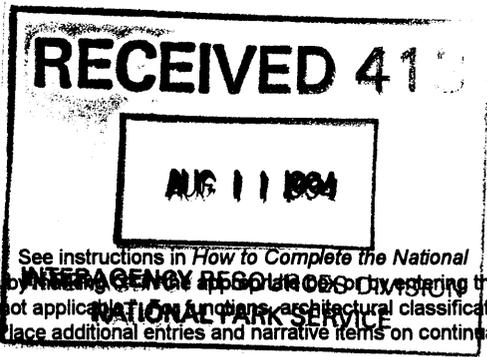


1156

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 checking one or more boxes. Do not check the box for "not applicable" unless you are certain that the information requested is not applicable. If an item does not apply to the property being documented, enter "N/A" for "not applicable." Do not check the box for "not applicable" unless you are certain that the information requested is not applicable. If an item does not apply to the property being documented, enter "N/A" for "not applicable." Do not check the box for "not applicable" unless you are certain that the information requested is not applicable. 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 Adair Gardens Historic District

other names/site number N/A

2. Location

street & number Along portions of Adair Drive, Rose Drive, Coile Drive  not for publication

city or town Knoxville  vicinity

state Tennessee code TN county Knox code 093 zip code 37912

3. State/Federal Agency Certification

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

Herbert L. Hoyer  
Signature of certifying official/Title

8/5/94  
Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:  
 entered in the National Register.  
 See continuation sheet
- determined eligible for the National Register.  
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) \_\_\_\_\_

Herbert L. Hoyer  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

9/23/94

Adair Gardens Historic District  
Name of Property

Knox County, TN  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
65	6	buildings
		sites
		structures
		objects
65	6	Total

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

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

Historical & Architectural Resources of Knoxville & Knox County, Tennessee

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

**Current Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Colonial Revival, Tudor Revival, Minimal

Traditional

**Materials**

(Enter categories from instructions)

foundation BRICK; CONCRETE

walls BRICK; weatherboard

roof ASPHALT

other WOOD; BRICK

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is: N/A

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

1920 - 1935  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked)

N/A

**Cultural Affiliation**

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_

**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:

Knoxville-Knox County Planning Commission

Adair Gardens Historic District  
Name of Property

Knox County, TN  
County and State

**10. Geographical Data**

**Acreage of Property** approximately 11 acres

**UTM References**

Fountain City, TN 146SW

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>236300</u>	<u>3990540</u>
	Zone	Easting	Northing
2	<u>16</u>	<u>23650</u>	<u>3990380</u>

3	<u>16</u>	<u>236510</u>	<u>3990500</u>
	Zone	Easting	Northing
4	<u>16</u>	<u>236570</u>	<u>3990710</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 By**

name/title Ann K. Bennett, Senior Planner  
organization Knoxville-Knox County Metropolitan Planning Commission date April 12, 1994  
street & number 403 City County Building, 100 Main Avenue telephone 615-521-2500  
city or town Knoxville state TN zip code 37902

**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 location

A **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 see attached continuation sheets  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

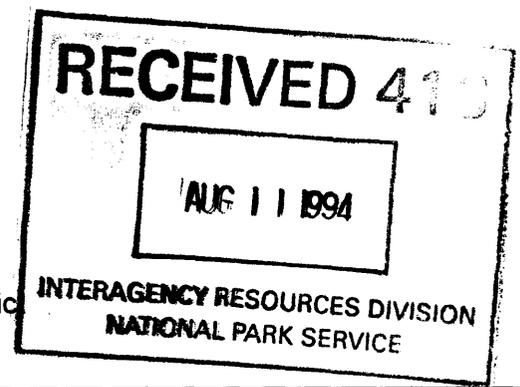
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain 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 Reductions Projects (1024-0018), Washington, DC 20303.

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Adair Gardens Historic District  
Knox County, TN



## Narrative Description

The Adair Gardens Historic District encompasses part of five blocks that face Adair Drive, Coile Drive, and Rose Drive, in north Knoxville. The primary streets run east from Broadway, which is a major traffic arterial. Forty-five primary properties make up the district, with the district boundaries at the back property lines north of Adair Road and south of Rose Drive. The district slopes up from Broadway, with the roads in a fairly rectangular pattern that was platted in 1920, when the area was developed as the Adair Gardens Subdivision. Surrounding residential areas contain properties that are newer, have been altered so that they retain little integrity, or differ in character because they are commercial properties constructed recently.

Development of the Adair Gardens Historic District follows the pattern for streetcar suburban growth as outlined in the Property Type Suburban Growth and Development of Knoxville and Knox County, 1870-1940. The district shows a transition between dependence on streetcar transportation and the private automobile. The buildings in the district are primarily single family dwellings, which occupy relatively small lots with mature landscape plantings. Nearly all secondary structures are private garages, with some of the residences having contemporary associated garages, since Adair Gardens was a transition area developed partially as a streetcar and partially as an automobile suburb. Adair Gardens remains primarily residential in use, with only two or three houses located adjacent to commercial property on Broadway now being utilized for offices.

Houses in the district are of frame construction, with the majority being one to one and one-half stories in height. The most common wall covering is brick veneer, although some stucco and wood shingles are present. The secondary structures are also frame, usually of weatherboard, but sometimes covered in brick veneer.

Adair Gardens contains one of Knoxville's best examples of lower middle class suburban development, with the preponderance of Tudor Revival and Minimal Traditional styling lending a uniform appearance and distinctive design attributes to the area. Listed below, by street address, are the primary structures in the district, with the secondary structures associated with each. Of the forty-five primary structures included in the district, forty-three are contributing and two are non-contributing. There are twenty-six secondary structures in the district, with twenty-two being listed as contributing and four as non-contributing.

### ADAIR DRIVE

01. 101 Adair Drive. (c.1925). Minimal Traditional. One story frame with brick veneer wall covering. Hip roof with lower cross gables, barrel shaped cement tile roof covering, and cresting. Six over six double hung windows. One story three bay front porch with aluminum awning over unroofed three bay porch and low brick balustrade. Exterior offset side brick chimney. Brick foundation. Irregular plan. (C)

(c.1925). One story frame garage with brick veneer wall covering. Front gable roof with asphalt shingle roof covering. (C)

02. 102 Adair Drive. (c.1920). Minimal Traditional. One story frame with brick veneer and weatherboard wall covering. Side gable roof with oversize asphalt shingle roof covering. Six over six double hung windows. Front stoop with braced gabled portico with arched underside. Exterior end brick chimney. Rectangular plan. (C)

03. 104 Adair Drive. (c.1925). Minimal Traditional with Craftsman influence. One story frame with brick veneer wall covering. Cross gable roof with telescoping front gable, asphalt shingle roof covering, louvered wood attic vents. Tripled and single six over six double hung windows. One story one-half front porch with replacement aluminum columns. Exterior end brick chimney. Brick foundation. Rectangular plan. (C)

# National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Adair Gardens Historic District  
Knox County, TN

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04. 105 Adair Drive. (c.1920). Tudor Revival. Two story frame with brick veneer wall covering. Steeply pitched gable roof with lower cross gables, front facing gablet and fishscale pattern asphalt shingles. Six over one double hung windows. One story one bay gabled portico with arched underside. Exterior offset side brick chimney. Brick foundation. Irregular plan. (C)
- (c.1920). One story frame garage with board and batten wall covering. Front gable roof with asphalt shingle roof covering. (C)
05. 106 Adair Drive. (c.1920). Minimal Traditional with Tudor Revival influence. One story frame with brick veneer wall covering. Side gable roof with cross gable on front elevation, louvered wood attic vents, concrete Roman tile with cresting and finials. Six over six paired double hung windows and diamond pane casement window. Three-quarter front stoop with brick balustrade. Two brick chimneys with chimney pots, one exterior front offset and one exterior rear central. Rectangular plan. (C)
06. 107 Adair Drive. (c.1925). Minimal Traditional. One story frame with aluminum siding wall covering. Side gable roof with telescoping front gables and asphalt shingle covering. Six over six double hung windows. One story one bay projecting gabled portico with arched opening. Exterior offset side stuccoed chimney. Stuccoed foundation. Irregular plan. (C)
07. 108 Adair Drive. (c.1920). Minimal Traditional with Tudor Revival influence. One story frame with brick veneer wall covering. Cross gable roof with jerkin heads, asphalt shingle roof covering. Six over six double hung windows. Front stoop with projecting one-quarter enclosed gabled and half-bellcast roofed portico. Exterior front brick chimney. Brick foundation. Large c.1955 addition on east elevation set back from main facade, frame construction with asbestos shingle wall covering and flat roof. Irregular plan. (C)
08. 111 Adair Drive. (c.1925). Tudor Revival. Two story frame with stuccoed wall covering with brick quoins. Cross gable roof with shed dormers and concrete Roman tile roof covering, cresting. Eight light casement, six over six double hung and diamond pane cottage windows. One bay front stoop with aluminum balustrade. Exterior front stuccoed chimney with brick quoins. Stuccoed foundation. Irregular plan. (C)
- (c.1960). One story frame garage with Masonite wall covering. Front gable roof with asphalt shingle roof covering. (NC)
09. 112 Adair Drive. (c.1920). Mission. One story frame with stuccoed wall covering. Cross gable roof with concrete Roman tile roof covering, cresting and parapet at portico. Tripled six over six double hung windows with oriel window on front elevation. One story one bay recessed arcaded portico with parapet roof and arched entry. One story unroofed porch with added flat aluminum roof across one-half of front elevation. Exterior side stuccoed chimney. Stuccoed foundation. L-shaped plan. Applied cartouche over entry. (C)
- (c.1920). One story frame garage with stuccoed wall covering. Front gable roof with barrel shaped concrete tile roof covering. (C)
10. 113 Adair. (c.1928). Minimal Traditional. One story frame with wood shingle wall covering. Side gable jerkin head roof, asphalt shingle roof covering, center projecting gabled bay, and rectangular louvered wood attic vents. Six over six double hung windows. One bay unroofed stoop with aluminum awning and aluminum balustrade on steps. Exterior front stuccoed chimney with two chimney pots. Stuccoed foundation. Projecting bay on east elevation. Irregular plan. (C)

# National Register of Historic Places Continuation Sheet

Section number 7 Page 3 Adair Gardens Historic District  
Knox County, TN

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11. 114 Adair Drive. (c.1920). Colonial Revival. Two story frame with aluminum siding wall covering. Side gable roof with asphalt shingle roof covering. Six over six double hung windows with tripartite window on front elevation. One story one bay portico with gabled roof and arched underside, square wood columns with Doric capitals. Exterior end brick chimney. Brick foundation. Rectangular plan. (C)
- (c.1920). One story concrete block garage. Front gable roof with asphalt shingle roof covering. (C)
12. 115 Adair Drive. (c.1960). Modern. One story frame with brick veneer wall covering. Front gable roof with shed extension over front porch and attached carport. One over one double hung windows. One story one bay front porch with aluminum columns. Brick foundation. Irregular plan. (NC)
13. 116 Adair Drive. (c.1920). Minimal Traditional with Tudor Revival influence. One story frame with brick veneer wall covering. Side gable roof with concrete Roman tile roof covering, sawn wood attic vent, cresting and finials. One over one double hung windows and tripartite front casement windows. Front stoop. Exterior front brick chimney. Brick foundation. Rectangular plan. (C)
- (c.1920). One story frame garage with board and batten wall covering. Front gable roof with asphalt shingle roof covering. (C)
14. 117 Adair Drive. (c.1925). Tudor Revival. One and one-half story frame with brick veneer wall covering with limestone quoins. Side gable roof with extension and projecting offset front gable and side shed dormers with wood shingle wall covering, asphalt shingle roof covering. Six light attic casement and six over six double hung windows. Exterior offset side brick chimney. Brick foundation. Projecting gabled bay on west elevation. Irregular plan. (C)
15. 118 Adair Drive. (c.1925). Minimal Traditional with Tudor Revival influence. One and one-half story frame with brick veneer wall covering. Front gable roof with shed roof dormers on west and east elevation, concrete Roman tile roof covering. Six over six double hung paired windows. One story one bay arcaded front portico with recessed arched entry. Interior end brick chimney. Brick foundation. Rectangular plan. One story c. 1970 rear addition with weatherboard wall covering. Arcaded screen porch on east elevation now enclosed. (C)
16. 119 Adair Drive. (c.1920). Dutch Colonial Revival. Two story frame with brick veneer wall covering. Side gable roof with jerkin head extension on east and west elevation and full length front and rear shed dormers, slate roof covering, and rectangular wood louvered attic vents. Six over six double hung and four light and eight light casement windows. Gabled front portico with scrolled knee braces. Two interior end brick chimneys. Brick foundation. Rear addition (c.1960) with aluminum siding wall covering. Irregular plan. Ashlar limestone wall and piers along front of property. (C)
- (c.1920). One story frame garage with weatherboard wall covering. Front gable roof with asphalt shingle roof covering. (C).
17. 201 Adair Drive. (c.1925). Minimal Traditional with Tudor Revival influence. One story frame with brick veneer wall covering. Cross gable roof with bellcast roof at front entry and asphalt shingle roof covering, louvered wood attic vent. Six over six double hung windows. Front stoop with arched front entry door. Exterior front brick chimney. Brick foundation. Rectangular plan. (C)

# National Register of Historic Places Continuation Sheet

Section number 7 Page 4 Adair Gardens Historic District  
Knox County, TN

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18. 202 Adair Drive. (c.1920). Minimal Traditional with Tudor Revival influence. One and one-half story frame with stucco wall covering. Side gable roof with asphalt shingle roof covering, projecting center gable over entry. Six over six double hung windows. Arched door at front entry with quoins, one story one bay arcaded porch on east elevation. Exterior offset front chimney. Stuccoed foundation. Irregular plan. (C)
- (c.1920). One story frame garage with stuccoed wall covering. Hip roof with asphalt shingle roof covering. (C)
19. 204 Adair Drive. (c.1920). Craftsman with Tudor Revival influence. One and one-half story frame with brick veneer wall covering. Steeply pitched side gable roof with lower cross gables, asphalt shingle roof covering and partial cornice returns. Three over one double hung windows. One story two bay front porch with bellcast shed roof, square brick columns and enclosed brick balustrade with cast concrete coping. Two brick chimneys, one exterior offset side and one interior offset rear. Brick foundation. Rear shed roof addition (c.1975) with aluminum siding wall covering. Irregular plan. (C)
20. 205 Adair Drive. (c.1920). Minimal Traditional with Tudor Revival influence. One and one-half story frame with brick veneer wall covering. Steeply pitched cross gable roof with hipped front dormer, oversize asphalt shingle roof covering. Paired six over six double hung windows. Front stoop with recessed entry under bellcast roof flush with front facade. Interior central brick chimney. Brick foundation. Irregular plan. Projecting cutaway bay on east elevation. (C)
21. 206 Adair Drive. (c.1925). Colonial Revival. Two story frame with aluminum siding wall covering. Extremely steeply pitched side gable roof with gabled attic dormer, asphalt shingle roof covering. Nine over nine double hung windows. One bay front stoop with aluminum handrail. One story two bay arched screened porch extension on east elevation. Interior offset brick chimney. Brick foundation. Rectangular plan. Four light sidelights at front entry. (C)
- (c.1960). One story frame garage with aluminum siding wall covering. Front gable roof with asphalt shingle roof covering. (NC)
22. 207 Adair Drive. (c.1927). Minimal Traditional with Tudor Revival and Colonial Revival influence. One and one-half story frame with brick veneer wall covering. Side gable roof with two front gable dormers, louvered wood attic vents and asphalt shingle roof covering. Six over one double hung windows. One story one bay arched portico with recessed entry and partial cornice returns. Exterior side brick chimney. Brick foundation. Rectangular plan. (C)
23. 215 Adair Drive. (c.1925). Minimal Traditional. One story frame construction with brick veneer wall covering. Side gable roof with extensions and concrete French tile roof covering, cresting. Six over six double hung windows. One story one bay portico with square wood columns with Doric capitals. Exterior end brick chimney. Brick foundation. Rectangular plan. Shutters with pierced teardrop in top panel. (C)
24. 217 Adair Drive. (c.1925). Tudor Revival. Two story frame with brick veneer wall covering. Side gable roof with concrete shingle roof covering and cresting, novelty weatherboard siding on gable ends. Six over six double hung paired windows. One-half front stoop. Exterior end brick chimney. Brick foundation. Irregular plan. Cantilevered gabled bay with applied half-timbering on front elevation. (C)
- (c.1975). One story three bay garage with aluminum siding wall covering. Side gable roof with asphalt shingle roof covering. (NC)

# National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Adair Gardens Historic District  
Knox County, TN

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25. 225 Adair Drive. (c.1920). Tudor Revival with Craftsman influence. One and one-half story frame with brick veneer wall covering. Side gable roof with projecting front gable, asphalt shingle roof covering. Six over six double hung paired windows with stone sills. Unroofed one-half front porch with aluminum balustrade, and one bay steeply pitched gable roof portico with knee braces, rafter tails and arched entry. Exterior offset front brick chimney. Brick foundation. Rectangular plan. (C)

(c.1920). One and one-half story three bay frame garage with brick veneer and vertical board wall covering. Side gable roof with asphalt tile roof covering and shed roof extending to two bay addition, one over one double hung windows. (C)

## COILE DRIVE

26. 200 Coile Drive. (c.1920). Minimal Traditional with Craftsman influence. One story frame with weatherboard wall covering. Side gable roof with projecting front gabled bay and asphalt shingle covering, rafter tails. Six over six double hung windows. One story one-half shed roofed front porch with truncated wood posts on brick piers, sawn wood balustrade. Interior offset right brick chimney. brick foundation. Irregular plan. (C)

(c.1920). One story frame garage with weatherboard wall covering. Front gable roof with asphalt shingle roof covering. (C)

(c.1930). One story frame three bay garage with weatherboard wall covering. Front gable roof with shed extension and asphalt shingle roof covering. (C)

27. 203 Coile Drive. (c.1925). Minimal Traditional with Tudor Revival influence. One story frame with brick veneer wall covering. Side gable roof with concrete Roman tile roof covering, cresting and finials. Eight over eight double hung windows. Gabled front portico and one story screened side porch on south elevation. Exterior front brick chimney. Brick foundation. Rectangular plan. (C)

(c.1925). One story frame garage with brick veneer wall covering. Side gable roof with asphalt shingle roof covering. (C)

28. 205 Coile Drive. (c.1920). Minimal Traditional with Tudor Revival influence. One and one-half story frame construction with brick veneer wall covering. Steeply pitched side gable roof with cement shingle roof covering, and roof cresting. Six over six double hung windows. One story projecting centered gable bay with offset round arched opening and recessed front entry. Exterior offset side brick chimney with three chimney pots. Brick foundation. (C)

(c.1920). One story frame garage with brick wall covering. Front gable roof with asphalt shingle roof covering. (C)

## ROSE DRIVE

29. 100 Rose Drive. (c.1925). Minimal Traditional with Mission influence. One story frame construction with brick veneer wall covering. Side gable roof with concrete Roman tile, cresting and finials. Six over six double hung paired windows. One story one bay gabled portico with cornice returns and knee braces. Exterior end brick chimney. Brick foundation. Irregular plan. One story projecting bay on east elevation. (C)

(c.1925). One story frame garage with brick veneer wall covering. Front gable roof with barrel shaped concrete tile roof covering. (C)

# National Register of Historic Places Continuation Sheet

Section number 7 Page 6 Adair Gardens Historic District  
Knox County, TN

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30. 102 Rose Drive. (c.1925). Minimal Traditional with Craftsman influence. One story frame duplex with brick veneer wall covering. Side gable roof with asphalt shingle roof covering. Six over six double hung windows. One story one-half front porch with brick columns and rafter tails. Unroofed porch at second entry. Exterior end brick chimney. Brick foundation. Irregular plan. (C)
31. 103 Rose Drive. (c.1920). Colonial Revival. Two story frame with brick veneer wall covering. Side gable roof with extensions and concrete Roman tile roof covering, cresting and rafter tails. Six over six double hung windows. One story one bay gabled portico with round wood columns with Doric capitals. One story hip roofed porch on east elevation with round wood columns with Doric capitals. One exterior offset side brick chimney and one interior central brick chimney. Brick foundation. Irregular plan. Marble floored front stoop connecting portico and side porch. (C)
- (c.1930). One story concrete block garage with vertical board wall covering in gables. Front gable roof with asphalt shingle roof covering. (C)
32. 104 Rose Drive. (c.1925). Minimal Traditional with Craftsman influence. One story frame with brick veneer wall covering. Hip roof with lower cross gables, rectangular louvered wood attic vents, asphalt shingle roof covering. Six over six double hung windows. One story one-half porch with square brick columns, aluminum balustrade. Exterior side brick chimney. Brick foundation. Irregular plan. (C)
- (c.1925). One story frame garage with vertical board wall covering. Front gable roof with asphalt shingle roof covering. (C)
33. 105 Rose Drive. (c.1925). Minimal Traditional. One and one-half story frame with brick veneer wall covering. Side gable roof with fishscale shaped asphalt shingles, center projecting gable over entry. Eight over two, four over one, six over six, and three over one double hung windows. One story two bay porch with gabled portico with brick arches, one bay aluminum awning, brick piers. Interior offset front brick chimney. Brick foundation. Irregular plan. (C)
- (c.1925). One story concrete block garage with vertical board wall covering in gables. Front gable roof with asphalt shingle roof covering. (C)
34. 106 Rose Drive. (c.1925). Minimal Traditional with Tudor Revival influence. One story frame with brick veneer wall covering. Hip roof with lower cross gables, concrete French tile roof covering, cresting, finials and louvered wood attic vents. Six over six double hung paired windows. Front stoop. One story side porch with brick columns. Exterior front brick chimney. Brick foundation. Irregular plan. (C)
- (c.1925). One story frame garage with board and batten wall covering. Front gable roof with asphalt roll roofing, cresting and finials. (C)
35. 107 Rose Drive. (c.1955). Modern Ranch. One story frame with brick veneer and novelty wood weatherboard siding in gable ends. Side gable roof with offset projecting front gable, louvered wood attic vents and asphalt shingle roof covering. One over one pivoting windows. One story one bay shed roof porch with aluminum columns and balustrade. Brick foundation. L-shaped plan. (NC)
- (c.1955). One story concrete block garage. Gable roof with asphalt shingle roof covering. (NC)
36. 108 Rose Drive. (c.1920). Minimal Traditional with Tudor Revival influence. One and one-half story frame with brick veneer wall covering. Cross gable roof with asphalt shingle roof covering. Four over four paired double hung windows. Front stoop with entry under extended front gable. Exterior front brick chimney. Brick foundation. Irregular plan. (C)

# National Register of Historic Places Continuation Sheet

Section number 7 Page 7 Adair Gardens Historic District  
Knox County, TN

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37. 110 Rose Drive. (c.1925). Minimal Traditional with Mission influence. One and one-half story frame with stucco wall covering. Cross gable roof with asphalt shingle covering. Six over six double hung windows. One story one bay front porch with square wood posts on brick piers. Exterior front truncated stucco covered chimney. Irregular plan. (C)
38. 111 Rose Drive. (c.1925). Craftsman. One story frame with brick and aluminum siding wall covering. Low-pitched hipped roof with projecting front gable porch and asphalt shingle roof covering. Five over one and three over one double hung windows. One story three bay porch with rectangular wood posts on brick piers, aluminum balustrade. Exterior offset side brick chimney. Brick foundation. Rectangular plan. (C)
- (c.1925). One story frame garage with weatherboard wall covering. Hip roof with asphalt shingle roof covering. (C)
39. 112 Rose Drive. (c.1925). Minimal Traditional with Tudor Revival influence. One and one-half story frame with brick veneer wall covering. Side gable roof with front gable dormer, asphalt shingle roof covering and half timbering in gable. Six over six double hung windows. One story one bay gabled enclosed portico with quoins. Interior offset brick chimney. Brick foundation. Irregular plan. Two story c. 1950 bay window addition on west elevation. (C)
- (c.1925). One story frame garage with stucco wall covering. Side gable roof with asphalt shingle roof covering and half timbering. (C)
40. 113 Rose Drive. (c.1935). Colonial Revival. One and one-half story frame with aluminum siding wall covering. Side gable roof with asphalt shingle roof covering, two gabled dormers. One over one double hung windows. One story one bay aluminum awning with aluminum columns. Interior central brick chimney. Brick foundation. Rectangular plan. (C)
- (c.1935). One story frame garage with vertical board wall covering. Front gable roof with asphalt shingle roof covering. (C)
41. 114 Rose Drive. (c.1920). Tudor Revival with Minimal Traditional influence. One and one-half story frame with brick veneer and stone veneer wall covering. Cross gable roof with concrete tile roof covering, and front gable ending with large fieldstone chimney which forms wall of house on front (north) elevation. Pent roof on chimney. Six over six double hung windows. One story one bay porch with lattice inserts between paired square wood columns and recessed arched front entry. Exterior front fieldstone chimney. Brick foundation. Irregular plan. (C)
42. 115 Rose Drive. (c.1925). Minimal Traditional with Tudor Revival influence. One story frame with brick veneer wall covering. Side gable roof with porte cochere and asphalt shingle roof covering, center projecting gabled portico with arched underside. Six over six double hung windows. Exterior offset brick chimney. Brick foundation. Irregular plan. (C)
43. 116 Rose Drive. (c.1925). Minimal Traditional with Tudor Revival influence. One story frame with brick veneer wall covering. Cross gable roof with asphalt shingle roof covering, sawn wood arched louvered attic vents. Six over six double hung windows. One story one bay arcaded portico with recessed entry and gable roof. Exterior front brick chimney with arched inset brick panel. Brick foundation. Rectangular plan. (C)
44. 117 Rose Drive. (c.1925). Dutch Colonial Revival. Two story frame with wood shingle wall covering. Gambrel roof with asphalt shingle roof covering, three gabled upper story dormers on front elevation. Six over six double hung windows. One story full front porch with square chamfered wood columns with Doric capitals on wood plinths. Exterior offset side brick chimney and interior offset rear brick chimney. Brick foundation. One story extension on west elevation with gambrel roof. Irregular plan. (C)
- (c.1925). One story frame garage with wood shingle wall covering. Gambrel roof with asphalt shingle roof covering. (C)

# National Register of Historic Places Continuation Sheet

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Knox County, TN

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45. 121 Rose Drive. (c.1930). Minimal Traditional with Bungalow and Tudor Revival influence. One story frame with brick veneer wall covering and wood shingles in gable ends. Front gable roof with offset projecting gable, asphalt shingle roof covering, rectangular wood louvered attic vent. Six over six double hung windows. One story one bay offset projecting gable porch with brick columns and enclosed brick balustrade on east elevation. Rear one story hipped roof screened porch. Exterior offset front brick chimney. Brick foundation. Irregular plan. (C)
- (c.1930). One story frame garage with wood shingle wall covering. Front gable roof with asphalt shingle roof covering. (C)

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Adair Gardens Historic District  
Knox County, TN

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## Statement of Significance

The Adair Gardens Historic District in Knoxville, Knox County, Tennessee, is nominated under National Register criteria A for its association with Suburban Growth and Development in Knoxville and Knox County from 1870-1940, and under criteria C for its architectural significance in Knoxville and Knox County. The district is a very good example of lower middle class housing, with an emphasis on the revival styles of the early twentieth century. It meets the registration requirements for Suburban Growth and Development Districts as set forth in the Multiple Property Documentation form for Historical and Architectural Resources of Knoxville and Knox County, Tennessee.

Adair Gardens was platted in 1920 as the Adair Gardens Subdivision. Its western terminus on Broadway, the location of streetcar tracks, and later bus lines, made it attractive as a commuter suburb. Later emphasis on the automobile also focused on Broadway, a major traffic arterial in Knoxville, so that construction was continuously encouraged. The portion of the residential development included in this nomination is the first subdivision in the area, and includes the houses that were constructed as part of the first flush of development. The houses in Adair Gardens were built for speculation. The area bordering the district and separated by streets were subdivided after Adair Gardens.

The district illustrates architectural development in Knoxville and Knox County in the first quarter of the twentieth century. Buildings date from circa 1920 through circa 1930, and reflect the Tudor Revival, Colonial Revival and Neoclassical styles prevalent for that time period. Aerial photographs made for the Tennessee Valley Authority in 1935 show most of the structures had been constructed by that time. The houses present an attractive and distinctive entity. Their distinctiveness is reinforced by their massing, and use of common materials such as brick veneer.

There are many subdivisions that began during this period of Knoxville's history. However, only a few were developed fully enough to present a unified appearance and only a few were developed with the uniformity of scale and building materials that make Adair Gardens such a distinctive representation of the smaller housing built for this era. Early residents of the area included salesmen, teachers, service employees, bookkeepers, and laborers. The district clearly illustrates the trend away from development on mass streetcar transportation, and towards reliance on the automobile, yet its street layout reflects the streetcar form of subdivision, with long rectangular blocks and a grid street pattern, unlike other automobile-oriented subdivisions. These attributes make it distinctive in Knoxville's built environment.

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Adair Gardens Historic District  
Knox County, TN

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## Bibliography

Deed records, Knox County, Tennessee

Single-Lens Aerial Photos of Knoxville, Tennessee Valley Authority. April, 1935.

City Directories, Knoxville, Tennessee.

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Adair Gardens Historic District  
Knox County, TN

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## Verbal Boundary Description

Beginning at the northwest and rear corner of property known as 101 Adair Drive, fronting on Adair Drive, and continuing east northeast along the rear property lines of properties fronting on Adair Drive, crossing Coile Road, and then along said rear lines to the southwestern edge of Sanders Drive, which is the rear property line of 206 Adair, to the northwest corner of the intersection of Sanders Drive with Adair Drive, then east southeast to the rear property line of 225 Adair; then southwest along the rear lines of property front on Adair Drive, crossing Coile Road and to the rear line of 202 Coile Road; then northwest along the rear line to the right of way of Rose Drive; then southwest at an angle along the rear line of 116 Rose Drive to the rear lines of property to the south of Rose Drive; then southwest along those rear lines to the southwest corner of the property at 100 Rose Drive; then northwest along the southwest property line to, and crossing, Rose Drive, and continuing along the southwest property liens of 103 Rose Drive, 102 Adair Drive, and 101 Adair Drive to the point of beginning.

## Boundary Justification

The area included in this nomination encompasses the original subdivision of Adair Gardens, including properties fronting on Rose Drive, Adair Drive, and Coile Road.

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Adair Gardens Historic District  
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## Photographs

Adair Gardens Historic District  
Knoxville, Knox County, Tennessee  
Photo by: Ann K. Bennett  
Date: February 3, 1994  
Neg: Tennessee Historical Commission  
701 Broadway  
Nashville, Tennessee

106 Rose Road  
North elevation facing south  
#1 of 5

100 block, Rose Road

South side facing southeast  
#2 of 5

112 Adair Drive  
Northwest elevation facing southeast  
#3 of 5

119 Adair Drive  
South elevation facing north  
#4 of 5

200 block of Adair Drive, South side  
Facing southwest  
#5 of 5

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Knox County , Tennessee

## Property Owners

<b>#1</b> Wade B. Whiteside 102 Adair Drive Knoxville, Tennessee 37918	<b>#11</b> W. R. Holt 114 Adair Drive Knoxville, Tennessee 37918	<b>#21</b> Robert F. Shaw 206 Adair Drive Knoxville, Tennessee 37918
<b>#2</b> Wade B. Whiteside 102 Adair Drive Knoxville, Tennessee 37918	<b>#12</b> Paul D. Dinkins 115 Adair Drive Knoxville, Tennessee 37918	<b>#22</b> W. D. Black 207 Adair Drive Knoxville, Tennessee 37918
<b>#3</b> Wade B. Whiteside 102 Adair Drive Knoxville, Tennessee 37918	<b>#13</b> C. Gregory Cleland 116 Adair Drive Knoxville, Tennessee 37918	<b>#23</b> James S. Skaggs 215 Adair Drive Knoxville, Tennessee 37918
<b>#4</b> Earnest M. Tate 105 Adair Drive Knoxville, Tennessee 37918	<b>#14</b> John B. Brandon, Jr. 117 Rose Drive Knoxville, Tennessee 37918	<b>#24</b> James L. Hardee P. O. Box 365 Oak Ridge, Tennessee 37831-0365
<b>#5</b> Louise McClary 106 Adair Drive Knoxville, Tennessee 37918	<b>#15</b> Alice Pauline Jones 118 Adair Drive Knoxville, Tennessee 37918	<b>#25</b> William H. Hodgson 225 Adair Drive Knoxville, Tennessee 37918
<b>#6</b> Morton L. Henderlight 107 Adair Drive Knoxville, Tennessee 37918	<b>#16</b> Stanley H. Pickering 119 Adair Drive Knoxville, Tennessee 37918	<b>#26</b> Marie T. Galyon 202 Adair Drive Knoxville, Tennessee 37918
<b>#7</b> Richard Glen Sharp 108 Adair Drive Knoxville, Tennessee 37918	<b>#17</b> Larry Dearing 200 Adair Drive Knoxville, Tennessee 37918	<b>#27</b> E. L. Hatmaker 3000 Sanders Road Knoxville, Tennessee 37918
<b>#8</b> Randall Mark Randolph 111 Adair Drive Knoxville, Tennessee 37918	<b>#18</b> Marie T. Galyon 202 Adair Drive Knoxville, Tennessee 37918	<b>#28</b> Virgil K. Gentry 205 Rose Drive Knoxville, Tennessee 37918
<b>#9</b> Bern F. Black 112 Adair Drive Knoxville, Tennessee 37918	<b>#19</b> Iris Jean Carden 204 Adair Drive Knoxville, Tennessee 37918	<b>#29</b> Terry F. Schonoff 4713 Crippen Road Knoxville, Tennessee 37918
<b>#10</b> Lynn S. Lemmons 113 Adair Drive Knoxville, Tennessee 37918	<b>#20</b> Barbara D. Winters 205 Adair Drive Knoxville, Tennessee 37918	<b>#30</b> Wayne F. Decker 102 Rose Drive Knoxville, Tennessee 37918

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Knox County , Tennessee

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#31  
Howard L. Bowling  
103 Rose Drive  
Knoxville, Tennessee 37918

#32  
Edward L. Frost  
104 Rose Drive  
Knoxville, Tennessee 37918

#33  
Fay Smith  
105 Rose Drive  
Knoxville, Tennessee 37918

#34  
James Taylor Pratt  
106 Rose Drive  
Knoxville, Tennessee 37918

#35  
Nick Nichols  
1601 Ridgecrest  
Knoxville, Tennessee 37918

#36  
Samuel G. Vance  
108-1/2 Rose Drive  
Knoxville, Tennessee 37918

#37  
Christine Horn Gaffin  
110 Rose Drive  
Knoxville, Tennessee 37918

#38  
Clyde Muzyngo  
111 Rose Drive  
Knoxville, Tennessee 37918

#39  
Joseph A. Guthrie  
112 Rose Drive  
Knoxville, Tennessee 37918

#40  
William C. Johnson  
113 Rose Drive  
Knoxville, Tennessee 37918

#41  
Jack T. Bauguss  
6311 Kingston Pike  
Knoxville, TN 37921

#42  
Warren E. Peters  
115 Rose Drive  
Knoxville, TN 37918

#43  
Minnie Fisher Ault  
2212 Emoriland Boulevard  
Knoxville, Tennessee 37917

#44  
David Erskine Ward  
117 Rose Drive  
Knoxville, Tennessee 37918

#45  
A. W. Scarborough  
3837 Channel Harbor Drive  
Louisville, Tennessee 37777