wood front door. (C).

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One story 40' X 20' garage. c. 1996. Weatherboard siding, shed roof with asphalt shingles. (NC).

29. 1122 7th Avenue. Wilma Kistner House, Gilespie House. c. 1925. Bungalow. One story residence, wood frame construction, brick veneer, concrete basement, gable roof with asphalt shingles, irregular plan, 4/1 double-hung wood framed windows with storm windows, one exterior brick chimney, ¾ length gable roof front porch with one rectangular brick pillar at each end, eaves supported by wood brackets. Back bedroom added c.1965. Deck added in rear c. 2000. Vinyl siding added to gables c. 2009. (C).
30. 1125 7th Avenue. Spicer House. c. 1953. Minimal Traditional. One story residence, wood frame construction, vinyl siding, concrete basement, gable roof with asphalt shingles, rectangular plan, 1/1 aluminum windows, one brick exterior chimney, concrete/flagstone gable roof front porch with wrought iron supports, vinyl shutters. Numerous small alterations. (NC).
31. 1126 7th Avenue. Fraiser House, Dunn House. c. 1933. Colonial Revival. One story residence, wood frame construction, brick veneer, concrete basement, gable roof with asphalt shingles, irregular plan, 2/4 double-hung aluminum windows, shed roofed full front porch supported by wood columns – arched roof at the center. (C).

One story 12' X 20' garage. c. 1933. Weatherboard siding, gable roof with asphalt shingles, two windows. (C).

32. 1128 7th Avenue. Linebough House, Carreras House. c. 1925. Dutch Colonial Revival. Two story residence, wood frame construction, brick veneer and aluminum siding, concrete basement, gambrel roof with asphalt shingles, rectangular plan, 6/1 double-hung wood framed windows with storm windows, one exterior brick chimney, front portico with gable roof, flat roof side porch. (C).

One story 19' X 19' garage. c. 1980. Wood and brick siding, gable roof with asphalt shingles. (NC).

33. 1134 7th Avenue. Lawson House, Ross House. c. 1940. Bungalow. One story residence, wood frame construction, vinyl siding, concrete basement, hip roof with asphalt shingles, irregular plan, 6/6 double-hung wood framed windows with storm windows, one interior brick chimney, gable roof portico in front supported by rectangular aluminum-covered pillars, hip roof supported by brackets over the side door, sidelights at front door, shutters. (C).

Two story 20' X 42' storage/garage. c. 1959. Vinyl siding, gable roof with asphalt shingles. (C).

34. 1200 7th Avenue. Heinz House, Wayland House. c. 1928. Bungalow. One and one-half story residence, upstairs apartment, wood frame construction, stucco exterior walls, concrete basement, jerkinhead roof with asphalt shingles, irregular plan, 1/1 and 4/1 wood framed windows with storm windows, two exterior brick chimneys, full front porch with shed roof upheld by four wood columns, vinyl shutters, sidelights at front door. (C).

One story 20' X 18' garage c. 1958. Stucco siding, jerkinhead roof with asphalt shingles. (C).

One story 12' X 12' gazebo. c. 1958. Conical roof with asphalt shingles. (C).

35. 1206 7th Avenue. Marvin G. Rock House. c. 1946. Minimal Traditional. One story residence, wood frame construction, aluminum siding with vinyl trim, concrete block crawl space, cross gable roof with asphalt shingles, irregular plan, 1/1 double-hung vinyl framed windows, one exterior brick chimney, recessed front entry. Side carport with aluminum shed roof and metal supports added c. 1970. (C).
36. 1220 7th Avenue. Hampton House, Falin House. c. 1955. Ranch. One story residence, wood frame construction, vinyl siding, concrete block crawl space, gable roof with asphalt shingles, rectangular plan, casement and 1/1 double-hung wood framed windows, one interior brick chimney, vinyl shutters. Sunroom/screened porch added c. 1975. (C).

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37. 1224 7th Avenue. Mongle House, Rucker House. c. 1927. Colonial Revival. Two story residence, brick construction, vinyl shutters, concrete basement, hip and gable roof with asphalt shingles, L-shaped plan, 9/9 and 6/6 double-hung vinyl/aluminum framed windows, two exterior brick chimneys, entry portico supported by four stucco columns. Back porch converted to laundry room c. 1968. Rear deck added c. 1980. (C).

Two story 20' X 25' garage with second level storage (formerly an apartment). c. 1927. Cinder block construction, gable roof with asphalt shingles, four double-hung windows. (C).

38. 1228 7th Avenue. Williams House, Helms House. c. 1927. Colonial Revival. Two story residence, frame construction, brick veneer, brick basement, hip roof with asphalt shingles, rectangular plan, 2/1, 3/1, and 4/1 double-hung wood-framed windows with storm windows, front gable-roof porch with six aluminum columns, side porch on north end, sun room on south end, vinyl soffits, sidelights at front door. Kitchen and sun room windows replaced with vinyl c. 2010. (C).

One story 20' X 20' single car garage. c. 1927. Brick construction, gable roof with asphalt shingles, two 3/1 double-hung windows. (C).

39. 1230 7th Avenue. Meadows House, Boling House. c. 1948. Modern. One story residence, wood frame construction, vinyl siding, concrete basement, hip roof with asphalt shingles, irregular plan, 6/6 vinyl framed windows, one exterior brick chimney, inset front porch at corner, ¾ length back porch, vinyl shutters. (C).
40. 1234 7th Avenue. Vance House. c. 1974. Modern. One story residence, wood frame construction, brick veneer and vinyl siding, gable roof with asphalt shingles, rectangular plan, horizontal slider windows, open carport, vinyl shutters. Deck added in 2001. (NC).
41. 1239 and 1241 7th Avenue. Hensley Rental Duplex. c. 1963. Colonial Revival. Two story duplex residence, brick veneer, brick and concrete block basement, gable roof with asphalt shingles, rectangular plan, 1/1 double-hung wood framed windows, gable roof portico with six columns, sidelights at front door, louvered vinyl shutters, drive-under garages in basement. (NC).
42. 1240 7th Avenue. McClellan House, Oscar Stone House. c. 1949. Minimal Traditional. One story residence, wood frame construction, vinyl siding, cinder block basement, cross gable roof with asphalt shingles, L-shaped plan, 6/6 double-hung vinyl framed windows, bay window in front, one external brick chimney, wraparound porch. Front porch partly screened and altered. (NC).
43. 1242 7th Avenue. George McClellan House, Grimes House. c. 1957. Ranch. One story residence, wood frame construction, brick veneer and Masonite® siding, concrete basement, gable roof with asphalt shingles, rectangular plan, 1/1 wood framed windows, one exterior brick chimney, exposed rafter tails. Covered wood carport attached in rear. (C).
44. 1312 7th Avenue. Earp House. c. 1928. Bungalow. One and one-half story residence, frame construction, brick veneer, cement basement, gable roof with asphalt shingles, one dormer with weatherboard exterior, rectangular plan, 3/1 double-hung wood framed windows, one exterior brick chimney, gable roof full front porch with two rectangular wood supports, exposed beams supporting roof overhang. (C).

One 20' X 20' two-car garage. c. 1928. Brick construction, gable roof with asphalt shingles, two windows, side-to-side sliding doors, exposed beams supporting roof overhang. (C).

45. 1313th Avenue. Ost House. c. 1933. Bungalow. One story residence, wood frame construction, brick veneer, cinder block and concrete basement, jerkinhead roof with asphalt shingles, rectangular plan, 1/1 double-hung vinyl framed windows, one interior brick chimney, ¾ length porch with shed and gable roof and three iron supports, vinyl shutters. (C).

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46. 1316 7th Avenue. Morgan House, Chambers House. c. 1928. Tudor Revival. One and one-half story residence, wood frame construction, vinyl siding, brick basement, cross gable roof with asphalt shingles, irregular plan, 6/6 double-hung vinyl framed windows, one exterior brick chimney, gable roof enclosed entry, fan light over the front door, vinyl shutters. Carport at façade altered into living space. (NC).

One story 10' X 10' garden shed. c. 1975. Board and batten exterior, gable roof of aluminum. (NC).

47. 1319 7th Avenue. Gregory House, C. K. Reynolds House. c. 1933. Gabled Ell. One story residence, wood frame construction, concrete block-stucco-vinyl siding, brick basement, cross gable roof with asphalt shingles, L-shaped plan, 1/1 double-hung vinyl framed windows, one interior brick chimney. Flagstone patio with attached canopy added at the end c. 1990. Deck added in back in 1970. (NC).

48. 1320 7th Avenue. Mullins House, Andrews House. c. 1923. Bungalow. One and one-half story residence, wood frame, brick veneer and vinyl siding, cement block basement, cross gable roof with asphalt shingles, rectangular plan, 1/1 double-hung vinyl framed windows, one interior brick chimney, ¾ gable roof front porch with three stucco-over-brick columns. (C).

One story 12' X 16' storage building. c. 1923. Vinyl siding, gable roof with asphalt shingles. Carport attached in 2007. (C).

49. 1321 7th Avenue. Goodman House. c. 1950. Side Gable. One story residence, wood frame construction, vinyl siding, cinder block foundation, cross gable roof covered with prefinished crimped metal, L-shaped plan, 6/6 and 1/1 double-hung vinyl framed windows with bay window in front, one exterior brick (vinyl covered) chimney, gable roof portico with two rectangular aluminum pillars. Vinyl-covered single-car garage attached to one side. The combination of alterations makes the house inconsistent with the historic character of the neighborhood. (NC).

50. 1324 7th Avenue. McCray House. c. 1979. Minimal Traditional. One story residence, wood frame construction, brick veneer and vinyl siding, concrete basement, gable roof with asphalt shingles, rectangular plan, 6/6 and 8/8 vinyl framed windows, vinyl shutters. Carport and utility room added in rear c. 1980. (NC).

9TH STREET

51. 615 9th Street. Pickel House, Farris House. c. 1924. Bungalow. One story residence, wood frame construction, brick veneer and weatherboard siding, brick basement, gable roof with asphalt shingles, rectangular plan, fifteen 3/1 double-hung and four 6/6 double-hung vinyl framed windows, one exterior chimney - removed above roof line, full hip roof porch with two rectangular brick pillars, overhanging cover over north side door, ¾ shed roof porch on south side, eaves supported by brackets. (C).

CLYDE RESER STREET

52. 805 Clyde Reser Street. Dalton House. c. 1959. Ranch (altered). One story residence, wood frame construction, weatherboard exterior, concrete basement, gable roof with asphalt shingles, rectangular plan, 1/1 double-hung aluminum framed windows, one exterior brick chimney, flat roof side porch with metal supports. (NC).

HAYNES STREET

53. 601 Haynes Street. Taylor House. c. 1925. Colonial Revival. Two story residence, frame construction, brick veneer, brick basement, gable roof of standing seam metal, rectangular plan, 6/1 double-hung wood framed windows with storm windows

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and casement windows, full shed-roof front porch with eight rectangular wood pillars and spindled frieze with notch detailing. (C).

One story 20' X 22' garage. c. 1930. Brick construction, gable roof with asphalt shingles. (C).

54. 605 Haynes Street. Gatscher House, E. W. King House. c. 1925. Tudor Revival. One and one-half story residence, brick construction, brick foundation, cross gable roof with asphalt shingles, rectangular plan, 6/1 wood framed windows, picture window in front, one interior brick chimney, 1/2 front porch with one rectangular brick pillars at each end, arched entryway and front door. Screened porch added in rear c. 1955. (C).

One story 12' X 20' garage. c. 1925. Brick construction, cross gable roof with asphalt shingles. (C).

55. 609 Haynes Street. Thomas and Leigh King House. c. 1915. Craftsman Bungalow. One and one-half story residence, frame construction, brick veneer, some wood shingle siding, brick basement, gable roof with asphalt shingles, one interior brick chimney, rectangular plan, 9/1 double-hung wood framed windows with storm windows, full shed roof front porch supported by four rectangular brick pillars, eaves supported by brackets, gable roof dormer with dentil molding. Carport supported by two brick pillars on east side of house, above which is an enclosed area of the second floor. (C).

Two story 30' X 40' garage/storage building. c. 1925. Brick construction with wood shingles on second level, gable roof with asphalt shingles, two 2/1 double-hung wood framed windows. (C).

56. 703, 705, 707, and 709 Haynes Street. Williams House. c. 1950. Colonial Revival. Two story apartment building, frame construction, brick veneer, concrete basement, gable roof with asphalt shingles, rectangular plan, 1/1 double-hung aluminum framed windows, two front porticos with hip roofs supported by aluminum columns at each end, wood shutters. (C).
57. 711 Haynes Street. Talbert House, Burrow House. c. 1930. Bungalow. One story residence, frame construction, brick veneer, brick basement, cross gable roof with asphalt shingles, rectangular plan, 3/1 wood framed windows, 1/2 gable roof porch supported by brick pillars, eaves supported by brackets. (C).

One story 12' X 20' garage. c. 1930. Cinderblock construction with weatherboard siding on gables, gable roof with asphalt shingles. (C).

58. 712 Haynes Street. Dye House. c. 1927. Tudor Revival. One and one-half story residence, frame construction, brick veneer, brick basement, cross-jerkinhead roof with asphalt shingles, irregular plan, 6/1 double-hung wood framed windows, one interior brick chimney, louvered shutters, small inset porch on front of house with arched entrance. (C).

One story 12' X 20' garage. c. 1927. Brick construction, gable roof with asphalt shingles. (C).

59. 812 Haynes Street. Kegley House. c. 1930. Dutch Colonial Revival. One and one-half story residence, stone and wood frame, cedar shingle siding on second floor, stone basement, cross gambrel roof with asphalt shingles, irregular plan, 6/6, 8/8, double-hung wood framed windows and one 1/1 double-hung aluminum framed window, one internal brick chimney and one external metal chimney. The property was originally part of 804 Holston Avenue and served as its carriage house or garage. (C).

One story 10' X 15' storage shed. c. 2000. Wood pre-fab siding, gambrel roof with asphalt shingles. (NC).

60. 813 Haynes Street. Norton House, Cooper House. c. 1949. Minimal Traditional. One story residence, wood frame house, brick and aluminum siding, crawl space with concrete blocks, cross gable roof with asphalt shingles, irregular plan, 6/6 and 8/8 double-hung wood framed windows with aluminum storm windows, one interior brick chimney, 1/4 shed roof front porch.

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Original carport has been enclosed to create living space. Enclosed carport is very visible from the street and is quite large in proportion to the remainder of the house. (NC).

One story 8' X 10' storage shed c. 1997. Storage shed, medal siding, gable roof of metal. (NC).

HOLSTON AVENUE

61. 614 Holston Avenue. Humphreys House, Strauss House. c. 1925. Craftsman Bungalow. One and one-half story residence, frame construction, brick veneer, brick basement, gable roof with asphalt shingles, front gable roof dormer and rear shed roof dormer, irregular plan, 1/1 double-hung aluminum framed windows, one exterior brick chimney, full gable roof front porch with two brick pillars and two wood pillars on brick piers, shutters, eaves supported by brackets. (C).

One story 15' X 20' garage. c. 1930. Cinder block construction, gable roof of metal, one three-paned wood framed window. (C).

62. 615 Holston Avenue. Despared House, Stokley House. c. 1900. Queen Anne w/Bungalow Influence. Two story apartment – formerly single-family residence, wood frame construction, aluminum siding, brick basement, cross gable roof with asphalt shingles, irregular plan, 6/6 double-hung vinyl framed windows, one interior brick chimney, wraparound porch supported by brick pillars, gable roof dormer with two windows and a door opening onto a gable roof porch (addition) with balustrade. Front porch is a later addition or alteration. (NC).

One story 16' X 16' garage. c. 1940. Concrete siding, gable roof with asphalt shingles, one fixed window. (C).

63. 700 Holston Avenue. Hartley House, Joseph Strauss House. c. 1910. Queen Anne. Two and one-half story residence, brick, concrete basement, hip roof – front and side gables with metal shingles, irregular plan, 1/1 double-hung wood framed windows, five stained glass windows, two exterior brick and two interior metal chimneys, curved wraparound flat roofed porch with fluted Doric columns on brick piers, concrete window lintels and sills, dentil and crown molding, tower with pyramidal roof of flat sheet metal with pressed fish scale design, fan lights in gables, oak double doors with leaded glass bevel and side and fan lights. Rear addition was constructed c. 2000; roof replaced c. 2011. Iron fence was added around the front and sides in 2009. Pickett fence and arbor added on the south side close to the house. Four vintage street lights from the City of Charleston, SC. (C).

One story 15' X 21' and 18' X 16' (irregular plan) garage. c. 1910. Brick and decorative block siding, hip roof covered with metal, two windows. (C).

One story 8' octagonal-shaped gazebo. c. 2008. Wood construction. Wood-shingled conical roof, cupola. (NC).

One story 9' X 11' garden shed. c. 2009. Concrete construction, gable roof of metal, three fixed windows (one leaded and two decorative). (NC).

One story 24' X 24' carport. c. 2001. Hip roof of metal. (NC).

One story 12' X 13' greenhouse. c. 2008. Glass siding, gable roof of glass. (NC).

64. 701 Holston Avenue. Reedy House, Parrish House. c. 1920. Craftsman Bungalow. One and one-half story residence, frame construction, brick veneer, brick basement, gable roof with asphalt shingles, rectangular plan, 5/1 and 4/1 double-hung wood framed windows, one interior and one exterior brick chimneys, full shed roof front porch with two rectangular brick pillars, eaves supported by brackets, gable roof dormer covered with wood shingles and three windows. (C).

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One story 10' X 20' carport. c. 1965. Flat metal roof. (NC).

65. 711 Holston Avenue. Allen House, Burrow House. c. 1908. Neo-Classical. Two story residence, concrete block construction, concrete block basement, cross gable and hip roof with asphalt shingles, irregular plan, 1/1 double-hung aluminum framed windows and four stained glass windows, one interior brick chimney and two concrete block exterior chimneys, wraparound two-level porch with wood columns and wood balustrade on both levels, gable roof portico supported by four stucco columns scored like a tootsie roll, leaded glass sidelights around front doors at both levels. Windows replaced c. 1995. (C).

66. 801 Holston Avenue. Ford House, Long House. c. 1920. American Four Square. Two and one-half story residence, frame construction, brick veneer, poured concrete and brick basement, hip roof with metal shingles, rectangular plan, 1/1 double-hung wood framed windows, one exterior and two interior brick chimneys, full front hip roof porch with four rectangular brick pillars and a gable roof extension in the center upheld by wood brackets, bay window on the north side, shed roof porch in rear, front gable roof dormer with three windows. (C).

One story 15' X 25' garage. c. 1920. Brick construction, hip roof with metal shingles, two fixed windows, wide overhang and decorative brackets similar to the front porch on the house, "carriage house" garage doors. (C).

67. 804 Holston Avenue. Mumpower House, Anson King House. c. 1903. Dutch Colonial Revival. Two story residence, brick and stone construction, weatherboard siding on first level and cedar shingles on the second level, stone basement, cross-gambrel roof with asphalt shingles, irregular plan, 1/1 – 8/1 – 18/1 double-hung wood framed windows, oval attic windows in gables, two interior brick chimneys, wraparound hip roof porch with turned wood balusters and stone pillars, porch has a gazebo style corner with a low-sloped conical roof, pediment at center of porch, leaded glass sidelights around front door, portico on north side, gable roof dormer with one window. Sunroom added in the rear c. 1995. (C).

One story 24' X 30' garage. c. 1989. Weatherboard siding, gable roof with asphalt shingles. (NC).

68. 808 Holston Avenue. Kenneth King House, Herbert King House. c. 1903. Dutch Colonial Revival. Two story residence, wood frame construction, wood and vinyl cedar shake siding, brick and cinder block basement and crawl space, gambrel roof with asphalt shingles, irregular plan, 3/1 – 9/1 – 4/4 double-hung windows, bay window, three interior brick chimneys, wraparound hip roof porch with fluted wood columns and wood balusters, pediment over porch steps, porch eaves supported by brackets, transom and sidelights at the front door. Six windows replaced with vinyl-framed windows in 2001. Shed roof porch added in rear. (C).

One story 24' X 20' garage. c. 1903. Weatherboard, hip roof with asphalt shingles, four 3/1 double-hung windows. (C).

69. 812 Holston Avenue. Tiller House, Riley Stone House. c. 1906. Neo-Classical. Two and one-half story residence, wood frame construction, weatherboard, poured concrete and brick basement and crawl space, hip roof with metal shingles, irregular plan, 4/1 and 5/1 double-hung wood framed widows with Palladian lights, oval beveled glass window in pediment, one exterior and one interior brick chimney, wraparound shed roof porch with wood Ionic columns resting on stone and wood balustrade, central-front pediment over both levels with dentil molding and classical columns with ionic capitals, upper floor front door opens onto the top of the porch, transom and sidelights at upper and lower front doors. Rear addition, date unknown. (C).

One story 12' X 22' garage. c. 1975. Brick construction, hip roof with asphalt shingles, four fixed windows. (NC).

70. 813 Holston Avenue. Shumate House, Fulton Smith House. c. 1910. Colonial Revival. Two and one-half story residence, wood frame construction, vinyl siding, brick basement and crawl space, hip roof with asphalt shingles, rectangular plan, 1/1 double-hung vinyl framed windows, one fixed 18 light window, sidelights and transom at front door, one exterior and two interior brick chimneys, wraparound shed roof porch with rectangular wood pillars and wood balustrade, pediment at center-

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front of porch, dentil molding around front door, three hip roof dormers with two windows, transom and sidelights at front door. (C).

One story 15' X 15' garden shed. c. 1985. Weatherboard, gable roof with asphalt shingles, two 1/1 double-hung windows, French double doors. (NC).

71. 817 Holston Avenue. Woods House, Saltz House. c. 1904. Queen Anne. Two and one-half story residence, frame construction, brick veneer, poured concrete and brick basement, hipped roof (with a cross gable) with asphalt shingles, irregular plan, 1/1 and 9/9 double-hung aluminum framed windows, two exterior brick chimneys, wraparound shed roof porch with wood columns on brick piers, pediment on porch roof, limestone window lintels. Back porch added c. 1992. (C).

One story 18' X 18' garage. c. 1904. Wood lap siding, hip roof with asphalt shingles, one 3/1 double-hung window and one fixed window. (C).

72. 901 Holston Avenue. Shaffer House, William Stone House. c. 1928. Tudor Revival. One and one-half story residence, frame construction, brick veneer, poured concrete basement, cross gable roof with asphalt shingles, irregular plan, 4/4 - 6/6 - 8/8 - 10/10 double-hung vinyl framed windows and casement windows, one interior and one exterior brick chimney with chimney pots, shed roof front porch with rectangular wood pillars, back screened shed roof porch, original planked wood front door with leaded glass fixed window and decorative iron trim, shed roof dormer with two windows. Rear great room addition c. 1965. Windows replaced c. 2005. (C).

One story 11' X 19' garage. c. 1928. Brick construction, flat roof with rolled asphalt, one fixed window. A rear addition of 11' X 13' was constructed to the garage c. 1960. The addition has board and batten walls. (C).

73. 904 Holston Avenue. Flatt House, Copenhaver House. c. 1908. American Four Square with Colonial Revival influence. Two and one-half story residence, wood frame construction, vinyl siding, cinder block and poured concrete basement, hip roof with asphalt shingles, rectangular plan, 6/1 double-hung vinyl framed windows, one interior brick chimney, wraparound hip roof porch with aluminum columns and wood balustrade, porch has center pediment over wide steps, four hip roof dormers with two windows, shutters. (C).

Two story 25' X 30' garage. c. 1908. Vinyl siding, gambrel roof with asphalt shingles, two 2/2 double-hung windows. (C).

74. 905 Holston Avenue. Terry House, Vance Stone House. c. 1935. Tudor Revival. One and one-half story residence, frame construction, brick veneer, some stucco and half-timbering siding, brick and poured concrete basement, cross gable roof with asphalt shingles, irregular plan, 1/1 and 6/6 double-hung wood framed windows, six casement windows of six panes and two pane transoms, bay window, one interior and two exterior brick chimneys, shed roof porch in rear. Breakfast room added in rear c. 1965. Rear and side additions added c. 1992. (C).

One story 32' X 19' garage. c. 1925. Brick construction, flat rolled asphalt roof, one fixed window. Rear addition c. 1962. (C).

One story 10' X 10' chicken coop (currently used for storage) c. 1945. Cinderblock construction, shed roof with asphalt shingles. (C).

One story 15' X 25' covered dining and entertainment building (originally a pool cabana) c. 1955. Brick construction, shed roof of metal. (C).

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75. 912 Holston Avenue. Whitman House, Sherfy House. c. 1903. Queen Anne. Two and one-half story residence, frame construction, brick veneer, stone and brick basement, hip roof – cross gable of pressed metal and standing seam metal, irregular plan, 1/1 and 4/4 double-hung aluminum framed windows, three interior brick chimneys, wraparound shed roof porch with Ionic columns on brick piers, wood balusters, pediment at front center, jerkinhead roof dormer with one window on front, gable roof dormer on south side, dentil molding, limestone window lintels, widow's walk with iron work, turret on south side. Rear addition c. 1985. Reportedly built from George Barber plans. (C).

One story 30' X 40' garage c. 1985. frame construction, vinyl siding, gable roof of standing seam metal. (NC).

76. 915 Holston Avenue. Keller House, Brown House. c. 1927. Tudor Revival. Two story residence, frame construction, brick veneer, brick and poured concrete basement, cross gable roof with asphalt shingles, twin cross gables at front, irregular plan, casement wood framed windows, one interior brick chimney, small recessed front porch, limestone window lintels, shed roof dormer with three windows. Rear addition added c. 2010. (C).

Two story 35' X 25' garage and studio apartment. 1927. Frame construction, brick veneer, gable roof with asphalt shingles, 12 1/1 double-hung windows. Garage rebuilt c. 1991. Twin gables mimic twin gables on the house. (C).

77. 920 Holston Avenue. Herzog House, Massengill House. c. 1908. Neo-Classical. Two and one-half story residence, wood frame construction, weatherboard on lower stories and wood shake shingles on third story, stone basement, gambrel roof with asphalt shingles, irregular plan, 1/1 double-hung wood framed windows, one interior and one exterior brick chimney, full flat roof, curved porch and wood columns, second level balcony, pediment with six large columns on stone piers, oval stained glass window in the pediment gable, dentil molding, two gable roof dormers, sidelights at front door, two-car carport attached to the south side. Reportedly built from George Barber plans. (C).

One story 12' X 20' bath house. c. 1950. Weatherboard siding, gable roof with asphalt shingles. Sliding doors and windows have been added. (C).

Two story 20' X 24' garage. c. 1950. Vinyl siding, gable roof with asphalt shingles. (C)

Two story 20' X 15' dwelling c. 1950. Weatherboard siding, gable roof with asphalt shingles, 2/2 wood framed windows, one interior brick chimney. Alterations include front doors with glass panes, second level entry covered. Access to second level entry removed. Alterations are major and unsympathetic. (NC)

78. 925 Holston Avenue. Ferguson House, Whithrow House. c. 1917. Craftsman Bungalow. One story residence, wood frame construction, wood shingle siding, cinder block basement, cross gable roof with asphalt shingles, irregular plan, 8/1 and 10/1 double-hung wood framed windows, two interior brick chimneys, wraparound gable roof front porch with vaulted ceiling and exposed rafters, eaves supported by brackets. Side porch enclosed c. 1998. (C).

One story 22' X 27' garage. c. 1998. Weatherboard, gable roof with asphalt shingles, two 6/6 double-hung vinyl framed windows. (NC).

79. 929 Holston Avenue. Jim Davis House, Mary Anna Stone Senter Apartment House. c. 1940. Colonial Revival. Two story apartment building, brick construction, cinder block basement, gable roof with standing seam metal, rectangular plan, 2/2 double-hung wood framed windows with storm windows, one interior and two exterior brick chimneys, two small hip-roof front porches with aluminum columns. (C).

80. 1000 Holston Avenue. Lambert House, Helms House. c. 1930. Tudor Revival. One and one-half story residence, frame construction, brick veneer, brick basement, cross gable roof with asphalt shingles, irregular plan, 6/6 double-hung wood

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framed windows with storm windows, one exterior brick chimney, arched windows in the front gable, dentil molding around front door, two hip roof dormers in front with one window each. (C).

81. 1006 Holston Avenue. Hoskins House, McAnge House. c. 1952. Ranch. One story residence, wood frame construction, vinyl shake shingle siding, cinder block basement, gable roof with asphalt shingles, L-shaped plan, 1/1 double-hung aluminum framed windows, one exterior stone chimney, 1/2 front porch with shed roof porch and vinyl covered columns. (C).
82. 1010 Holston Avenue. Carter House, Thompson House. c. 1938. Colonial Revival. Two story residence, wood frame construction, asbestos shingles, concrete basement, gable roof with asphalt shingles, irregular plan, 6/6 double-hung aluminum framed windows, small gable roof front porch with two wood columns, wood and vinyl shutters, rear deck. (C).

One story gazebo (originally a wood shed). c. 1960. Octagonal roof with asphalt shingles. (C).

83. 1012 Holston Avenue. Morrell House, McIntyre House. c. 1952. Ranch. One story residence, wood frame construction, aluminum siding, concrete basement, cross gable roof with asphalt shingles, irregular plan, 1/1 double-hung aluminum framed windows, interior stone chimney, aluminum awning over front door, louvered vinyl shutters. The combination of exterior alterations makes the house inconsistent with the overall character of the neighborhood. (NC).
84. 1014 Holston Avenue. Cloud House, A. D. Jones House. c. 1959. Ranch. One story residence, wood frame construction, aluminum siding, concrete basement, gable roof with asphalt shingles, rectangular plan, 2/2 double-hung aluminum framed windows, aluminum shed roof over side-door, gable roof half front porch, louvered vinyl shutters. The combination of exterior alterations makes the house inconsistent with the overall character of the neighborhood. (NC).
85. 1100 Holston Avenue. Bradley Adams House, J. T. McIntyre House. c. 1912. Dutch Colonial Revival. Two story residence, wood frame construction, Hardie board siding, concrete basement, hip roof with asphalt shingles, irregular plan, 1/1 double-hung aluminum framed windows, one interior brick chimney, wraparound porch with wood balusters and rectangular brick pillars, pediment with rectangular brick pillars, vinyl shutters. Enclosed back porch. (C).

One story 8' X 20' wood shed. c. 1950. Cinder block construction, gable roof with asphalt shingles, weathervane. (C).

86. 1101 Holston Avenue. Payne House, Mauk House. c. 1927. Craftsman Bungalow. One and one-half story residence, frame construction, brick veneer, concrete basement, gable roof with standing seam metal, rectangular construction, 6/1 double-hung wood framed windows with storm windows, one interior brick chimney, full front porch with rectangular brick and wood pillars, extended rafter tails under eaves, additions along the side and rear, large shed roof dormer with six windows. (C).

One story 30' X 30' garage. c. 1927. frame construction, brick veneer, gable roof with standing seam metal. (C).

87. 1102 Holston Avenue. Greene House, Reser House. c. 1910. Colonial Revival. Two story residence, wood frame construction, vinyl siding, brick basement, cross hip roof with asphalt shingles, L-shaped plan, 1/1 double-hung vinyl framed windows, two interior brick chimneys, wraparound porch with fiberglass columns, portico at center front, vinyl shutters, sidelights at front door. Vinyl siding c. 1990, windows replaced c. 2005, porch replaced c. 2010. (C).

One story 24' X 20' garage. c. 1957. Wood frame construction, gable roof with asphalt shingles, two 1/1 double-hung windows. (C).

88. 1106 Holston Avenue. Poore House, Bunn House. c. 1900. Queen Anne influence. Two story residence, wood frame construction, vinyl siding, brick basement, cross hip roof with asphalt shingles, irregular plan, 3/1 double-hung vinyl framed windows, two interior brick chimneys, wraparound shed roof front porch with wood columns supporting center pediment. Windows replaced c. 2006. (C).

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One story 21' X 49' garage. c. 1920. Cinder block construction, hip roof with asphalt shingles, four single pane windows. (C).

89. 1107 Holston Avenue. Combs House. c. 1926. Craftsman Bungalow. One story residence, frame construction, brick veneer, poured concrete basement, cross gable roof with asphalt shingles, L-shaped plan, 3/1 double-hung wood framed windows with storm windows, two interior brick chimneys, ¾ shed roof porch with rectangular wood pillars on brick piers, brackets supporting eaves. (C).

One story 10' X 20' garage. c. 1935. Brick construction, gable roof with asphalt shingles, one window. White metal garage doors have been added. (C).

90. 1110 Holston Avenue. Avery House, Thacker House. c. 1923. Bungalow. One and one-half story residence, brick construction, stucco on exterior walls, brick basement, gable roof with asphalt shingles, rectangular plan, 4/1 double-hung wood frame windows with storm windows, one exterior brick stucco covered chimney, full front shed roof porch with four tapered wood columns, shed roof dormer with three horizontal slider windows, double French front doors. (C).

91. 1111 Holston Avenue. Richardson House, Cowan House. c. 1930. Craftsman Bungalow. One and one-half story residence, frame construction, brick veneer, poured concrete basement, gable roof with asphalt shingles, L-shaped plan, 3/1 aluminum framed windows, two exterior brick chimneys, full shed roof porch with four rectangular wood pillars on brick piers, back porch with wood floor, small gable roof over side entrance, exposed rafter tails. The original owners had an apartment upstairs for their maid, and the outside entrance still exists. (C).

92. 1112 Holston Avenue. Johnson House, Hodge House. c. 1928. Bungalow. One and one-half story residence, frame construction, brick veneer, vinyl siding on second level, brick foundation, cross gable roof with asphalt shingles, irregular plan, 4/1 double-hung wood framed windows, ¾ hip roof porch with rectangular brick pillars, gable roof dormer in front with four windows, louvered wood shutters. (C).

One story 30' X 17' garage. c. 1970. Vinyl siding, gable roof with asphalt shingles. (NC).

93. 1114 Holston Avenue. W. E. King House, Reynolds House. c. 1923. Colonial Revival. Two story residence, frame construction, brick veneer, brick basement, hipped roof with asphalt shingles, rectangular plan, 6/1 and 12/1 double-hung wood framed windows, one interior and two exterior brick chimneys, ½ flat roof front porch with two wood columns, balcony on top of front porch with wood balustrade, corbels under eaves, dormer in rear. (C).

Two story 17' X 20' garage/apartment. c. 1933. Wood shingle siding, gable roof with asphalt shingles, shed roof dormer, 12 single pane double-hung windows. Apartment on second level. (C).

94. 1116 Holston Avenue. Cosby House, Sterchi House. c. 1933. Raised Ranch. Two story residence, frame construction, brick veneer, brick foundation, cross-hip roof with asphalt shingles, L-shaped plan, 4/4 and 6/6 double-hung wood framed windows with storm windows, one exterior brick chimney, ¼ length shed roof front porch with four wrought iron supports, sidelights at front door. (NC).

One story 41' X 21' garage. c. 1960. Vinyl siding, gable roof with asphalt shingles. (C).

95. 1121 Holston Avenue. Goller House, Sharpe House. c. 1945. Craftsman Bungalow. One story residence, wood frame construction, stone and weatherboard siding, concrete basement, cross gable roof with asphalt shingles, irregular plan, 4/1 – 3/1 – 2/1 wood framed windows, wraparound porch with rectangular stucco pillars on brick piers and a sawn wood balusters, eaves supported by brackets, stone accent wall added c. 2011. (C).

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96. 1125 Holston Avenue. Despard House, McGoldrick House. c. 1925. Craftsman. Two story residence, wood frame construction, vinyl siding, concrete basement, cross gable roof with asphalt shingles, irregular plan, 15/9 – 12/2 – 6/6 wood framed double-hung windows, three exterior brick chimneys, ½ length shed roof front porch with gable roof over front door and rectangular brick pillars, eaves supported by brackets, vinyl shutters, gable roof dormer in front. Rear addition of 800 square feet added c. 2005. Second level windows replaced c. 2005. (C).

One story 16' X 24' garage/workshop. C. 1925. Brick and vinyl siding, hip roof with asphalt shingles, two 6/1 double-hung windows. Garage door has been replaced. (C).

97. 1135 Holston Avenue. Cadle House, Morrison House. c. 1920. Colonial Revival. Two story residence, frame construction, brick veneer, cinderblock basement, hip roof with asphalt shingles, irregular plan, 6/1 double-hung vinyl frame windows, three interior brick chimneys, gable roof front porch with four aluminum columns, enclosed back porch, louvered wood shutters. Brick circular drive added c. 2008. (C).

One story 30' X 40' garage. c. 1992. Wood frame construction, Hardie board vertical siding, gabled roof with asphalt shingles, two windows, cupola with weathervane. (NC).

98. 1149 Holston Avenue. Bailey House, Buckles House. c. 1942. Tudor Revival. One and one-half story residence, frame construction, brick veneer, brick and concrete basement, cross gable roof with asphalt shingles, rectangular floor-plan, 8/8 and 6/6 double-hung wood framed windows with storm windows, one exterior brick chimney, shed roof back porch with rectangular wood pillars. Vinyl shutters added in front c. 2001. (C).

99. 1151 Holston Avenue. Cox House, S. F. Thacker House. c. 1920. Colonial Revival. Two story residence, frame construction, brick veneer, brick basement, gable roof with asphalt shingles, irregular plan, 6/1 double-hung vinyl framed windows, two interior brick chimneys, ¾ length flat roof front porch with rectangular brick pillars, enclosed back porch, mahogany front door with sidelights and fanlight. Sun room added on north side c. 1948. (C).

One story 15' X 25' garage. c. 1920. Wood frame construction, shiplap siding, gable roof with metal covering. (C).

100. 1153 Holston Avenue. Dougherty House, Copenhaver House. c. 1923. Craftsman. One and one-half story residence, brick and wood frame construction, brick and vinyl siding, brick basement, cross gable roof with asphalt shingles, irregular plan, 5/1 – 4/1 – 2/1 double-hung wood framed windows with storm windows, one exterior and one interior brick chimney, full front porch with gable roof and vinyl-covered rectangular pillars, wood brackets supporting eaves. Rear addition c. 1965. (C).

One story 20' X 25' carport. c. 1925. Brick and vinyl siding, gable roof with asphalt shingles. (C).

101. 1155 Holston Avenue. Chambers House. c. 1940. Tudor Revival. One and one-half story residence, frame construction, brick veneer, concrete basement, cross gable roof with asphalt shingles, irregular plan, 1/1 double-hung vinyl and aluminum framed windows, one interior brick chimney, small gable roof supported by brackets over the front door. Rear addition c. 1965. (C).

102. 1158 Holston Avenue. Paul King House, Albert King House. c. 1925. Dutch Colonial. One and one-half story residence, frame construction, brick veneer, concrete basement, gambrel and cross gable roof with asphalt shingles, rectangular plan, 6/1 double-hung windows and nine pane casement windows with fan lights, one interior brick chimneys, ½ length front porch with fabric awning, two front shed roof dormers with two windows each and window boxes with wood corbels, side lights and fan lights surround one of two front doors. Side porch enclosed c. 1935. Breakfast room added c. 1992. (C).

One story 20' X 30' two-car garage. c. 1940. Wood frame construction, gable roof with asphalt shingles. (C).

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One story 10' X 10' playhouse. c. 1935. Log construction, wood shingles on gables, gable roof with asphalt shingles, two windows, overhanging roof. The playhouse was built by the original owner to resemble a log cabin. (C).

103.1161 Holston Avenue. Scott House. c. 1952. Ranch. One story duplex residence, frame construction, brick veneer, cinder block basement, hip roof with asphalt shingles, rectangular plan, single pane wood framed casement windows, two interior brick chimneys, two front porches with rectangular wood pillars. Addition constructed c. 1977. (C).

104.1163 Holston Avenue. Dixon House. c. 1925. Bungalow. One and one-half story residence, frame construction, brick veneer, cinder block basement, gable roof with asphalt shingles, rectangular plan, 3/1 double-hung wood framed windows with storm windows, two interior brick chimneys, full shed roof front porch with four rectangular brick pillars, front gable roof dormer with two windows and shutters. Rear addition constructed c. 1989. (C).

One story 19' X 20' storage building. c. 1925. frame construction, brick veneer, gable roof with asphalt shingles. (C).

105.1166 Holston Avenue. Rogers House, Meadows House. c. 1952. Ranch. One story residence, frame construction, brick veneer, brick basement, gable roof with asphalt shingles, irregular plan, 6/6 double-hung wood framed windows, shed roof front porch with four rectangular wood pillars, one interior brick chimney, wood shutters. (C).

106.1177 Holston Avenue. Strang House. c. 1925. Colonial Revival. Two story residence, frame construction, brick veneer, cinder block basement, hip roof with asphalt shingles, rectangular plan, 6/1 single-hung wood framed windows with storm windows, one interior brick and stone chimney, small flat roof porch with rectangular wood pillars with wood balustrade around the top, louvered wood shutters, sun room on first level north side with vinyl siding. Back porch enclosed and taken into kitchen. (C).

One story 40' X 30' three-car garage. c. 1965. frame construction, brick veneer, hip roof with asphalt shingles, three windows. (NC).

107.1200 Holston Avenue. Matthew Williams House. c. 1920. Colonial Revival. Two and one-half story residence, frame construction, brick veneer, cinder block and brick basement, gable roof with asphalt shingles, rectangular plan, 6/1 double-hung wood framed windows with storm windows, two interior brick chimneys, small flat roof front porch with wood columns, three gable roof dormers with one window each, eaves supported by brackets, louvered wood shutters, sidelights at front door. Rear addition constructed c. 1940. (C).

One story 30' X 50' garage. c. 1940. Cinderblock construction, gable roof with asphalt shingles, two windows. Patio addition constructed c. 2010. (C).

108.1208 Holston Avenue. McRee House. c. 1925. Craftsman Bungalow. One and one-half story residence, frame construction, brick veneer, brick and vinyl siding, concrete basement, cross gable roof with asphalt shingles, irregular plan, 3/1 double-hung vinyl framed windows, one interior brick chimney, full gable roof front porch with rectangular brick pillars, shutters, eaves supported by brackets. Windows replaced and vinyl siding added c. 1983. (C).

One story 20' X 30' garage. c. 1948. Frame construction, brick veneer, gable roof with asphalt shingles. (C).

109.1211 Holston Avenue. Banks House. c. 1921. Colonial Revival. Two story residence, frame construction, brick veneer, concrete basement, hip roof with asphalt shingles, L-shaped plan, 5/1 double-hung wood framed windows with storm windows, one exterior brick chimney, small hip roof front porch with wood columns, eaves supported by brackets, aluminum shutters and window boxes. Bay window added c. 1969. (C).

One story 12' X 20' garage. c. 1945. Frame construction, brick veneer, gable roof with asphalt shingles. (C).

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- 110.1212 Holston Avenue. Mallicote House. c. 1948. Colonial Revival. One and one-half story residence, frame construction, brick veneer, brick basement, cross gable roof with asphalt shingles, irregular plan, wood framed casement windows with storm windows, one interior brick chimney, side porch with shed roof, shutters, two gable roof dormers with two windows each. (C).
- 111.1217 Holston Avenue. Murray House, Hepburn House. c. 1938. Colonial Revival. Two story residence, wood frame construction, weatherboard siding, concrete basement, gable roof with asphalt shingles, rectangular plan, 8/8 double-hung vinyl frame windows, one interior and one exterior brick chimney, pediment over front door with aluminum columns, wood back porch. Sun porch on south side has been enclosed. (C).
- One story 12' X 27' storage building. c. 2008. Hardie board siding, gambrel roof with asphalt shingles, one horizontal sliding window. (NC)
- ORCHARD STREET
- 112.813 Orchard Street. Laws House, Joe Strauss House. c. 1925. Craftsman Bungalow. One and one-half story residence, wood frame construction, wood shingle siding, concrete block basement, gable roof with asphalt shingles, rectangular plan, 4/1 double-hung wood framed windows with storm windows, two interior brick chimneys, full-length gable roof front porch front porch with rectangular wood pillars on brick piers, shed roof dormer with two windows. Rear porch has been enclosed. The portion of the chimney above the roofline has been removed. (C).
- 113.817 Orchard Street. Wysor House, Hodge House. c. 1905. Craftsman Bungalow. One and one-half story residence with separate upstairs apartment, wood frame construction, vinyl siding, brick basement, gable roof with asphalt shingles, L-shaped plan, fourteen 6/6 double-hung vinyl framed windows, two casement windows, eleven 1/1 double-hung windows, one exterior brick chimney, full length porch with four rectangular stucco columns, large shed roof dormer with six windows, eaves supported by brackets. Steps and outside door added to west side of house c. 1968. Bathroom added in rear c. 1969. (C).
- 114.819 Orchard Street. Dan Wysor House, Radunsky House. c. 1900. Queen Anne Cottage influence with additions. One story residence, wood frame construction, vinyl siding, brick basement, cross gable roof with asphalt shingles, irregular plan, 6/6 – 8/8 – 4/4 double-hung wood framed windows with storm windows, picture window, two interior brick chimneys, front porch with metal awning, vinyl shutters. Rear decks added c. 1982 and c. 1984. Wraparound porch enclosed c. 1975. (NC).
- 115.820 Orchard Street. Breeding House, T. J. Burrow House. c. 1913. Queen Anne. Two story residence, wood frame construction, brick basement, hip and cross gable roof with asphalt shingles, irregular plan, 1/1 double-hung wood framed windows, three interior brick chimneys, wraparound shed roof porch with turned wood balusters and wood columns, pediment extends from the center of the porch with wood columns, single pane transom and sidelights at front door. Part of the porch enclosed c. 1955. (C).
- 116.821 Orchard Street. Slagle House, J. I. Whitaker House. c. 1921. Craftsman Bungalow. One and one-half story residence, frame construction, brick veneer, brick basement, gable roof with asphalt shingles, rectangular plan, 1/1 and 4/1 wood framed windows with storm windows, two interior brick stucco-covered chimneys, full front porch with four rectangular brick pillars, eaves supported by brackets, shed roof dormer on front with three windows. (C).
- 117.827 Orchard Street. Wanda Miller House, Weaver House. c. 1930. Bungalow – Front Gable Plan. One story residence, wood frame construction, aluminum siding, concrete block basement, gable roof with crimped metal, rectangular plan, 4/1 and 1/1 double-hung wood framed windows with storm windows, one interior brick chimney, gable roof screened front porch with aluminum supports. Porch screen added c. 2010. (C).

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- 118.828 Orchard Street. Nichols House, Rodfer House. c. 1910. Queen Anne Cottage. One story residence, wood frame construction, vinyl siding, cross gable and hip roof with asphalt shingles, irregular plan, 1/1 double-hung aluminum-framed windows with storm windows, fan light in gable, two interior brick chimneys, wraparound porch with wood columns and wood balustrade, vinyl shutters. Kitchen enlarged. Bathroom added on east side. Door removed on east side. (C).
- 119.831 Orchard Street. Kilgore House, Joseph Slagle House. c. 1955. Bungalow. One story residence, wood frame construction, vinyl siding, concrete block basement, cross gable roof with asphalt shingles, irregular plan, 1/1 double-hung aluminum framed windows, two picture windows, one exterior brick chimney, $\frac{3}{4}$ length porch with rectangular wood pillars, carport attached on west side. (C).
- 120.832 Orchard Street. Bristol Morning Rotary Centennial Park. c. 2005. Park/Playground. Basketball court and picnic tables installed c. 2005. (NC).
- 121.833 Orchard Street. Eric Slagle House, Fred Slagle House. c. 1954. Minimal Traditional. One story residence, wood frame construction, asbestos shingles, gable roof with asphalt shingles, rectangular plan, picture window with sidelights, 2/2 double-hung aluminum framed windows, shed roof porch. (C).

REYNOLDS STREET

- 122.700 Reynolds Street. Thelma Carter House. c. 1952. Minimal Traditional. One story residence, wood frame construction, vinyl siding, concrete block basement, gable roof with asphalt shingles, rectangular plan, 1/1 double-hung vinyl framed windows and one casement window, one interior stone chimney, shutters. (C).
- 123.703 and 705 Reynolds Street. John W. Davis House. c. 1967. Colonial Revival. Two and one-half story residence, frame construction, brick veneer, cinder block crawl space, gable roof with standing seam metal, rectangular plan, 2/2 double-hung wood framed windows with storm windows, hip roof front porch with rectangular vinyl-covered pillars. (NC).
- One story 42' X 36' garage. c. 1967. Brick and vinyl siding, gable roof with standing seam metal. (NC)
- 124.704 Reynolds Street. Counts House. c. 1928. Craftsman Bungalow. One story residence, frame construction, brick veneer, brick basement, cross gable roof with asphalt shingles, irregular plan, 4/1 and 3/1 double-hung wood framed windows with storms, one interior and two brick exterior chimneys, wraparound porch with rectangular wood pillars on brick piers, wood shutters on front windows. Carport added c. 1975. (C).
- 125.708 Reynolds Street. Blevins House, Favier House. c. 1932. Colonial Revival. Two story residence, frame construction, brick veneer, concrete basement, gable roof with asphalt shingles, irregular plan, 6/6 double-hung wood framed windows, one interior brick and one exterior brick chimney, small arch roof porch supported by two wood columns, shutters, sidelights at front door. (C).
- 126.712 Reynolds Street. Hicks House, Tevis House. c. 1925. Craftsman Bungalow. One and one-half story residence, wood frame construction, cedar shingle siding on gables, gable roof with asphalt shingles, rectangular plan, 6/1 and 9/1 double-hung wood framed windows with storm windows, one interior and one exterior brick chimney, full front shed roof porch with four rectangular brick pillars, gable roof dormer with four windows on front side, eaves supported by brackets. Storm windows installed on first level c. 1993. (C).

One story 13' X 23' garage. c. 1925. Shake shingle siding, cross gable roof with asphalt shingles, side door with window. New garage door added c. 1962. (C).

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WATAUGA AVENUE

127.801 and 803 Watauga Avenue. Worley House. c. 1963. Ranch. One story duplex residence, wood frame construction, brick veneer, concrete basement, gable roof with asphalt shingles, rectangular plan, 2/2 double-hung wood frame windows with storm windows, shallow inset front porch at center with wrought iron supports. (C).

WEISE STREET

128.701 Weise Street. Skeen House, Lelia Penn White House. c. 1959. Split-Level Ranch. One story residence, wood frame construction, asbestos shingle siding, concrete basement, gable roof with asphalt shingles, rectangular plan, 1/1 vinyl framed windows, one exterior brick chimney, storm windows, shutters. Wood deck added to west side of house c. 1995. (C).

129.705 Weise Street. Dishner House. c. 1959. Split-Level Modern. One story residence, wood frame construction, weatherboard siding, gable roof with asphalt shingles, rectangular plan, 1/1 vinyl-framed windows, three picture windows, one exterior brick chimney, small flat roof porch, shutters, screened back porch. (C).

One story 20' X 30' car port. c. 1975. Cinder block construction, flat metal roof. (NC).

130.709 Weise Street. Stacy House, Shanks House. c. 1960. Minimal Traditional. One story residence, frame construction, brick veneer, concrete basement, gable roof with asphalt shingles, rectangular plan, 8/8 double-hung vinyl framed windows, picture window with 4/4 sides, one exterior brick chimney, 1/2 length shed roof front porch with three aluminum columns. (C).

131.713 Weise Street. Harry Smelser House. c. 1959. Minimal Traditional. One story residence, wood-frame construction, brick veneer and cedar shingle siding, concrete basement, cross gable roof with asphalt shingles, rectangular plan, 6/6 and 8/8 wood framed windows, one exterior brick chimney, shutters, small inset front porch with wrought iron metal support, two back porches. (C).

One 24' X 32' two-car garage. c. 1982. Painted cedar siding, gable roof with asphalt shingles. (NC).

NO ADDRESS

132. Retaining Wall. c. 1914. A stone wall runs along a portion of the west side of Holston Avenue and a portion of the north side of Reynolds Street. In most places it serves as a retaining wall.

8. Statement of Significance**Applicable National Register Criteria**

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

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

Criteria Considerations N/A

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

Circa 1900 –1962

Significant Dates

NA

Significant Person

(complete if Criterion B is marked)

NA

Cultural Affiliation

NA

Architect/Builder

Multiple, unknown

Narrative Statement of Significance

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

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS): N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ Previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other

Name of repository: _____

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Statement of Significance

Summary

The Holston Avenue Neighborhood Historic District in Bristol, Sullivan County, Tennessee is being nominated under National Register criteria A and C. The district is comprised of 132 principal properties that have collective significance to Bristol in architecture and community planning and development. The neighborhood's pattern of development is associated with industrial growth and the urbanization of Bristol. With its earliest resources dating to 1900 and its most recent contributing resource dating to 1962, the neighborhood contains numerous good examples of Bungalows, Colonial Revival, Tudor Revival, and Queen Anne residences along with a few other building forms and stylistic influences. Although a small city park is included in the district, it is otherwise residential. A significant number of houses have added modern siding, replacement windows, and/or exterior storm windows. In only a few instances do these alterations combine to cause a building to become inconsistent with the overall character of the neighborhood. The district retains its historic and architectural integrity.

The Founding of Bristol

The City of Bristol, Tennessee - Virginia began as the dream of a merchant from nearby Blountville, Tennessee. This merchant, a young man named Joseph R. Anderson purchased 100 acres of land from his father-in-law, Rev. James A. King. Anderson believed that this land, which straddled the boundary between Virginia and Tennessee, was ideally situated for growth of a town. Shortly after purchasing the property in 1852, he had the town planned and surveyed. He distributed maps and began offering lots for sale. Believing, or hoping, that his town would become an industrial center, he named it for a city in England that was known at that time for developing new industries and commerce: Bristol.

One of the reasons for Anderson's optimism concerning growth of his town was the fact that it was on the proposed route of the railroad that would connect Richmond, Virginia with Knoxville and Chattanooga in Tennessee and Atlanta, Georgia. As he predicted, the railroad did play an important part in the growth and development of Bristol and Northeast Tennessee.

Anderson, however, was not the only person who could see the potential for a town located at the point at which the railroad would cross the state line between Virginia and Tennessee. At about the same time, or immediately afterward, Col. Samuel Goodson, cousin of Rev. James A. King, platted a town on land he owned immediately to the north of Anderson's Bristol. He called his development Goodsonville. Like Anderson, he anticipated growth and proceeded to construct rental property.

In 1856, the Town of Goodson, Virginia was incorporated to include all of Goodsonville, plus that portion of Bristol on the Virginia side of the state line. At that point, these "twin cities" were Bristol, Tennessee and Goodson, Virginia. That same year, the railroad came into town, and the already rapid growth accelerated. Although it was officially called Goodson, the city north of the state line continued to be known unofficially as Bristol. By 1890, the unofficial was made official, and Goodson, Virginia became Bristol, Virginia. The border cities shared their name. To this day, the thriving downtown areas of both Bristol, Virginia and Bristol, Tennessee are joined together along State Street (Bristol Commercial Historic District NR 5/22/03). Running east and west, much of State Street is also the state line. Also shared by the two states on East State Street is the Bristol Virginia-Tennessee Slogan Sign (NR 9/8/88).

Pre-Development Period

Before it was a residential neighborhood, the area currently occupied by Holston Avenue and surrounding streets belonged to members of the King family. Born in Londonderry, Ireland in 1752, Col. James King immigrated to Virginia in 1769. Col. King was able to acquire about 50,000 acres of land in and around what is now Bristol, Tennessee/Virginia. Land belonging to Col. King was conveyed to his son, the Reverend James A. King, the founder of King College in Bristol, Tennessee. Col. James King's son was the same Rev. King who sold 100 acres of land to his son-in-law, Joseph R. Anderson, considered to be the founder of Bristol,

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Tennessee. The previously-described purchases made by Anderson and Goodson did not, however, include the location of the present-day Holston Avenue Neighborhood.

Rev. King's fifth child, Margaret, was born January 10, 1820 in what is now Bristol, Virginia. When Margaret King celebrated her 26th birthday, she was still unmarried. At that time, it was assumed that if a woman of Margaret's age was single and living at home, she would in all likelihood be a spinster. However, a widower named John Goodson English, 13 years older than Margaret, married her in Washington County, Virginia in September of 1846. Rev. King's mother and the mother of John Goodson English were sisters, so English and Rev. King were first cousins. Although he was born in Washington County, Virginia in 1807, English owned and resided at a large plantation called Strawberry Point in what is now Monroe County, Mississippi. The primary crop grown at the plantation was cotton, but it should be noted that there were also some large fruit orchards there. English wrote in his journal that over 1,300 peach trees had been set at Strawberry Point.

Although they resided in Mississippi, the English family visited Bristol about once a year while Rev. King was still alive. Upon King's death in 1867, John and Margaret English inherited a portion of his land. This land included the area that would become the Holston Avenue Neighborhood. This land had been cleared and used by Rev. King as upland pasture. While this land was owned by the English family, an apple orchard was planted on it. As mentioned previously, John Godson English had experience with fruit orchards in Mississippi and perhaps he wished to replicate in Tennessee the success he had known at Strawberry Point. It has been speculated that English was hopeful that the orchard would help him to recover losses resulting from the Civil War. Holston Avenue Neighborhood's Orchard Street, which runs between 9th Street and Holston Avenue, was so named because the area was once an apple orchard.

The Englishes had eight children, the last of which was named Cyrus Chalmers English. Cyrus was three years old when his grandfather, Rev. King, died. Following King's death, the English family spent much time at their Bristol property; thus, young Cyrus grew up in Bristol where he was educated in private grammar schools and attended King College.

Not long after Cyrus' 23rd birthday, his father died at his plantation at Strawberry Point. Cyrus went to northeastern Mississippi and for a brief time he operated the family plantation near Aberdeen. He soon moved back to Bristol and began pursuit of several enterprises, one of which was real estate development. Development of Holston Avenue and its intersecting streets was one example of this pursuit. Thus, from what had been Rev. King's upland pasture and then the English family's apple orchard, Cyrus Chalmers English began developing what is now the Holston Avenue neighborhood. The area developed slowly, without any known plat or plan.

History of Holston Avenue Neighborhood

The first houses in the Holston Avenue neighborhood were constructed in 1900. Streets were platted in a grid pattern ignoring the topography. Holston Avenue and 7th Avenue run generally north and south. Orchard Street, Haynes Street, Reynolds Street, Clyde Reser Street, Weise Street, Helms Street and West Cedar Street run perpendicular to Holston Avenue and 7th Avenue. West Cedar Street intersects U.S. 11E near the southeast corner of the district.

The first residential street in Bristol, Tennessee to be paved was Holston Avenue, and this occurred in 1914. A stone wall (#132) runs along a portion of the west side of Holston Avenue, which serves as a retaining wall. The rock for this wall was quarried from a nearby hillside by two men who used a chisel and sledge hammer to break out pieces of rock. These men placed the rock into a two-wheeled cart which they used to haul the rocks to Holston Avenue to construct the wall, which is still in use.

Thirty-one houses in the neighborhood were constructed between 1900 and 1920. Nine of these structures (29%) are Queen Anne houses, all of which were constructed between 1900 and 1908. Three extremely large Neo-Classical houses were constructed during that same period. These impressive buildings marked the area as an elite neighborhood.

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Although other parts of Bristol, Tennessee are known to have received water distribution lines as early as the 1890s, the exact date of the arrival of water lines along and near Holston Avenue has not been documented. However, Sanborn maps indicate that by 1922, six inch and four inch water lines had been constructed along Holston Avenue.

In the 1920s, Beaver Creek served as the eastern boundary of the neighborhood. When the Volunteer Parkway/U. S. Highway 11E was constructed in the 1960s, the creek was relocated. To the east of the creek, the Southern Brick Plant, known also as the Bristol Brick Corporation, was in operation in the 1920s and probably provided building materials found in Holston Avenue Neighborhood houses. It is known that bricks manufactured at this facility were used in the construction of a major hotel in Bristol in 1927, and it is reasonable to assume that they were also used for housing construction during that period.

Tremendous industrial development resulted in remarkable population growth in the region in and around the northeastern Tennessee cities of Johnson City, Kingsport, and Bristol in the 1920s. This area, which came to be known as the Tri-Cities, went through a transformation from an agricultural to an industrial economy giving rise to a demand for all kinds of labor as lumber yards, warehouses, factories, and rail facilities were constructed. This regional growth spawned a need for additional housing, and the meeting of this need is shown in the number of houses constructed in Holston Avenue Neighborhood from 1921 through 1930. There are currently 51 houses in the neighborhood built during that ten year period. That number represents nearly 39% of the neighborhood's housing stock and is more than double the number of extant houses from any other decade. Mid-level wage-earners moved into the neighborhood and their arrival was reflected in the housing style. Of the extant houses built in the 1920s, over half of them were of a Bungalow form. It was during this period that the neighborhood began to have a mixture of socio-economic classes.

Bristol's rate of growth of the 1920s was not maintained as the nation went into the Great Depression. The rate of housing construction declined throughout the city, including the Holston Avenue Neighborhood. Of the extant houses in the neighborhood, 13 were constructed in the 1930s and 12 in the 1940s. There was also a change in the architectural style of houses being built. The Bungalow form, which had become so popular in the 1920s, accounted for only about 16% of the houses built in the two decades that followed. In their place, revival styles became much more popular. Colonial Revival and Tudor Revival houses combined account for 48% of the houses built in Holston Avenue Neighborhood during these two decades.

In the 1950s, more houses were constructed than in either the 1930s or 1940s, but growth did not match that of the 1920s. By this time choices were limited by the fact that not as many lots remained available. Eighteen extant houses were constructed in the neighborhood between 1951 and 1962, during which time yet another style shift occurred. Not a single extant house constructed during that time period is of a revival style. Instead, Minimal Traditional houses account for almost 28% of those constructed, while over 55% of the extant houses built in the 1950s are Ranches.

At its October 1952 meeting, the Bristol Tennessee Planning Commission was asked by Judge J. E. Caldwell to make a change in the zoning which would allow multi-family housing to be built between Weise (Clyde Reser) Street and Reynolds Street from the alley between 7th Avenue and Holston to Holston Avenue. The meeting report contained the opinion of Staff Representative Joe B. Whitlow, Jr. that multi-family housing would be acceptable in this area based on the fact that there were already several apartment buildings nearby, and the topography is not favorable for single-family dwellings. The Planning Commission approved a recommendation to change the zoning for this area from R-2 to R-3, allowing multi-family housing. However, the meeting report of the November 1952 Planning Commission meeting stated that following a public hearing, the governing body of Bristol, Tennessee disallowed the proposed rezoning.

Clyde Reser Street was originally called Weise Street. The portion of Weise Street between Holston Avenue and 7th Avenue was an alley. This segment's change from an alley to a street was apparently initiated at the November 19, 1956 meeting of the Bristol, Tennessee Planning Commission. Planning Commissioner James Dougherty presented a plan that included adding width to the alley so that it would be 40 feet instead of 15 feet, as well as replatting certain lots so that they would face on the new street. Preliminary approval was granted by the Planning Commission and the plan was apparently soon carried out. The four houses facing Weise Street were built in 1959 and 1960.

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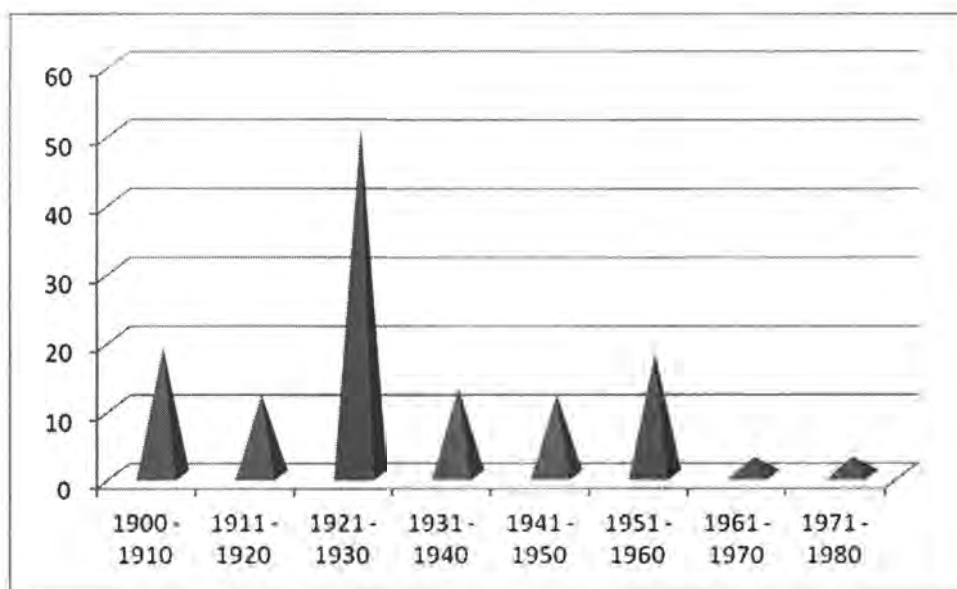
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Six houses have been constructed in the neighborhood after 1962. Three were constructed in the 1960s and three in the 1970s. The youngest house in the neighborhood was built in 1979. During the 17 years from 1963 through 1979, builders in the neighborhood did not follow a predominant style; there being one modern, one Minimal Traditional, two Colonial Revivals, and two Ranches. Thus, houses built in the Holston Avenue Neighborhood after the designated period of significance have added to the variety that already existed.

Until the early 1960s, the land immediately to the east of the neighborhood was pastureland along Beaver Creek. However, in 1963 a four lane highway was constructed to the east of and down hill from the houses on the east side of 7th Avenue. The highway known as the Volunteer Parkway is still in use today. Its federal designation is U. S. Highway 11E and it serves as the main thoroughfare going southwest to Johnson City, Tennessee. None of the houses in the district face the highway.

NUMBER OF PRIMARY STRUCTURES BY YEAR OF CONSTRUCTION



Architectural Context/Comparison

About one mile to the east of the Holston Avenue Neighborhood is Bristol, Tennessee's Fairmount Neighborhood Historic District, which was listed in the National Register of Historic Places in 2010. Although the first lots were sold in Fairmount about 27 years earlier than those along Holston Avenue, both neighborhoods are about the same distance from downtown Bristol, and have experienced many parallels.

The developers of the Fairmount Neighborhood envisioned stately residences occupied by local society's most affluent members. In keeping with the vision, some of the first homes built along the most prominent streets were large Queen Anne residences. Apparently Holston Avenue was also considered to be a neighborhood for the elite in its earliest years. There are nine Queen Anne houses along Holston Avenue, Orchard Street, and 7th Avenue that were built between 1900 and 1913. This represents nearly 43% of the houses built in Holston Avenue Neighborhood during that time period. Add to these Queen Anne houses the three enormous Neo-Classical homes constructed along Holston Avenue in 1903 and 1908, and the case can be made that, like Fairmount, this area attracted the affluent residents. The fact that Bristol, Tennessee had at least two neighborhoods populated with

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large, ornate houses can be attributed to the city's substantial boom during the last 15 years of the 19th century and the first 15 years of the 20th. As Holston Avenue was being created in 1900, plans were being made for a major expansion of Fairmount.

The previous section notes that during the 1920s, most of the houses built in the Holston Avenue neighborhood were of the Bungalow form due to the influx of mid-level wage earners. The effect of the 1920s population expansion had a similar effect on the Fairmount neighborhood. Reflecting this new type of resident, these Bungalows were more modest than the houses built previously. It should be noted that the Fairmount neighborhood has over three and one-half times as many primary buildings as the Holston Avenue neighborhood. Fairmount's development during the 1920s took place in its southern half, and there is to this day, a clear distinction between the two halves of the neighborhood. Being much smaller, the Holston Avenue neighborhood does not have the distinct geographical boundaries of development and architectural style as Fairmount. Although there is a core where the oldest and largest houses may be found, those large and high style houses of the 1900s and 1910s are across the street from Bungalows constructed in the 1920s. Just as the period from 1921 to 1930 was the most active time of growth for Holston Avenue, it was also a substantial period of development for Fairmount.

Building parallels between the two neighborhoods continued through the 1930s and 1940s. Revival styles became popular and a number of Colonial Revival structures were built in both neighborhoods. The Tudor Revival style was also fashionable in the Holston Avenue Neighborhood at this time, while, according to the National Register nomination, some Dutch Colonial houses and English Cottages were built in the Fairmount Neighborhood.

Twenty-one buildings in the Fairmount neighborhood were built during the 1950s. Houses build during this decade represent less than 5% of the neighborhood's buildings. However, in the Holston Avenue neighborhood, 17 houses were built in the 1950s and that number represents more than 13% of the neighborhood's buildings. Thus, even though more houses were built in Fairmount than Holston Avenue during this decade, 1950s houses represent a larger percentage of the buildings in the Holston Avenue Neighborhood than in Fairmount. The Ranch house was popular in both neighborhoods in the 1950s, during which time 52% of the houses built in the Holston Avenue Neighborhood were of that style, while in Fairmount they account for 57% of houses constructed in that period.

Although a comparison of the periods of construction and the styles that were popular during each period reveals numerous similarities between Fairmount and Holston Avenue, an examination of the current building styles reveals some similarities as well as a number of contrasts. The growth that was taking place in Bristol during much of these neighborhoods' periods of significance had some similar effects. On the other hand, there were some different influences. For example, while there was no Holston Avenue prior to 1900, buildings in Fairmount were being built in the early 1880s. Of the 463 primary buildings in the Fairmount Neighborhood, 43 (9%) were constructed prior to 1900. This earlier start for Fairmount helps to account for its higher percentage of Queen Anne and Queen Anne Cottage homes. Also, in its early years, residents of Fairmount had access to trolley car service, a large hotel, and a baseball field on which Bristol's minor league baseball team played. Holston Avenue enjoyed none of these benefits.

The table below compares the most popular house styles of each neighborhood. The Bungalow represents the largest percentage of houses in both neighborhoods. The neighborhoods have an almost equal percentage of houses built in this form. At 28.4% for Holston Avenue and 29.4% for Fairmount, less than one percentage point separates them. A style that was very popular in the Holston Avenue Neighborhood was Colonial Revival. While 20% of the houses in the Holston Avenue Neighborhood are of this style, it accounts for a little more than two percent of the houses in Fairmount. The fact that Holston Avenue had a larger percentage of houses built during the 1950s is the likely reason why it has a slightly larger percentage of Ranch homes. Holston Avenue has 12 Tudor Revival houses, while Fairmount has none. However, there are 10 English Cottage and English Cottage Revival homes in Fairmount.

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PREDOMINANT HOUSE STYLES IN HOLSTON AVENUE AND FAIRMOUNT NEIGHBORHOODS

Style/Form	Holston Ave	Fairmount
Bungalow	28.5%	29.4%
Colonial Revival	20.0%	2.4%
Ranch	10.8%	6.6%
Tudor Revival	9.2%	0.0%
Minimal Traditional	7.7%	11.3%
Queen Anne	6.9%	11.7%
Queen Anne Cottage	1.5%	8.4%

The Fairmount Neighborhood has almost twice as many styles/forms as the Holston Avenue Neighborhood. This fact is not surprising because Fairmount is much larger.

National Register Resources in Bristol

If approved, the Holston Avenue neighborhood will join nine individual properties and two historic districts in Bristol, Tennessee that have already been listed in the National Register of Historic Places. The National Register sites are Bristol Municipal Stadium, Parlett House, East Hill Cemetery, Bristol Virginia-Tennessee Slogan Sign, First National Bank of Bristol, Paramount Theatre and Office Building, U. S. Post Office – Shelby Street Station, Edward Washington King House, and Gammon House. The National Register Districts are Fairmount Neighborhood Historic District and Bristol Commercial Historic District. The slogan sign and commercial district are located in both Bristol, Tennessee and Virginia.

Local Support for Integrity

For many years, the residents of Holston Avenue Neighborhood have strongly supported the idea that this neighborhood should have exclusively single-family residential structures. In 1952 the Planning Commission recommended a change of zoning to allow multi-family housing in a small area that allowed only single-family and duplex housing. Holston Avenue residents attended the required public hearing and voiced their opposition. As a result the zoning change was not approved. Strong support for maintaining the existing single-family residential character of the neighborhood still exists among the residents.

At this time, Bristol, Tennessee does not have a historic zoning commission to enforce regulations in local historic districts. National Register designation serves as a means whereby a historic neighborhood, such as Holston Avenue, can be documented as having special characteristics that are worth protecting and preserving. This designation must be recognized and taken into consideration by the local government and local planning and zoning.

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Major Bibliographical References

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Summers, Lewis Preston. *History of Southwest Virginia, 1746 – 1786: Washington County, 1777 – 1870*. Richmond, VA: J. L. Hill Printing Company, 1903.

10. Geographical DataAcreage of Property 57 acres 206 SW**UTM References**

(place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>393570</u>	<u>4049870</u>
	Zone	Easting	Northing
2	<u>17</u>	<u>394052</u>	<u>4049749</u>

3	<u>17</u>	<u>393727</u>	<u>4048889</u>
	Zone	Easting	Northing
4	<u>17</u>	<u>393475</u>	<u>4048984</u>

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Gray Stothartorganization First Tennessee Development District

date _____

street & number 3211 North Roan Streettelephone (423) 928-0224city or town Johnson Citystate TNzip code 37601**Additional Documentation**

submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's locationA **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO) or FPO for any additional items

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple – See attached

street & number _____

telephone _____

city or town _____

state _____

zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20303.

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Verbal Boundary Description

Both sides of 7th Avenue from West Cedar Street to Haynes Street; both sides of Holston Avenue from West Cedar Street to Orchard Street; both sides of 9th Street from a point 200 feet north of Orchard Street to Haynes Street; the south side of Orchard Street from 9th Street to Holston Avenue; both sides of Haynes Street from 9th Street to its eastern end about 150 feet east of 7th Avenue; the east side of Watauga Avenue from a point 200 feet south of Haynes Street to Haynes Street; both sides of Reynolds Street from Holston Avenue to 7th Avenue, both sides of Weise Avenue from Holston Avenue to 7th Avenue; both sides of Clyde Reser Street; both sides of Helms Street from Holston Avenue to 7th Avenue; the north side of West Cedar Street from Holston Avenue to 7th Avenue; and Belvedere Heights.

Boundary Justification

Boundaries of the historic district were drawn to include contributing residential resources along Holston Avenue, 7th Avenue, the streets that run between Holston Avenue and 7th Avenue, Haynes Street, the south side of Orchard Street, and Belvedere Heights. Anderson Elementary School is adjacent to the district but was not included because its appearance is not of the same era as the district's residential structures. Most of the houses north of Orchard Street were determined to have been altered too much and many would not have been considered to be contributing resources. Areas south of West Cedar Street and along Indian Hills Drive contained many houses that were of a more modern architectural style, and thus did not convey the same feeling. Expansion of the district's boundary eastward would have been impossible because of the presence of U.S. Highway 11E and the new commercial development that has taken place there. Thus, the district is surrounded by buildings that are either historic and altered or modern.

See map on next page and larger map included with the nomination.

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered. The information is not to be used for development of construction plans or any type of engineering services.

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Sullivan County Tennessee

Photographs

Name of Property: Holston Avenue Neighborhood Historic District
City or Vicinity: Bristol
County: Sullivan
State: TN
Name of Photographer: Gray Stothart
Date of Photographs: December 28, 2011
Location of Original Digital Files: TN Historical Commission

Photo 1 of 30

Looking southwest along Holston Avenue from the intersection of Reynolds Street and Holston Avenue

Photo 2 of 30

Looking east along Reynolds Street from the intersection of Reynolds Street and Holston Avenue

Photo 3 of 30

Looking southwest along Holston Avenue from the intersection of Weise Street and Holston Avenue

Photo 4 of 30

Looking north along Holston Avenue from the intersection of Weise Street and Holston Avenue

Photo 5 of 30

Looking northeast along Holston Avenue from the intersection of Helms Street and Holston Avenue

Photo 6 of 30

Looking southwest along Holston Avenue from the intersection of Helms Street and Holston Avenue

Photo 7 of 30

Looking northeast along Holston Avenue from a point adjacent to 1158 Holston Avenue

Photo 8 of 30

Looking north along Holston Avenue from a point adjacent to 1200 Holston Avenue

Photo 9 of 30

Looking north along Holston Avenue from a point adjacent to 1211 Holston Avenue

Photo 10 of 30

Looking north along 7th Avenue from a point adjacent to 1313 7th Avenue

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Photo 11 of 30

Looking north along 7th Avenue from a point adjacent to 1313 7th Avenue

Photo 12 of 30

Looking north along 7th Avenue from a point adjacent to 1224 7th Avenue

Photo 13 of 30

Looking north along 7th Avenue from the intersection of Helms Street and Seventh Avenue

Photo 14 of 30

Looking north along 7th Avenue from a point adjacent to 1117 7th Avenue

Photo 15 of 30

Looking northwest across Reynolds Street from the intersection of Reynolds Street and 7th Avenue

Photo 16 of 30

Looking southwest across Reynolds Street from the intersection of Reynolds Street and 7th Avenue

Photo 17 of 30

Looking north along 7th Avenue from a point adjacent to 917 7th Avenue

Photo 18 of 30

Looking southwest across 7th Avenue from a point adjacent to 917 7th Avenue

Photo 19 of 30

Looking southwest across 7th Avenue from a point adjacent to 901 7th Avenue

Photo 20 of 30

Looking northwest across Haynes Street from the intersection of Haynes Street and 7th Avenue

Photo 21 of 30

Looking south along 7th Avenue from a point adjacent to 1009 7th Avenue

Photo 22 of 30

Looking west along Weise Street from the intersection of Weise Street and 7th Avenue

Photo 23 of 30

Looking east across Haynes Street from the intersection of Watauga Avenue and Haynes Street

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Photo 24 of 30

Looking northeast across Holston Avenue from the intersection of Haynes Street and Holston Avenue

Photo 25 of 30

Looking northwest along Holston Avenue from the intersection of Haynes Street and Holston Avenue

Photo 26 of 30

Looking north across Holston Avenue from the intersection of Haynes Street and Holston Avenue

Photo 27 of 30

Looking northwest across Holston Avenue from the intersection of Orchard Street and Holston Avenue

Photo 28 of 30

Looking southwest across Orchard Street from a point adjacent to 813 Orchard Street

Photo 29 of 30

Looking east along Orchard Street from a point adjacent to 833 Orchard Street

Photo 30 of 30

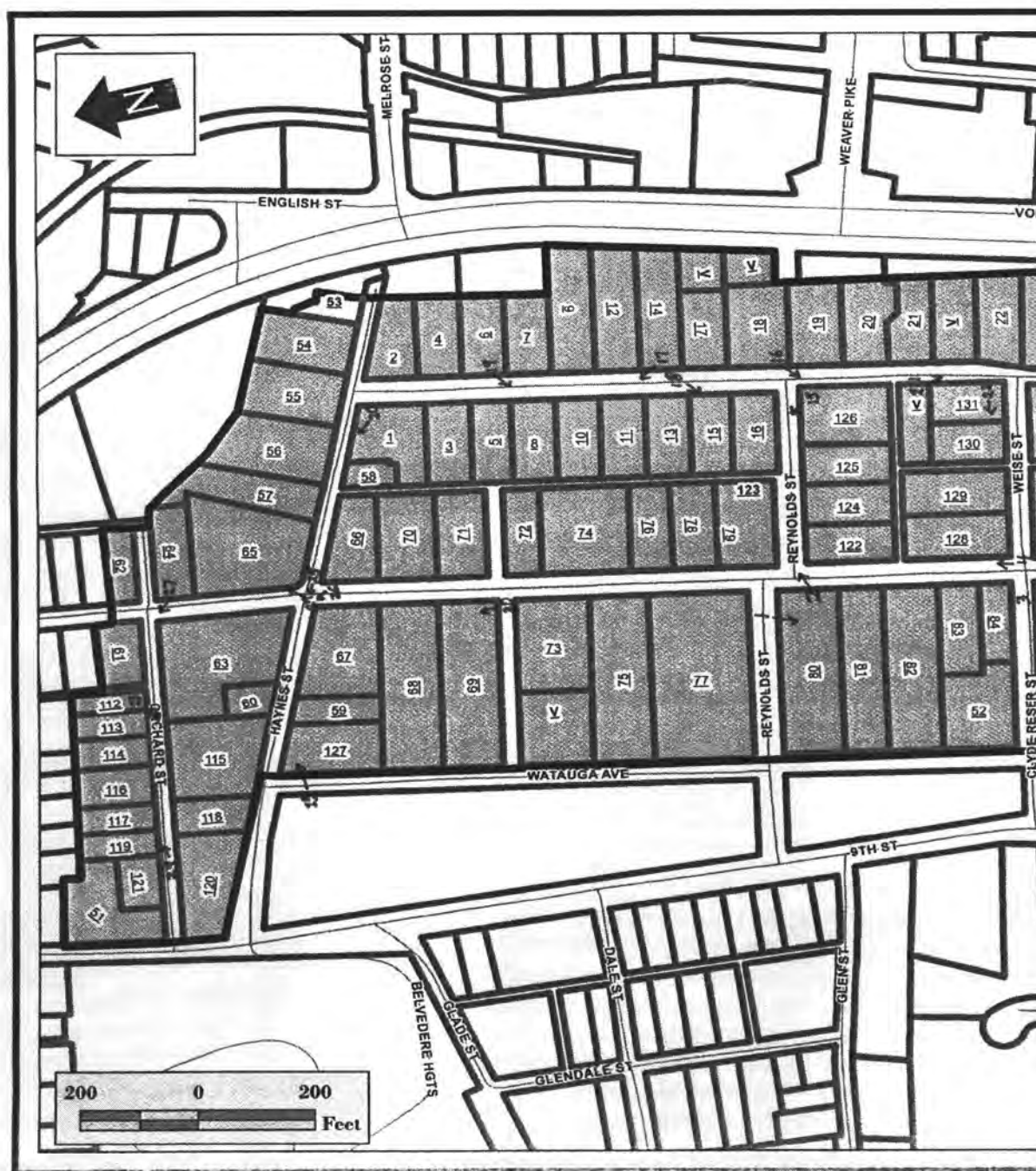
Looking north along Holston Avenue from a point adjacent to 812 Holston Avenue

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Section number photos Page 33 Holston Avenue Neighborhood Historic District
Sullivan County Tennessee

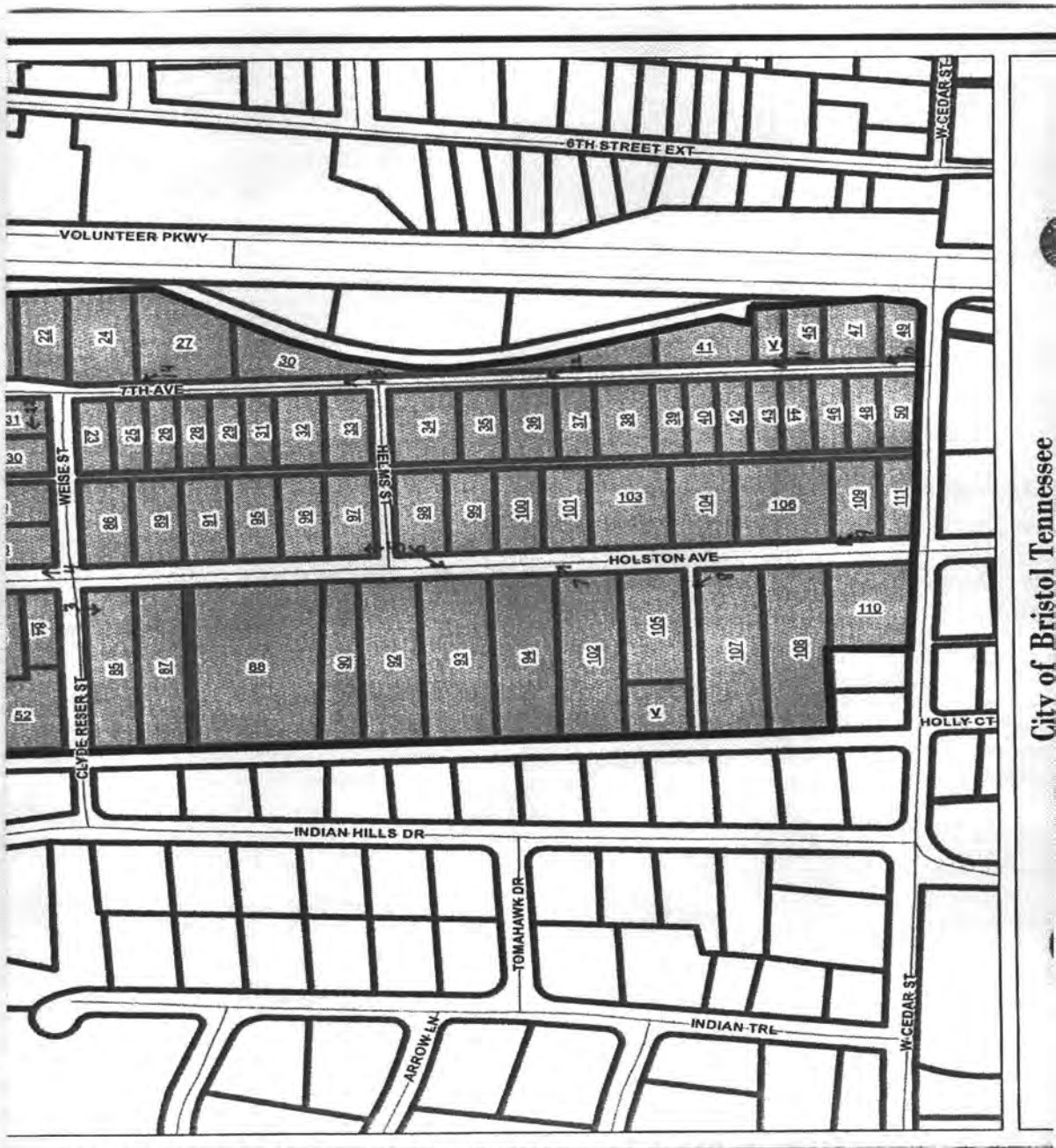
Positions and Angles of Photographs – map 1 of 2



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Section number photos Page 34 Holston Avenue Neighborhood Historic District
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Map 2 of 2

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Section number owners Page 35 Holston Avenue Neighborhood Historic District
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Property Owners

Map Key	Physical Address*		Owner(s)	Owner Address
	Num	Street		
1	711	7th Avenue	Joe Blackman	424 Buelah Land Dr, Bluff City, TN 37618
2	809	7th Avenue	James Blanton	301 Jaryn Ct, Bristol, VA 24201
3	812	7th Avenue	Terry D. and Mary M. Ragan	Same as Physical Address
4	815	7th Avenue	Dennis R. and Sandra S. Leonard	Same as Physical Address
5	900	7th Avenue	Allis C. And Charles B. Moore, Jr.	Same as Physical Address
6	901	7th Avenue	William and Nancy Kiser	Same as Physical Address
7	903	7th Avenue	Larry R. and Wilma E. Rutherford	Same as Physical Address
8	904	7th Avenue	George R. and Junella McClellan	Same as Physical Address
9	907	7th Avenue	James Bradford and Vanessa H. Baker	Same as Physical Address
10	908	7th Avenue	Clarence Young Wilkerson, Jr.	Same as Physical Address
11	914	7th Avenue	Michael W. and Tamara Dunn	Same as Physical Address
12	915	7th Avenue	Tara and Aaron Smalling	Same as Physical Address
13	916	7th Avenue	Karl P. Heisler	Same as Physical Address
14	917	7th Avenue	Jeremy Messer	Same as Physical Address
15	918	7th Avenue	Jimmy M and Shirley M Robinson (Trustee)	Same as Physical Address
16	920	7th Avenue	Mary "Molly" T. Wurmser	Same as Physical Address
17	945	7th Avenue	Paul E. Dell	Same as Physical Address
18	947	7th Avenue	Richard E. and Julie E. King, Jr.	Same as Physical Address
19	1001	7th Avenue	Perry and Mary Ann Aldridge	Same as Physical Address
20	1007	7th Avenue	Douglas Alan Williams (Trustee)	516 Holston Avenue - Ste 102, Bristol, TN 37620
21	1009	7th Avenue	Howard and Sylvia Ketron	Same as Physical Address
22	1013	7th Avenue	Edwin and Lynn Richards	133 Woodside Drive, Bristol
23	1106	7th Avenue	Josh Faust	Same as Physical Address
24	1107	7th Avenue	Debora Smelser	Same as Physical Address
25	1108	7th Avenue	Stephen Michael Moore	Same as Physical Address
26	1110	7th Avenue	Chris & Robin Young	Same as Physical Address
27	1117	7th Avenue	Joseph & Dawn E Bell	323 Brookwood Drive, Bristol, TN 37620
28	1118	7th Avenue	Robert Craig & Terra Kistner	Same as Physical Address
29	1122	7th Avenue	Wilma H. Kistner	Same as Physical Address
30	1125	7th Avenue	Eric Randall Spicer	433 Maryland Avenue, Bristol, TN 37620
31	1126	7th Avenue	Laverne Fraiser	Same as Physical Address
32	1128	7th Avenue	Michele Linebaugh	Same as Physical Address

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Sullivan County Tennessee

33	1134	7th Avenue	Tammy and Darren Lawson	Same as Physical Address
34	1200	7th Avenue	Richard G. and Patrice L. Heinz	202 Blue Grass Road, Roan Mountain, TN 37687
35	1206	7th Avenue	Marvin G. Rock	Same as Physical Address
36	1220	7th Avenue	Wade K. Hampton	Same as Physical Address
37	1224	7th Avenue	Jearlene Mongle	Same as Physical Address
38	1228	7th Avenue	Emerson & Kitty Williams	Same as Physical Address
39	1230	7th Avenue	Clyde W. and Janice Meadows	Same as Physical Address
40	1234	7th Avenue	Avis Jean and Scarlet Vance	Same as Physical Address
41	1239-1241	7th Avenue	Hensly Properties, LLC	P. O. Box 333, Bristol, TN 37620
42	1240	7th Avenue	George R. and Junella R. McClellan	904 7th Avenue, Bristol, TN 37620
43	1242	7th Avenue	George R. and Junella R. McClellan	905 7th Avenue, Bristol, TN 37620
44	1312	7th Avenue	Wanda S. Earp	Same as Physical Address
45	1313	7th Avenue	Michael P. Ost	Same as Physical Address
46	1316	7th Avenue	Raymond P & Autumn Morgan	Same as Physical Address
47	1319	7th Avenue	Judith Dee Gregory	Same as Physical Address
48	1320	7th Avenue	Thomas Mullins, Jr.	Same as Physical Address
49	1321	7th Avenue	Jamie Goodman	Same as Physical Address
50	1324	7th Avenue	David and Donna McCray	Same as Physical Address
51	615	9th Street	Helen S. Pickel	Same as Physical Address
52	805	Clyde Reser St	Charles Michael and Sharon K. Dalton	805 Weise Street, Bristol, TN 37620
53	601	Haynes Street	Emma W. Taylor	c/o Emma Harrison, Same as Physical Address
54	605	Haynes Street	Eva M. Gatscher	Same as Physical Address
55	609	Haynes Street	Thomas K. and Leigh M. King	Same as Physical Address
56	703&705&707&709	Haynes Street	Amy Bowie Williams (Trustee)	516 Holston Avenue - Ste 102, Bristol, TN 37620
57	711	Haynes Street	Beneficial Tennessee, Inc.	961 Weigel Drive, Elmherst, IL 60126
58	712	Haynes Street	Donald A. and Shirley A. Dye	Same as Physical Address
59	812	Haynes Street	Susan Kegley	Same as Physical Address
60	813	Haynes Street	Charles W. Norton (Trustee)	196 Steele Creek Park Road, Bristol, TN 37620
61	614	Holston Avenue	Ashley Amanda Humphreys	840 Hineman Ave - Apt #3, Evanston, IL 60202
62	615	Holston Avenue	John and Bobbi Despard	1125 Holston Ave, Bristol, TN 37620
63	700	Holston Avenue	Philip and Nedra Hartley	Same as Physical Address
64	701	Holston Avenue	Joe H. Reedy	c/o Helen Reedy, 617 Randolph St, Bristol, VA 24201
65	711	Holston Avenue	John Christopher and Melissa Lee Allen	Same as Physical Address
66	801	Holston Avenue	William E. and Andrea L. Ford	Same as Physical Address
67	804	Holston Avenue	Andrew S. and Mary C. Mumpower	Same as Physical Address

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68	808	Holston Avenue	Kenneth W and Carlena S King	Same as Physical Address
69	812	Holston Avenue	Vincent S and Carolyn O. Tiller, Jr.	Same as Physical Address
70	813	Holston Avenue	Carla M. and Mark A. Shumate	Same as Physical Address
71	817	Holston Avenue	William L. and Ann G. Woods	Same as Physical Address
72	901	Holston Avenue	Jerry L. and Carolyn B. Shaffer	Same as Physical Address
73	904	Holston Avenue	David W. and Sarah R. Flatt	Same as Physical Address
74	905	Holston Avenue	Frederick W and Kimberly V. Terry	Same as Physical Address
75	912	Holston Avenue	Thomas C. and Lauren E. Whitman	Same as Physical Address
76	915	Holston Avenue	Roger D. and Molly Keller	Same as Physical Address
77	920	Holston Avenue	Mary Margaret Herzog	P. O. Box 161, Bristol, TN 37621
78	925	Holston Avenue	Katherine Kausch	Same as Physical Address
79	929	Holston Avenue	James W, Dorothy G, and John Davis	929 Holston Avenue #4, Bristol, TN 37620
80	1000	Holston Avenue	Helen Y. and Michael S. Lambert	Same as Physical Address
81	1006	Holston Avenue	Claud C. Hoskins	Same as Physical Address
82	1010	Holston Avenue	James M. and Kathy C. Carter	Same as Physical Address
83	1012	Holston Avenue	Brandon J. and Ashley G. Morrell	Same as Physical Address
84	1014	Holston Avenue	Frances E. Cloud	Same as Physical Address
85	1100	Holston Avenue	M. Bradley and Lark P. Adams	Same as Physical Address
86	1101	Holston Avenue	Catherine Payne	7035 Green Oak Drive, McLean, VA 22101
87	1102	Holston Avenue	Steven H. and Amy D. Greene	Same as Physical Address
88	1106	Holston Avenue	Joseph and Susane Poore	Same as Physical Address
89	1107	Holston Avenue	Joseph L. and Mary V. Combs	Same as Physical Address
90	1110	Holston Avenue	James B. and Amy Avery	Same as Physical Address
91	1111	Holston Avenue	Nancy H. Richardson	Same as Physical Address
92	1112	Holston Avenue	Isabel L. Johnson and Judith Haga	Same as Physical Address
93	1114	Holston Avenue	William E. and Ronan D. King, Jr.	Same as Physical Address
94	1116	Holston Avenue	Anne M. Cosby	Same as Physical Address
95	1121	Holston Avenue	Gary and Linda Joyce Goller	Same as Physical Address
96	1125	Holston Avenue	John F. and Bobbi Despard	Same as Physical Address
97	1135	Holston Avenue	James R. and Carolyn J. Cadle	Same as Physical Address
98	1149	Holston Avenue	M. Constance Bailey	Same as Physical Address
99	1151	Holston Avenue	Christopher B. and Katherine M. Cox	Same as Physical Address
100	1153	Holston Avenue	Helyn L. Dougherty (Trustee)	788 Park Shore Dr H-24,Naples, FL 34103
101	1155	Holston Avenue	Michael King Chambers	Same as Physical Address
102	1158	Holston Avenue	Paul and Shirley Copenhaver King	Same as Physical Address

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number owners Page 38 Holston Avenue Neighborhood Historic District
Sullivan County Tennessee

103	1161	Holston Avenue	Conley S. Scott, Jr.	Same as Physical Address
104	1163	Holston Avenue	James M. and Julie B. Dixon	Same as Physical Address
105	1166	Holston Avenue	Peggy Y. Rogers	Same as Physical Address
106	1177	Holston Avenue	Fred Foy and Cecily Strang	Same as Physical Address
107	1200	Holston Avenue	Matthew and Jeannie Williams	Same as Physical Address
108	1208	Holston Avenue	George W. and Virginia F. McRee	Same as Physical Address
109	1211	Holston Avenue	Robert T. and Nell S. Banks	Same as Physical Address
110	1212	Holston Avenue	Marceleen Mallicote	Same as Physical Address
111	1217	Holston Avenue	Andrew and Elizabeth Murray	Same as Physical Address
112	813	Orchard Street	David and Stephanie Laws	Same as Physical Address
113	817	Orchard Street	Dan C. and Faye B. Wysor	819 Orchard Street, Bristol, TN 37620
114	819	Orchard Street	Dan C. and Faye B. Wysor	Same as Physical Address
115	820	Orchard Street	Jackson Burrow Breeding	Same as Physical Address
116	821	Orchard Street	Robert Allen and Donett Slagle	Same as Physical Address
117	827	Orchard Street	Wanda K. Miller	18279 Macedonia Road, Abingdon, VA 24211
118	828	Orchard Street	Robert E. and Clarice M. Nichols	Same as Physical Address
119	831	Orchard Street	Glenn D. and Shirley J. Kilgore	Same as Physical Address
120	832	Orchard Street	City of Bristol, TN	P. O. Box 1189, Bristol, TN 37621
121	833	Orchard Street	Eric S. Slagle	Same as Physical Address
122	700	Reynolds Street	Thelma Woodson Carter	Same as Physical Address
123	703&705	Reynolds Street	James W, Dorothy G, and John Davis	929 Holston Avenue #4, Bristol, TN 37620
124	704	Reynolds Street	Virginia Counts	Same as Physical Address
125	708	Reynolds Street	Betty Y. Blevins	Same as Physical Address
126	712	Reynolds Street	Richard E. and Dorothy J. Hicks	Same as Physical Address
127	801&803	Watauga Ave	Charles M. and June Worley	214 Sparrow Road, Bluff City, TN 37618
128	701	Weise Street	Keith C. Skeen	Same as Physical Address
129	705	Weise Street	Clarence and Grace Dishner	Same as Physical Address
130	709	Weise Street	William D. and Emily S. Stacy	Same as Physical Address
131	713	Weise Street	Harry Glendon Smelser, etal	1938 Oak Tree Trail, Lake Villa, IL 60046
V			Bran Investments, LLC	516 Holston Avenue, Bristol, TN 37620
V			City of Bristol, TN	P. O. Box 1189, Bristol, TN 37621
V			Robert David Kinkead, etal	3394 Weaver Pike, Bristol, TN 37620
V			Richard E. and Julie Y. King, Jr	947 7th Avenue, Bristol, TN 37620
V			Richard E. and Dorothy J. Hicks	712 Reynolds Avenue, Bristol, TN 37620
V			Douglas A. and Amy B. Williams	510 Holston Avenue - Ste 102, Bristol, TN 37620

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number owners Page 39 Holston Avenue Neighborhood Historic District
Sullivan County Tennessee

V			Reynolds Minerals, Inc.	P. O. Box 70459, Richmond, VA 23255
V			Paul and Shirley Copenhaver King	1158 Holston Avenue, Bristol, TN 37620
V			Doris E. Daniels	1005 Ridgefield Drive, Johnson City, TN 37601

* All physical addresses are located in Bristol, TN 37620.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Holston Avenue Neighborhood Historic District

MULTIPLE
NAME:

STATE & COUNTY: TENNESSEE, Sullivan

DATE RECEIVED: 9/28/12 DATE OF PENDING LIST: 10/26/12
DATE OF 16TH DAY: 11/13/12 DATE OF 45TH DAY: 11/14/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000945

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 11.14.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





















































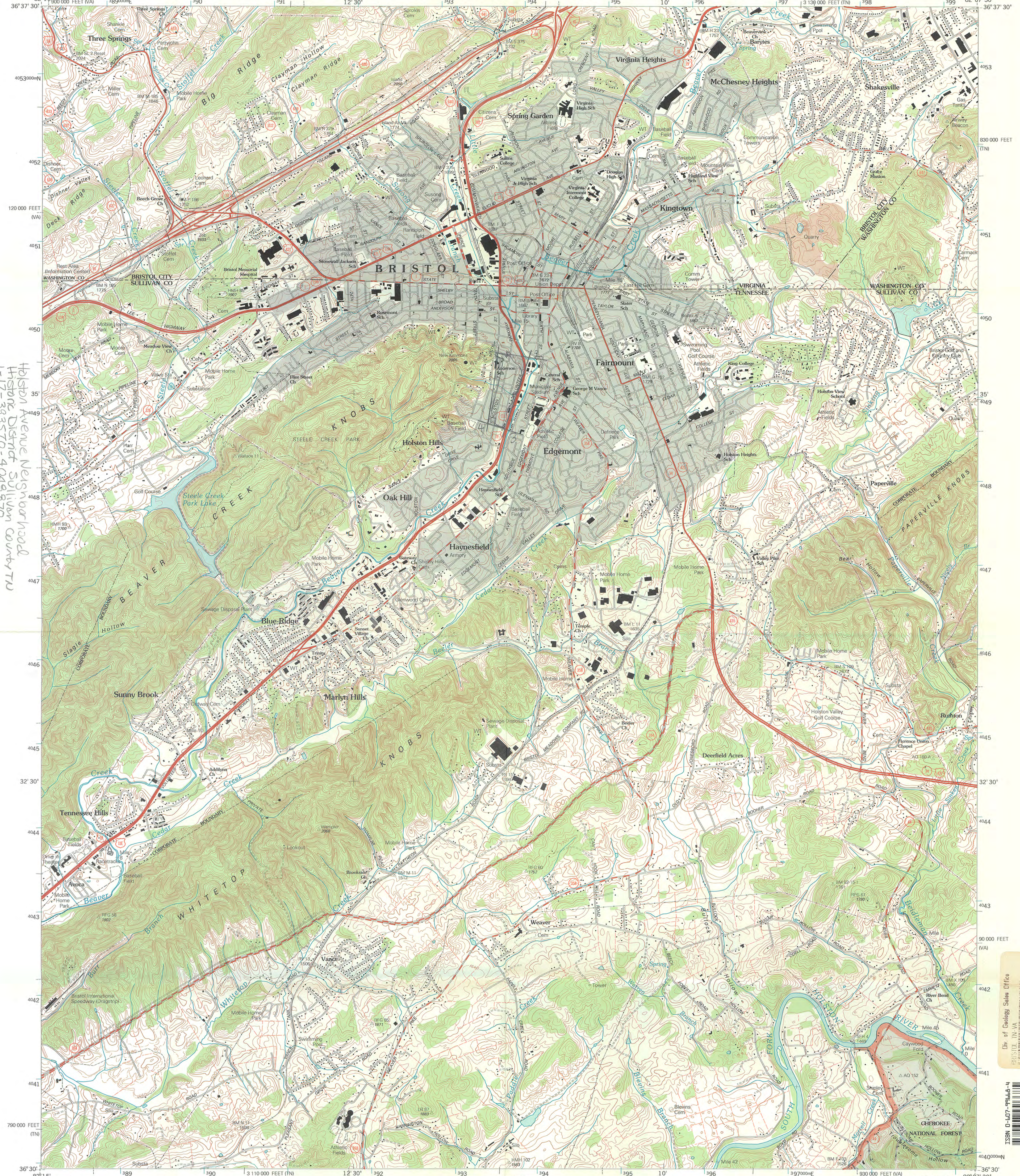




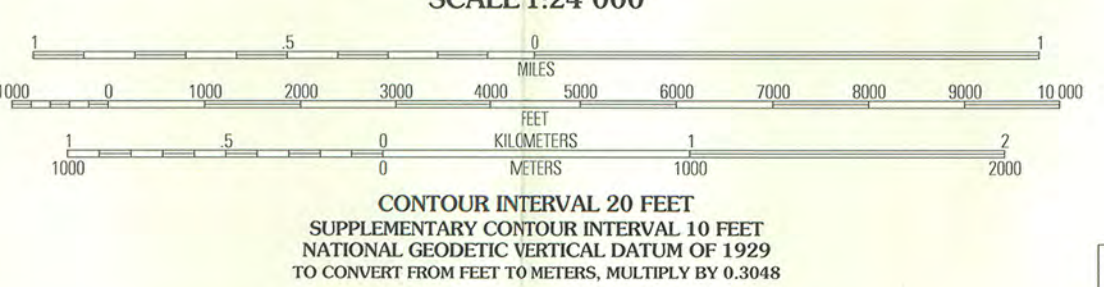
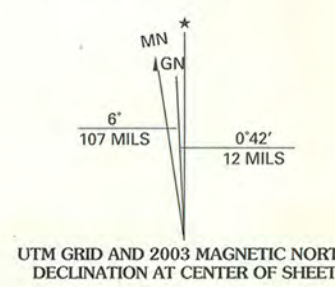




Helston Avenue Neighorhood
Historic District Sullivan County TN
1-17-393570-4049870
2-17-394052-4049749
3-17-393727-4048889
4-17-393475-4048984



Produced by the United States Geological Survey 1991
Revision by USDA Forest Service 2003
Topography compiled 1959. Planimetry derived from imagery taken 1997 and other sources. Public Land Survey System and survey control current as of 2002. Boundaries current as of 2003
North American Datum of 1927 (NAD 27). Projection: Tennessee coordinate system, (Lambert conformal conic). 10 000-foot ticks: Tennessee coordinate system and Virginia coordinate system, north zone
Blue 1000-meter Universal Transverse Mercator ticks, zone 17
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
Non-National Forest System lands within the National Forest
Inholdings may exist in other National or State reservations
This map is not a legal document. Public lands are subject to change and leasing, and may have access restrictions; check with appropriate offices. Obtain permission before entering private lands



ADJOINING 7.5' QUADRANGLES

1	2	3	1 Mendota 2 Wallace 3 Wadale 4 Blountville 5 Holston Valley 6 Bluff City 7 Keokuk 8 Carter
4		5	
6	7	8	

HIGHWAYS AND ROADS

Interstate	Primary highway
U. S.	Secondary highway
State	Light-duty road
County	Composition: Unspecified...
National Forest, suitable for passenger cars	Paved
National Forest, suitable for high clearance vehicles	Gravel
National Forest Trail	Dirt
	Unimproved; 4 wheel drive
	Trail
	Gate; Barrier

BRISTOL, TN-VA
2003
36082-E2-TF-024
NGA 4557 II SW-SERIES V841

Div of Geology Sales Office
123102 IN VA
15702000024 LEFT 1000
\$6.00

ISBN 0-607-9445-4
9 780607 944545

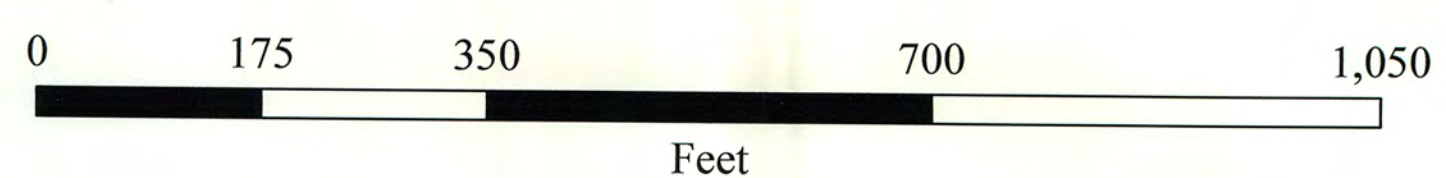


Information given for each resource is as follows:
Top Number = Map Key
Middle Number = Address
Bottom Letter = Contributing or Non-Contributing Status
V = Vacant Lot



Map Created: August 2, 2012
For: H. Gray Stothart
Cartographer: Wendy S. Hill
Organization: First Tennessee Development District
Department: GIS Program Department
Mailing Address: 3211 North Roan Street
Johnson City, TN 37601
Software Version: ArcGIS ArcEditor, Version 10.1

Holston Avenue Neighborhood Historic District



Path: P:\GIS_Maps\Gray_Stothart\HolstonAveNeighborhoodHD\HolstonAvenueHD22x34.mxd

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered. The information is not to be used for development of construction plans or any type of engineering services.

RECEIVED

SEP 05 2012

TN. HISTORICAL
COMMISSION



JON LUNDBERG
STATE REPRESENTATIVE
1ST DISTRICT
SULLIVAN COUNTY

DISTRICT ADDRESS:
212 SKYLINE DR.
BRISTOL, TN 37620
423-968-4497

LEGISLATIVE OFFICE:
20 LEGISLATIVE PLAZA
NASHVILLE, TENNESSEE 37243
(615) 741-7623
FAX: (615) 253-0272

House of Representatives State of Tennessee

NASHVILLE

COMMERCE COMMITTEE
VICE-CHAIRMAN

GENERAL SUB-COMMITTEE OF
COMMERCE
CHAIRMAN

JUDICIARY COMMITTEE

GENERAL SUB-COMMITTEE OF
JUDICIARY

HOUSE RULES COMMITTEE

SELECT COMMITTEE ON
VETERAN'S AFFAIRS

SELECT COMMITTEE ON
BUSINESS TAXES

September 4, 2012

Tennessee Historical Commission
Patrick McIntyre, Executive Director
2941 Lebanon Rd.
Nashville, TN 37243-0442

Director McIntyre:

Please accept this letter in full support of the historical designation request for the area of Holston Drive in Bristol. This area, and its residents, represents a significant historical portion of Bristol. Widely known among residents, your designation will further solidify their efforts.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon C. Lundberg", is written over a horizontal line.

Jon C. Lundberg
State Representative
District 1

RECEIVED

SEP 14 2012

TN. HISTORICAL
COMMISSION

Mr. & Mrs. Emerson C. Williams
1228 7th Seventh Avenue
Bristol, TN 37620

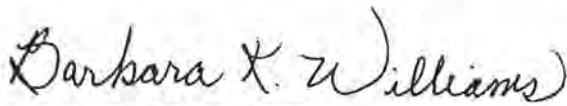
September 11, 2012

Tennessee Historical Commission
E. Patrick McIntyre, Jr., Executive Director
2941 Lebanon Road
Nashville, TN 37243-0442

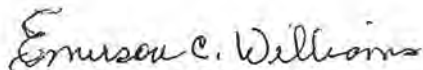
Dear Mr. McIntyre,

We are in receipt of the notification of a meeting by the Tennessee Historical Commission to discuss and act on the historic designation of the Bristol Holston District. Having lived here, and done research on many of the people and homes of this area, we can say most decidedly that the section described is rich with history and heritage. An endorsement by the committee will help to preserve this as a place of importance for future generations. Thank you and the Commission for your consideration.

Sincerely,



Barbara Kitty Williams



Emerson C. Williams



TENNESSEE HISTORICAL COMMISSION
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
2941 LEBANON ROAD
NASHVILLE, TN 37243-0442
(615) 532-1550



September 20, 2012

Carol Shull
Keeper of the National Register
National Park Service
National Register Branch
1201 Eye Street NW
8th floor
Washington, DC 20005

Dear Ms. Shull:

Enclosed please find documentation to nominate the *Holston Avenue Neighborhood Historic District* to the National Register of Historic Places.

If you have any questions or if more information is needed, contact Claudette Stager at 615/532-1550, extension 105 or Claudette.stager@tn.gov.

Sincerely,

E. Patrick McIntyre, Jr.
State Historic Preservation Officer

EPM:cs

Enclosures