

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 96000232

Date Listed: 3/12/96

**Tree Streets Historic District
Property Name**

**Washington
County**

**TENNESSEE
State**

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Malcolm W. ...
for **Signature of the Keeper**

9/24/96
Date of Action

=====
Amended Items in Nomination:

Section No. 10

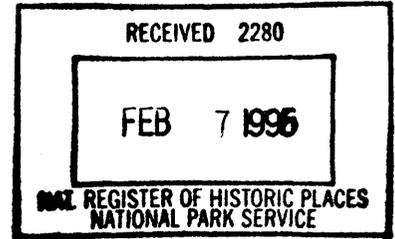
This nomination is amended to show that the boundaries of the district are those shown on the enclosed large map, labeled "Tree Streets Historic District, Washington Co., TN--Principal Contributing and Noncontributing." The scale of this map is 1" = 200'

This information was provided by the Tennessee SHPO.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

251

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 Tree Streets Historic District

other names/site number NA

2. Location

street & number Roughly bounded by S. Roan, W. Chestnut, Franklin, & Virginia Sts, and University Parkway not for publication

city or town Johnson City vicinity

state Tennessee code TN county Washington code 179 zip code 37604

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 forth 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. Hays 1/31/96
Signature of certifying official/Title Date
Deputy SHPO, TN Historical Commission
State of 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:)

Signature of the Keeper

Date of Action

M. J. M. [Signature]

3/12/96

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 the count.)

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

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

Contributing	Noncontributing	
612	180	_____ buildings
_____	_____	_____ sites
_____	_____	_____ structures
_____	_____	_____ objects
613	180	_____ Total

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

NA

Number of contributing resources previously listed
in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single dwelling

DOMESTIC: Secondary structure

RELIGION: Religious facility

DOMESTIC: Multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: Single dwelling

DOMESTIC: Secondary structure

RELIGION: Religious facility

DOMESTIC: Multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Bungalow/craftsman

Queen Anne

Colonial Revival

Materials
(Enter categories from instructions)

foundation BRICK: STONE

walls BRICK: weatherboard; STONE;
Aluminum; Vinyl

roof METAL; ASPHALT

other STONE; WOOD

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is: NA

- 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

Period of Significance

ca 1880-1946

Significant Dates

NA

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Multiple, Unknown; Beeson, D. R.

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): NA

- 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:

Tree Streets Historic District
Name of Property

Washington Co., TN
County and State

10. Geographical Data

Acreage of Property approx. 220 acres

Johnson City 198SE

UTM References

(Place additional UTM references on a continuation sheet.)

1

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3

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3	7	7	8	0	0
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4	0	1	7	9	3	0
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2

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3	7	9	3	0	0
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4	0	1	8	9	4	0
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4

1	7
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3	7	7	4	4	0
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4	0	1	8	6	6	0
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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 Suzi Heath

organization Southside Neighborhood Organization date Nov, 1995

street & number 717 W Pine St. telephone 615/928-2200

city or town Johnson City state TN zip code 37604

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 Multiple-over 50

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 listings. 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 20503.

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District
Washington County, TN

NARRATIVE DESCRIPTION

Located southwest of downtown Johnson City, the Tree Streets Historic District, is a diverse neighborhood with tree lined streets and houses in a variety of architectural styles. Although the first house constructed within the boundaries of the neighborhood was built circa 1775 (non-extant), the houses in the district are predominantly late nineteenth and early twentieth century styles. Resources in the district are primarily located along West Maple, West Pine, West Locust, and West Poplar streets. There are 596 primary resources and many of the historic houses have garages that were built in the early twentieth century.

After the first house was built, development in the area was scattered. Until 1910 only those residences in the first through fourth blocks were numbered on city and county records. The neighborhood was more methodically developed by George Carter in the 1910s and 1920s. Most houses were built from 1910 to 1945, with the largest concentration erected between 1900 and 1929. The majority of houses constructed during this time were located on Maple, Pine and Locust streets. Frame houses with weatherboard siding, standing seam metal gable roofs, heart of pine flooring, pine moldings, paneled doors, and coal burning fireplaces were common features of houses constructed during this period. The earliest brick residence in the district is James Young's circa 1812 residence located at 1117 Cedar Place (#42). This house was altered circa 1900, during a period of growth in the neighborhood.

Most building lots in the district are rectangular in shape, with the largest lots found on Southwest Avenue and West Locust and Pine streets. Some of these houses retain historic stone retaining walls, foundations, and gates. (Inventory #'s 139, 141, 175, 184, 206, 366, 374, and 440.) The topography ranges from flat to hilly and there is a small historic green space located near the school at Boyd Street and Southwest Avenue (#575). Also in this area, several historic residences were recently torn down to build a new neighborhood school. Landscaping throughout the district includes original plantings such as boxwoods, hollies, mature trees, and hedges. Much of the current landscaping consists of shrubs, roses, and perennials that surround house foundations. The large trees that still line the streets give the neighborhood its name - Tree Streets. In addition, many of the street names in the neighborhood are named for trees including Walnut, Maple, Locust, Pine, Holly, and Laurel. Some of the other streets - Boyd, DeVine, Franklin - in the neighborhood were named for prominent

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residents. Although the landscaping features and rock walls are not listed as contributing or noncontributing in the inventory, they are considered important to the district and contribute to the qualities for which the district is eligible.

The predominant architectural styles in the district are bungalows, some with Craftsman influence, and Queen Anne houses or cottages. Bungalows are generally one or one and one-half stories, constructed of frame or brick veneer, and have facade porches. Details include multi-light windows, entrances with Craftsman doors, porches with battered wood columns, and wood trim (#'s 39, 111, 268, 302, 431, 512). Queen Anne residences have gabled roofs, frame or brick construction, and a variety of turned or sawn wood trim. Queen Anne Cottages are one or one and one-half stories in height, while Queen Anne Houses are two or two and one-half stories (#'s 33, 259, 360, 440, 558). Other styles or forms in the district include Four Squares (#'s 12, 120, 207, 312, 417, 541), L-Plan Houses (#'s 58, 70, 122, 291, 389), I-Houses (#'s 56, 477, 513, 562), and Queen Anne/Colonial Revival houses (#'s 59, 195, 218, 369, 444). Many of these houses have Colonial Revival or Craftsman influences. At the edges of the district, many of the later twentieth century houses were built in period revival styles such as Tudor Revival (#'s 43, 310, 448, 577), Cape Cod Revival (#'s 26, 99, 322, 323, 348), and English Cottage Revival (#'s 300, 418, 432, 569). Minimal Traditional houses, built during this same time, have minimal decorative features, usually Colonial Revival or Tudor Revival (#'s 40, 54, 109, 144, 297, 340).

Throughout the inventory some houses are labeled with a style or form and some have an "influence." For example one house may be called bungalow and another bungalow influence. When influence is used, the house has less of the characteristics of the given style. A bungalow influence house may have only the form of a bungalow, while a house labeled bungalow may have details or embellishments (porch with battered columns, original wood door, knee braces under eaves, vertical light windows) that label it a bungalow. Some houses are labeled with both a form and a stylistic influence. For example a Four Square may have only the form and basic characteristics of a Four Square (two stories, facade porch, hip roof and dormer) or it may also have a style such as Colonial Revival or Craftsman. Stylistic influences are most often seen in porches or porch columns, primary entrances, windows, and embellishments around the eaves.

There are 596 primary resources in the district of which 473 are contributing. The Montrose Court Apartments are already listed in the

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Garage. Circa 1935. Wood shingle siding, gable front roof. (C)

6. 110 Boyd Street. Circa 1935. Bungalow with Spanish influence. One story, stucco siding, clay tile hip roof, rectangular plan, front porch with arched entry, six over one windows. (C)

Garage. Circa 1935. Double garage shared with 112 Boyd. Wood shingle siding, gable roof. (C)

7. 112 Boyd Street. Circa 1935. Bungalow. One story, brick foundation, wood shingle siding, asphalt shingle gable roof, rectangular plan. (C)

8. 114 Boyd Street. Circa 1935. Bungalow. Circa 1935. One story, brick foundation, aluminum siding, asphalt shingle gable roof, rectangular plan. (C)

Garage. Circa 1935. Double garage shared with 116 Boyd. Frame, side gable roof. (C)

9. 116 Boyd Street. Circa 1935. Colonial Revival. One and one-half stories, brick foundation, stucco siding, asphalt shingle gable roof, rectangular plan, original shutters with crescent moon cut-out. (C)

10. 118 Boyd Street. Circa 1930. Bungalow with Spanish influence. One story, stone foundation, stone siding, clay tile and asphalt shingle gable roof, rectangular plan. (C)

Garage. Circa 1930. One car, stone siding, flat roof. (C)

11. 120 Boyd Street. Circa 1930. Bungalow. One story, brick foundation, stucco siding, asphalt shingle hip roof, square plan, attached garage. (C)

12. 122 Boyd Street. Circa 1930. Four Square. Two stories, brick foundation, asbestos shingle siding, asphalt shingle gable roof, square plan. (C)

Garage. Circa 1930. Frame, gable front. (C)

13. 124 Boyd Street. Circa 1930. Bungalow. One story, brick foundation, wood siding (modern vertical board), jerkinhead roof, rectangular plan. (C)

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- Garage. Circa 1930. One car, frame building, hip roof. (C)
14. 200 Boyd Street. Circa 1950. Minimal Traditional. One story, concrete block foundation, aluminum siding and modern permastone, asphalt shingle gable roof, rectangular plan. (N)
15. 201 Boyd Street. Circa 1920. Colonial Revival. Two stories, brick foundation, brick siding, asphalt shingle gable roof, square plan with rear addition, decorative brickwork. (C)
16. 202 Boyd Street. Circa 1940. Ranch. One story, stone foundation, vinyl siding, asphalt shingle gable roof, rectangular plan. May have been a bungalow style with later alterations; still retains its basic form. (C)
17. 203 Boyd Street. Circa 1925. Dutch Colonial Revival. One and one-half stories, brick foundation, brick siding, asphalt shingle gambrel roof, rectangular plan, decorative brickwork. (C)
- Garage. Circa 1925. Frame, gable front roof. (C)
18. 204 Boyd Street. Circa 1930. Craftsman Bungalow. One story, brick foundation, novelty board siding, asphalt shingle gable roof, square plan. (C)
19. 205 Boyd Street. Circa 1930. Bungalow. One story, brick foundation, aluminum siding, asphalt shingle hip roof, rectangular plan. (C)
- Garage. Circa 1960. Two car, concrete block, gable roof. (N)
20. 206 Boyd Street. Circa 1930. Bungalow. One story, brick foundation, vinyl siding, asphalt shingle hip roof, rectangular plan. (C)
- Carport. Circa 1960. Flat roof, open sides. (N)
21. 207 Boyd Street. Circa 1930. Bungalow. One story, brick foundation, aluminum siding, asphalt shingle gable roof, rectangular plan. (C)
- Garage. Circa 1960. Concrete block, gable roof. (N)

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22. 209 Boyd Street. Circa 1930. Bungalow. One story, brick foundation, aluminum siding, asphalt shingle gable roof, rectangular plan. (C)

23. 211 Boyd Street. Circa 1930. Bungalow Influence. One and one-half stories, brick foundation, stucco siding, asphalt shingle gable roof, rectangular plan. (C)

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CEDAR PLACE

38. 1103 Cedar Place. Circa 1950. No Style. Two stories, shingle siding, asphalt shingle gable roof. (N)

39. 1107 Cedar Place. Circa 1935. Bungalow. One story, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, three over one windows, twelve light front door. (C)

40. 1109 Cedar Place. Circa 1930. Minimal Traditional/Colonial Revival. One story, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, half of porch is infilled, semi-circular arch transom over front and side doors, six over six windows. (C)

Garage. Circa 1930. Three car, brick, one bay has a flat roof, two bays have a gable roof. (C)

41. 1115 Cedar Place. 1927. Colonial Revival. Two stories, brick foundation, brick siding, cement tile gable roof, rectangular plan; newer one story, one bay gable roof pedimented entry porch. (C)

42. 1117 Cedar Place. James Young House. 1812 building altered circa 1900. Two stories, stone foundation, brick siding, metal hip and gable roof, irregular plan, wraparound porch with eight large porch columns, second story wraparound porch, two tall chimneys. (C)

Garage/Apartment. Circa 1950. Two car, two stories, frame, gambrel roof. (N)

43. 1121 Cedar Place. Circa 1940. Tudor Revival. One and one-half stories, brick foundation, brick and stucco siding with half-timbering, asphalt shingle gable roof, rectangular plan, arched front entry porch, three over one windows. (C)

Garage. Circa 1940. Frame, gable front roof. (C)

44. 1123 Cedar Place. Circa 1940. Tudor Revival. One and one-half stories, brick foundation, wood shingle siding, asphalt shingle gable roof, square plan, four over four windows, arched entry door, shutters with crescent-moon cut-out. (C)

Garage. Circa 1940. Wood shingle siding, gable front roof, original garage door. (C)

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45. 1125 Cedar Place. Circa 1940. Tudor Revival. One and one-half stories, brick foundation, brick and stucco siding with half-timbering, asphalt shingle cross gable roof, square plan, casement windows, large shed roof dormer on south side. (C)

Garage. Circa 1940. Frame, gable front roof, original garage door.
(C)

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WEST CHESTNUT STREET

46. 100 West Chestnut Place. Circa 1930. Bungalow. One story, brick foundation, aluminum siding, asphalt shingle gable roof, square plan. (C)

47. 102 West Chestnut Place. Circa 1930. Bungalow. One and one-half stories, brick foundation, weatherboard siding, asphalt shingle gable roof, square plan. (C)

Garage. Circa 1930. Frame, gable roof. (C)

48. 103 West Chestnut Place. 1946. No Style. One story, brick foundation, brick siding, asphalt shingle gable roof, square plan. (C)

49. 104 West Chestnut Place. Circa 1930. Bungalow Influence. One story, brick foundation, weatherboard siding, asphalt shingle gable roof, square plan. May be an earlier house with 1930s alterations. (C)

50. 105 West Chestnut Place. Circa 1930. Bungalow. One and one-half stories, brick foundation, aluminum siding, asphalt shingle gable roof, square plan, front porch columns, knee braces. (C)

51. 106 West Chestnut Place. Circa 1930. No Style. Brick foundation, brick siding, asphalt shingle hip roof, irregular plan. This house may have had Queen Anne detailing, but it was bricked over in the 1980s. (N)

52. 107 West Chestnut Place. Circa 1900. Colonial Revival. Two stories, brick foundation, weatherboard siding, asphalt shingle gable roof, rectangular plan, round wood porch columns with capitals. (C)

53. 108 West Chestnut Place. Circa 1930. Bungalow. One and one-half stories, brick foundation, brick, siding, asphalt shingle gable roof, square plan, sidelights. (C)

54. 109 West Chestnut Place. Circa 1940. Minimal Traditional. One story, brick foundation, brick siding, asphalt shingle gable roof, irregular plan. (C)

55. 110 West Chestnut Place. Circa 1890. Queen Anne Influence. Two stories, pargetted brick foundation, weatherboard siding, asphalt

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EARNEST STREET

66. 805 Earnest Street. 1931. Colonial Revival. Originally Hemingway Apartments built by W.M. Baum. Two stories, brick foundation, brick siding, asphalt shingle hip roof, irregular plan, six over one windows, brick porches. (C)

67. 806 Earnest Street. Circa 1900. Bungalow. One and one-half stories, brick foundation, weatherboard siding, metal gable roof, square plan, tripled windows, shed roof dormer, brick porch piers, attached shed garage. (C)

68. 817 Earnest Street. 1931. Colonial Revival. Two stories, brick foundation, brick siding, asphalt shingle hip roof, irregular plan. Now used as apartments. (C)

69. 904 Earnest Street. Circa 1890. Queen Anne Cottage. One story, brick foundation, weatherboard siding, metal hip roof, irregular plan, center gable with metal shingles, two bay windows, bargeboards, brackets. (C)

Garage/Apartments. Circa 1890. Two story, brick siding, metal hip roof, segmental arch windows. Apartments above and garage (carriage house) below. (C)

70. 1004 Earnest Street. Circa 1900. L-Plan House. One story, concrete block foundation, aluminum siding, asphalt shingle gable roof, irregular plan, two over two windows. (C)

71. 1006 Earnest Street. Circa 1900. L-Plan House. One story, concrete block foundation, aluminum siding, asphalt shingle gable roof, irregular plan, two over two windows. (C)

72. 1008 Earnest Street. Circa 1900. L-Plan House. One story, concrete block foundation, vinyl siding, asphalt shingle gable roof, irregular plan, two over two windows. (C)

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Garage. Circa 1920. Frame, gable front. (C)

82. 509 1/2 Franklin Street. Circa 1920. Minimal Traditional. One story, concrete block foundation, aluminum siding, asphalt shingle gable roof, rectangular plan, wide chimney. (C)

83. 510 Franklin Street. Circa 1920. Bungalow. One story, brick foundation, wood siding, metal hip roof with dormer, rectangular plan with side bay. (C)

84. 511 Franklin Street. Circa 1930. Bungalow. One story, concrete block foundation, vinyl siding, asphalt shingle hip roof, rectangular plan, front porch with dormer. (C)

Garage. Circa 1930. Frame, gable front, lacks structural integrity. (N)

85. 512 Franklin Street. Circa 1945. Bungalow Influence. One story, concrete block foundation, asbestos siding, asphalt shingle gable roof extended in rear, irregular plan, half width front porch. (N)

Garage/Carport. Circa 1945. Two car, concrete block siding, shared with 514 Franklin Street. (C)

86. 513 Franklin Street. Circa 1920. Bungalow Influence. One story, brick foundation, vertical and horizontal aluminum siding, asphalt shingle hip roof, square plan. (N)

87. 514 Franklin Street. Circa 1920. Bungalow Influence. One story, concrete block foundation, aluminum siding, asphalt shingle gable roof, rectangular plan. (C)

88. 515 Franklin Street. Circa 1920. Modified Four Square with Bungalow Influence. Two stories, brick foundation, brick siding, asphalt shingle gable roof, square plan, half width front porch. (C)

Garage. Circa 1920. Small, frame, shed roof. (C)

89. 516 Franklin Street. Circa 1940. No Style. One story, pargetted foundation, asphalt and vertical board siding, asphalt shingle gable roof, irregular plan. (N)

90. 517 Franklin Street. Circa 1925. Bungalow. One story, brick

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foundation, brick siding, asphalt shingle hip roof, rectangular plan, rear additions. (C)

91. 518 Franklin Street. Circa 1930. Bungalow Influence. One story, brick foundation, vinyl siding, asphalt shingle gable roof, rectangular plan. (C)

92. 519 Franklin Street. Circa 1920. Bungalow. One story, brick foundation, brick foundation, asphalt shingle hip roof, rectangular plan, gable roof front porch. (C)

Carport. Modern. (N)

93. 520 Franklin Street. Circa 1920. Bungalow. One story, brick foundation, brick siding, asphalt shingle hip roof with dormer, rectangular plan. (C)

94. 600 Franklin Street. 1927. Bungalow. One story, brick foundation, aluminum siding, asphalt shingle gable roof, rectangular plan. (C)

Garage. Circa 1927. Frame, gable front. (C)

95. 602 Franklin Street. 1928. Bungalow. One story, brick foundation, brick siding, asphalt shingle hip roof with gable over porch, rectangular plan. (C)

Garage/Apartment. Circa 1990. Two stories. (N)

96. 604 Franklin Street. 1927. Bungalow. One story, brick foundation, brick siding, asphalt shingle hip roof, rectangular plan, rear addition. (C)

Garage. Circa 1927. Brick, gable front roof. (C)

97. 605 Franklin Street. Circa 1930. Jones House. Bungalow. One story, brick foundation, brick siding, metal gable roof with dormers, irregular plan. (C)

98. 606 Franklin Street. Circa 1920. Bungalow. One story, brick foundation, aluminum siding, asphalt shingle hip roof with gable over porch, rectangular plan. (C)

99. 608 Franklin Street. Circa 1930. Cape Cod Revival. Two Stories,

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foundation, aluminum siding, metal hip roof, modern facade picture window. (N)

135. 203 West Locust. Circa 1935. Four Square. Two story, brick foundation, aluminum siding, metal hip roof, wraparound porch, bay window, modern windows. Now used as apartments. (N)

Outbuilding. Circa 1950. Metal, hip roof. (N)

136. 204 West Locust. Circa 1890. Queen Anne Cottage. One story, brick foundation, weatherboard siding, hip and asphalt shingle gable roof, square plan, porch partially enclosed, entry with transom and sidelights. (C)

137. 206 West Locust. Circa 1890. Queen Anne Cottage. One and one-half stories, pargetted foundation, vinyl siding, pressed metal hip roof, square plan, rear additions. Now used as apartments. (C)

138. 207 West Locust. Circa 1890. Queen Anne. Two stories, brick foundation, aluminum siding, metal double gable roof, rectangular plan, pedimented entry, two over two windows, box bay window, decorative window hood. Now used as apartments. (C)

139. 209 West Locust. Circa 1910. Four Square. Two stories, brick foundation, brick siding, cement tile hip roof, rectangular plan, four brick arches on front porch (may be a later addition). Iron fence with rock wall at front property line. (C)

Garage. Circa 1930. Brick, flat roof. (C)

140. 210 West Locust. Circa 1900. Queen Anne Influence. Two stories, brick foundation, asbestos shingle siding, double gable asphalt shingle roof, rectangular plan, wraparound porch with turned columns, transom over door. Now used as apartments. (C)

141. 211 West Locust. Colonial Revival. Circa 1930. Two stories, brick foundation, brick siding, hip tile roof. Stone wall and iron fence at street. (C)

142. 213 West Locust Street. Circa 1935. Bungalow Influence. One story, brick foundation, brick siding, pressed metal hip roof, square plan, dormer, arched brick porch. (C)

Garage. Circa 1935. Shared with 215 West Locust Street. Two car, frame,

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gable front roof. (C)

143. 215 West Locust Street. Circa 1935. Bungalow. One story, brick foundation, brick siding, asphalt shingle hip roof, dormer, arched porch. (C)

144. 303 West Locust Street. Circa 1940. Minimal Traditional. One story, brick foundation, aluminum and permastone siding, asphalt shingle gable roof, square plan, six over one windows. (N)

145. 305 West Locust Street. Circa 1900. L-Plan House with Queen Anne and (later) Bungalow details. Two stories, brick foundation, weatherboard siding, asphalt shingle cross gable roof, decorative window hoods, battered porch columns, transom over entry. (C)

146. 306 West Locust Street. Circa 1900. L-Plan House. One story, weatherboard siding, metal gable roof, rectangular plan, modern picture window on facade. (N)

147. 307 West Locust Street. Circa 1900/1950. No Style. One and one-half stories, brick foundation, aluminum siding, asphalt shingle gable roof, rectangular plan, small six over six windows. (N)

148. 308 West Locust Street. Circa 1900. L-Plan House. One story, brick foundation, weatherboard siding, asphalt shingle double gable roof, rectangular plan, bay window. (C)

149. 309 West Locust Street. Circa 1920. Craftsman Bungalow. One story, brick foundation, weatherboard siding, metal gable roof, square plan, Craftsman door. (C)

Garage. Circa 1920. Frame, gable roof. (C)

150. 310 West Locust Street. Circa 1900. L-plan House. One story, brick foundation, weatherboard siding, asphalt shingle gable roof, turned porch columns, gable returns. (C)

151. 311 West Locust Street. Circa 1900. Center Gable House with Colonial Revival Influence. One story, brick foundation, synthetic siding, pressed metal center gable roof, rectangular plan, two over two windows, Colonial Revival porch columns. (C)

152. 312 West Locust Street. Circa 1920. Bungalow. One and one-half stories, brick foundation, vinyl siding, asphalt shingle gable

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162. 408 West Locust Street. Circa 1950. Ranch. One story, concrete block foundation, aluminum siding, asphalt shingle gable roof, square plan. (N)

163. 409 West Locust Street. Circa 1920. Bungalow Influence. One story, brick foundation, asbestos siding, asphalt shingle gable roof, six over one windows. (C)

Garage. Circa 1920. Frame, gable roof. (C)

164. 410 West Locust Street. Circa 1950. No Style. Two stories, brick foundation, brick siding, asphalt shingle hip roof, rectangular plan, "quadplex." (N)

165. 411 West Locust Street. Circa 1920. Craftsman Bungalow. One and one-half stories, brick foundation, weatherboard siding, asphalt shingle gable roof, square plan, dormer. (C)

Garage. Circa 1920. Frame, gable roof. (C)

166. 412 West Locust Street. Circa 1930. Bungalow. One and one-half stories, brick foundation, aluminum siding, asphalt shingle gable roof, square plan, hip front porch roof. (C)

167. 413 West Locust Street. Circa 1920. Craftsman Bungalow. One and one-half stories. Brick foundation, weatherboard siding, asphalt shingle gable roof, square plan, gable roof dormers with knee braces. Apartment upstairs. (C)

Outbuilding. Modern. One story. (N)

168. 414 West Locust Street. Circa 1925. Bungalow Influence. One story, concrete block foundation, aluminum siding, metal gable roof, square plan, arched windows in basement. (C)

169. 415 West Locust Street. Circa 1935. Bungalow Influence. Brick foundation, synthetic siding, asphalt shingle gable roof, rectangular plan, part of front porch enclosed, six over one windows. (C)

170. 416 West Locust Street. Circa 1935. Bungalow Influence. One story, brick foundation, synthetic siding, asphalt shingle gable roof, square plan, modern deck, eight over one windows. (C)

171. 417 West Locust Street. Circa 1920. Bungalow. One story,

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stories, brick foundation, weatherboard siding, hip and asphalt shingle gable roof, square plan, circa 1930 vertical light windows, second story porch. Now used as apartments. (C)

182. 429 West Locust Street. Circa 1950. Ranch. One story, brick foundation, brick siding, hip and asphalt shingle gable roof, rectangular plan. (N)

183. 430 West Locust Street. Circa 1935. Bungalow. One story, brick foundation, asbestos siding, asphalt shingle gable roof, square plan, dormer, exposed basement (two stories) in rear. (C)

184. 431 West Locust Street. Circa 1935. Colonial Revival. Two and one-half stories, brick foundation, painted brick siding, asphalt shingle gable roof, rectangular plan, three dormers, one story side porch with reeded porch columns, fanlight at entry, twelve over one windows. Stone wall on property. Now used as fraternity house. (C)

185. 432 West Locust Street. Circa 1940. Bungalow. One and one-half stories, brick foundation, synthetic siding, asphalt shingle gable roof, square plan, modern windows. Altered to duplex. (N)

186. 434 West Locust Street. Circa 1945. Four Square. Two stories, pargetted brick foundation, stucco siding, asphalt shingle hip roof, square plan, dentil trim, arched entry door, cornices, Colonial Revival porch columns. (C)

187. 500 West Locust Street. Circa 1930. Craftsman Bungalow. One and one-half stories, brick foundation, wood shingle siding, hip and asphalt shingle gable roof, irregular plan, gable roof dormers. (C)

188. 501 West Locust Street. Circa 1935. Bungalow. One story, brick foundation, weatherboard siding, hip and asphalt shingle gable roof, square plan, gable roof dormers. (C)

Garage. Circa 1935. Brick, gable roof. (C)

189. 502 West Locust Street. Circa 1930. Bungalow. One and one-half stories, brick foundation, brick siding, hip and asphalt shingle gable roof, rectangular plan, Craftsman door. (C)

Garage. Circa 1930. Frame with shiplap siding, gable roof. (C)

190. 503 West Locust Street. 1944. L-Plan House. Two stories, brick

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foundation, weatherboard siding, cross gable metal roof, rectangular plan, modern windows change character of house. (N)

191. 504 West Locust Street. Circa 1930. Bungalow. One and one-half stories, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, two sets of French doors, dormers. (C)

192. 505 West Locust Street. 1924. Four Square with Craftsman Influence. Two and one-half stories, brick foundation, brick and stucco siding, asphalt shingle hip roof, square plan, vertical light three over one windows, Craftsman influenced porch. (C)

Garage. Circa 1930. Two car, brick. (C)

193. 507 West Locust Street. 1946. Minimal Traditional. One story, concrete block foundation, weatherboard siding, asphalt shingle gable roof, irregular plan. (N)

194. 508 West Locust Street. Circa 1930. Bungalow. One and one-half stories, brick foundation, brick siding, metal gable roof with steep pitch, square plan, gable roof dormers with wood shingles, six over one windows. (C)

195. 510 West Locust Street. 1921. Queen Anne/Colonial Revival. Two stories, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, dormers, wraparound porch. (C)

196. 511 West Locust Street. Circa 1940. Craftsman Bungalow. One and one-half stories, brick foundation, brick siding, asphalt shingle gable roof, irregular plan, dormers, multi-light windows. (C)

Outbuilding. Circa 1940. Frame, gable roof. (C)

197. 512 West Locust Street. Circa 1920. Queen Anne Cottage. One and one-half stories, brick foundation, synthetic siding, metal cross gable roof, rectangular plan. (C)

198. 513 West Locust Street. Circa 1920. Bungalow. One and one-half stories, brick foundation, brick siding, hip and asphalt shingle gable roof, rectangular plan, paired porch columns, modern addition set back from facade. (C)

199. 514 West Locust Street. Circa 1910. Cross Gable Plan House. One and one-half stories, brick foundation, asbestos shingle siding,

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asphalt shingle cross gable roof, cross plan. (C)

200. 516 West Locust Street. Circa 1930. Bungalow. One and one-half stories, brick foundation, synthetic siding, asphalt shingle gable roof, rectangular plan, modern facade windows change character. (N)

201. 518 West Locust Street. Circa 1930. Side Gable Plan House. One story, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, Craftsman door. (C)

Apartment. Circa 1950. One story, frame, gable roof. (N)

202. 612 West Locust Street. Circa 1935. Bungalow Influence. One and one-half stories, brick foundation, brick and stucco siding, asphalt shingle gable roof, rectangular plan, similar in form to airplane bungalows, modern windows and door change character. (N)

203. 616 West Locust Street. Circa 1920. Colonial Revival. Two stories, brick foundation, brick siding, metal gable roof, irregular plan, transom and sidelights at entry, Palladian windows, exposed rafter ends. (C)

204. 700 West Locust Street. Circa 1890. J. Fred Johnson House. Queen Anne. Two and one-half stories, brick foundation, brick siding, hip and gable slate roof, irregular plan, transoms, dentils, Colonial Revival porch columns, swags below eaves, fishscales in gables, side porch, wraparound porch. (C)

205. 708 West Locust Street. Circa 1920. Craftsman Bungalow. One and one-half stories, brick foundation, brick siding, asphalt shingle jerkinhead roof, irregular plan, dormers, modern brick porch and carport change character. (N)

206. 709 West Locust Street. Circa 1920. Dutch Colonial Revival. Two and one-half stories, brick foundation, weatherboard siding, asphalt shingle gambrel roof, rectangular plan, one story porch with paired porch columns, wood shingles in dormer, arched transom and sidelights at entry. Stone wall at front of property. (C)

Garage. Circa 1920. Frame, gable roof. (C)

207. 710 West Locust Street. Circa 1920. Four Square with Craftsman Influence. Two stories, brick foundation, stone and stucco siding, asphalt shingle hip roof, rectangular plan, wide roof overhang,

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229. 109 West Maple Street. Circa 1910. Queen Anne Influence. Two stories, synthetic siding applied both horizontal and vertical, asphalt shingle hip roof, irregular plan, infilled porch, modern window in bay. (N)

Garage/Apartment. Circa 1955. Two stories, concrete and aluminum siding, gable roof. (N)

230. 110 West Maple Street. Circa 1900. L-Plan House. Two stories, brick foundation, synthetic siding, asphalt shingle gable roof, L-plan, two over two windows, box bay window. (C)

231. 111 West Maple Street. Circa 1900. Queen Anne Cottage. One story, brick foundation, weatherboard siding, metal hip roof, L-plan, bay window, bargeboard, modern wood siding under porch, (C)

Carport. Circa 1970. (N)

232. 112 West Maple Street. Circa 1900. Queen Anne Influence. Two stories, brick foundation, asbestos shingle siding, hip and gable asphalt roof, irregular plan, bargeboard. (C)

Garage. Circa 1940. Concrete block, metal hip roof. Altered into apartments. (N)

233. 113 West Maple Street. Circa 1910. L-Plan House. One story, brick foundation, aluminum siding applied vertical and horizontal, hip and asphalt shingle gable roof, L-plan, modern bay window. (N)

Carport. Circa 1970. (N)

234. 115 West Maple Street. Circa 1910. Queen Anne. Two stories, brick foundation, asbestos siding, metal hip and gable roof, square plan, box bay windows with brackets, circa 1935 enclosed porch, arched windows. (C)

Garage. Circa 1935. Frame, shed roof. (C)

235. 118 West Maple Street. Circa 1940. Minimal Traditional. Two stories, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, dormers, side porch, bay window. (C)

Garage. Circa 1940. Two car, frame, gable roof. (C)

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236. 200 West Maple Street. Circa 1880. General John Wilder House. Italianate. Two stories, brick foundation, weatherboard siding, metal hip roof, rectangular plan, four dormers, brackets, decorative cornice. (C)

Office. Circa 1900. Frame, gable roof, brick foundation, weatherboard siding, porch with porch columns, brackets. (C)

237. 201 West Maple Street. 1928. First United Methodist Church. Gothic Revival. Three stories, brick siding, asphalt shingle and slate gable roof, stone trim, newer addition, bell tower. (C)

238. 209 West Maple Street. Circa 1900. Queen Anne. Two stories, brick foundation, weatherboard siding, hip and asphalt shingle gable roof, square plan, gable vents, circa 1930 porch with battered wood piers on brick bases, rear addition. Now used as apartments. (C)

239. 305 West Maple Street. Circa 1915. Queen Anne Cottage. One story, brick foundation, asphalt siding, metal gable roof, rectangular plan, one bay porch with turned porch columns. (C)

Garage. Circa 1915. Large shed with irregular roof line, asphalt shingle siding, windows. (C)

240. 307 West Maple Street. Circa 1900. Queen Anne Cottage. One and one-half stories, brick foundation, vinyl siding, metal gable roof, hip and asphalt shingle gable roof, dormer, irregular plan, sidelights and transom around entry. (C)

241. 309 West Maple Street. Circa 1900. Queen Anne Cottage. One and one-half stories, brick foundation, weatherboard siding, asphalt shingle gable roof, square plan, porch columns. (C)

Garage. Circa 1920. Frame covered with vertical board, gable roof. (C)

242. 311 West Maple Street. Circa 1920. Craftsman Bungalow. One and one-half stories, brick foundation, vinyl siding, metal gable roof, square plan, dormers, Colonial Revival porch columns. Duplex. (C)

243. 313 West Maple Street. Circa 1920. Four Square. Two stories, brick foundation, weatherboard siding, low pitch metal hip roof, square plan, dormer, battered porch columns on wraparound porch. (C)

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253. 406 West Maple Street. Circa 1920. Bungalow Influence. Two stories, brick foundation, weatherboard and brick foundation, asphalt shingle gable roof, rectangular plan. Now used as apartments. Brick siding is circa 1970. (N)

254. 407 West Maple Street. Circa 1910. Four Square. weatherboard siding, metal hip roof, square plan, part of porch is infilled. (C)

Garage. Circa 1920. Frame, gable roof. (C)

255. 408 West Maple Street. Circa 1910. Four Square Influence. Brick foundation, weatherboard and vinyl siding, asphalt shingle gable roof, square plan, brick piers on Bungalow influence porch, enclosed rear porch. (C)

256. 409 West Maple Street. Circa 1920. Four Square with Craftsman Influence. Brick foundation, brick siding, asphalt shingle hip roof, modillions, dormer. (C)

Garage. Circa 1920. Frame, shed roof. (C)

257. 410 West Maple Street. Circa 1920. Four Square. Two stories, brick foundation, brick siding, asphalt shingle hip roof, rectangular plan, gable roof dormer, one story rear extension. (C)

258. 411 West Maple Street. 1922. Four Square. Two stories, brick foundation, brick siding, metal hip roof, square plan, Colonial Revival porch columns. (C)

Garage. Circa 1980. Brick, gable roof. (N)

259. 412 West Maple Street. 1918. Queen Anne Influence. Two stories, brick foundation, brick siding, hip and asphalt shingle gable roof, L-plan, bay, brick wraparound porch. (C)

260. 413 West Maple Street. 1923. Bungalow Influence. Two stories, brick foundation, weatherboard siding, asphalt shingle gable roof, irregular plan, dormer, brick porch piers, modern extension of porch. (C)

261. 415 West Maple Street. 1907. Queen Anne. Two stories, brick foundation, weatherboard siding, asphalt shingle gable roof, L-plan, wraparound porch, turned wood porch columns. Owner has letter from builder's daughter. (C)

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Garage. Circa 1970. Four car, concrete block siding, asphalt shingle roof. (N)

262. 416 West Maple Street. Circa 1900. Queen Anne. Two stories, brick foundation, vinyl siding, asphalt shingle hip roof, irregular plan, Colonial Revival porch columns, bay windows, porch partially infilled. (C)

Garage/Storage. Circa 1920. Frame, shed roof. (C)

263. 417 and 417 1/2 West Maple Street. Circa 1925. Four Square with Colonial Revival Influence. Brick foundation, brick siding, asphalt shingle hip roof, square plan, dormer, porte cochere, brick porch columns, sidelights. (C)

Garage/Apartment. Circa 1935. Minimal Traditional with Tudor Revival Influence. One and one-half stories, aluminum siding, steep pitch gable roof. (C)

264. 418 West Maple Street. Circa 1950. Minimal Traditional. One story, concrete block foundation, brick siding, asphalt shingle gable roof, L-plan, attached carport. (N)

265. 419 and 419 1/2 West Maple Street. Circa 1925 with circa 1950 rear addition. L-plan House with Queen Anne Influence. Concrete block foundation, wood shingle and board siding, asphalt shingle gable roof. (C)

Rental House. Circa 1950. Two stories, frame, asphalt shingle gable roof. (N)

266. 420 West Maple Street. Circa 1900. Queen Anne. Two stories, brick foundation, asbestos siding, asphalt shingle hip roof, square plan, gable roof dormers, Colonial Revival porch. (C)

267. 421 West Maple Street. Circa 1900. L-plan House with Queen Anne Influences. One and one-half stories, brick foundation, asbestos shingle siding, metal gable roof, L-plan with additions. (C)

268. 422 West Maple Street. Circa 1930. Craftsman Bungalow. One story, brick foundation, asbestos siding, asphalt shingle hip roof, rectangular plan, battered wood porch columns on brick bases, dormer. (C)

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Garage. Circa 1928. One and one-half bays, brick, hip roof. (C)

334. 810 West Maple Street. Circa 1925. Four Square with Colonial Revival Influence. Two stories, brick foundation, vertical board siding, metal hip roof, rectangular plan, sidelights and transom around entry. (C)

Garage. Circa 1950. Concrete block, gable roof. (N)

335. 811 West Maple Street. Circa 1930. Bungalow Influence. One story, brick foundation, brick siding, asphalt shingle gable roof, gable roof dormer. (C)

Garage. Circa 1930. Two car, frame, metal hip roof. (C)

336. 812 West Maple Street. Circa 1925. Bungalow. One and one-half stories, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, part of front porch enclosed with windows, dormer. (C)

Garage. Circa 1930. Two car, shared with 814 West Maple Street, frame, hip roof. (C)

337. 813 West Maple Street. Circa 1920. Bungalow Influence. Two stories, brick foundation, wood shingle and stucco siding, asphalt shingle gable roof, irregular plan, brackets, newer porte cochere. (C)

Garage. Circa 1920. One and one-half bays, concrete, gable roof. (C)

338. 814 West Maple Street. Circa 1930. Bungalow. One story, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan. front porch enclosed with windows. (C)

339. 815 West Maple Street. Circa 1970. Ranch. One story, brick foundation, brick siding, asphalt shingle hip roof. (N)

340. 816 West Maple Street. Circa 1940. Minimal Traditional. One story, brick foundation, brick siding, asphalt shingle hip roof, rectangular plan. (C)

341. 818 West Maple Street. Circa 1930. Bungalow. One story, brick foundation, brick siding, asphalt shingle hip roof, rectangular plan, dormer, brick porch columns. (C)

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342. 819 West Maple Street. Circa 1940. Cape Cod Revival. One and one-half stories, brick foundation, aluminum siding, asphalt shingle gable roof, rectangular plan, dormers, six over six windows. (C)

343. 820 West Maple Street. 1924. Four Square. Brick foundation, brick siding, metal hip and gable roof, square plan. (C)

344. 822 West Maple Street. Circa 1925. Four Square. Two stories, brick foundation, brick siding, hip and gable metal roof, rectangular plan, sidelights and transom. (C)

Garage. Circa 1925. Brick, metal hip roof. (C)

345. 824 West Maple Street. Circa 1925. Four Square. Two stories, brick foundation, brick siding, hip and asphalt shingle gable roof, rectangular plan, sidelights and transom. (C)

346. 825 West Maple Street. Circa 1945. Cape Cod Revival. Two stories, brick foundation, aluminum siding, asphalt shingle gable roof, rectangular plan, six over six windows. (C)

347. 826 West Maple Street. Circa 1935. Craftsman Bungalow. One story, brick foundation, yellow brick siding, hip and asphalt shingle gable roof, rectangular plan, stuccoed dormer, arched porch. (C)

348. 827 West Maple Street. Circa 1935. Cape Cod Revival. One and one-half stories, brick foundation, vinyl siding, asphalt shingle gable roof, square plan, six over six windows. (C)

349. 828 West Maple Street. Circa 1945. Minimal Traditional. One story, brick foundation, brick and vinyl siding, hip and asphalt shingle gable roof, rectangular plan. (C)

350. 829 West Maple Street. Circa 1945. Cape Cod Revival. One and one-half stories, brick foundation, vinyl siding, hip and asphalt shingle gable roof, rectangular plan. (C)

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Shed. Circa 1900. Frame covered in brick, shed roof. (C)

369. 209 West Pine Street. Circa 1900. Queen Anne/Colonial Revival. Two stories, brick foundation, wide weatherboard siding, metal mansard-like roof, square plan, wraparound porch with Colonial Revival columns. (C)

Outbuilding. Circa 1900. Frame, hip roof. (C)

370. 210 West Pine Street. Circa 1930. Four Square. Two stories, brick foundation, modern brick siding, metal hip roof, square plan, dormer, modern porch. (N)

371. 212 West Pine Street. Circa 1900. Queen Anne. One and one-half stories, brick siding covered with circa 1920 stucco, wood shingle hip roof, irregular plan, Palladian dormer window, irregular. (C)

372. 301 West Pine Street. Circa 1890 with some circa 1920s changes. Queen Anne Cottage. One and one-half stories, brick foundation, brick siding, metal hip and gable roof, rectangular plan, three-quarter porch, dormer, wood shingles in gable, sidelights around entry, Colonial Revival porch columns. (C)

373. 302 West Pine Street. Circa 1920. Four Square. Two stories, brick foundation, brick siding on first story, asbestos siding on second story, asphalt shingle gable roof, dormers, six over six windows, one story side porch added, altered. (N)

374. 303 West Pine Street. Circa 1890 with some circa 1920s changes. Queen Anne Cottage. One and one-half stories, brick foundation, weatherboard siding, metal hip and gable roof, rectangular plan, dormer, modern porch columns. Stone wall on property. (C)

375. 304 West Pine Street. Circa 1900. Center Gable Plan House. One story, stone foundation, weatherboard siding, asphalt shingle gable roof, rectangular plan, bargeboard, two over two windows. (C)

376. 305 West Pine Street. Circa 1900. No Style. Two stories, brick foundation, asbestos siding, asphalt shingle cross gable roof, modern windows, modern entry. (N)

377. 307 West Pine Street. Circa 1930. Bungalow. One story, brick foundation, weatherboard siding, metal gable roof, rectangular plan,

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porch. (N)

404. 422 West Pine Street. 1916. Queen Anne Cottage. One story, continuous footing foundation, vinyl siding, metal hip roof, irregular plan, inappropriate porch infill. (N)

Garage. Circa 1970. Two story, concrete block siding, asphalt shingle roof. (N)

405. 423 West Pine Street. Circa 1930. Bungalow with Colonial Revival Influence. One and one-half stories, brick foundation, aluminum siding, metal gable roof, square plan, circa 1930 porch infill, dormer. (C)

406. 424 West Pine Street. Circa 1935. No Style. One story, brick foundation, brick siding, asphalt shingle hip roof, rectangular plan, porch arches. (C)

407. 425 West Pine Street. Circa 1900. L-Plan House with Colonial Revival Influence. Two stories, brick foundation, weatherboard siding, metal shingle gable roof, T-plan, circa 1930 enclosed porch, bay window. (C)

408. 426 West Pine Street. Circa 1910. L-Plan House with Queen Anne Influence. One story, brick foundation, asbestos shingle siding, asphalt shingle gable roof, square plan, bay at edge of house. (C)

409. 427 West Pine Street. Circa 1910. Queen Anne. Two stories, brick foundation, weatherboard siding, metal mansard-like roof, irregular plan, Colonial Revival porch columns. (C)

Garage. Circa 1920. Frame, hip roof. (C)

410. 429 West Pine Street. Circa 1900. Two stories, brick foundation, asbestos shingle siding, asphalt cross gable roof, L-plan, two over two windows. (C)

Carriage House/Garage. Circa 1900. Two stories, frame, gable roof. (C)

411. 430 West Pine Street. Circa 1950. Duplex Ranch. One story, brick siding, asphalt shingle gable roof. (N)

412. 502 West Pine Street. Circa 1925. Bungalow. One and one-half

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rectangular plan, three part multi-light windows. Roof form is modern.
(N)

Garage. Circa 1940. Frame, metal gable roof, converted to guest house. (C)

421. 517 West Pine Street. Circa 1925. Four Square. Two stories, brick foundation, brick siding, asphalt shingle hip roof, square plan, one story side porch. (C)

422. 519 West Pine Street. 1923. Colonial Revival. Two stories, concrete foundation, brick siding, asphalt shingle hip roof, irregular plan, side porch, sidelights and transom around entry. Brick walk and steps. Currently used as fraternity house. (C)

Garage. Circa 1925. Two story, brick, tile roof. (C)

423. 600 West Pine Street. Circa 1927. Four Square with Colonial Revival Influence. Two stories, brick foundation, brick siding, asphalt shingle hip roof, square plan, wraparound porch with Colonial Revival columns and pediment, hip roof dormer. (C)

424. 602 West Pine Street. Circa 1920. Bungalow. One and one-half stories, brick foundation, brick siding, asphalt shingle gable roof, square plan, dormer. (C)

Garage. Circa 1920. Brick, gable roof. (C)

425. 604 West Pine Street. Circa 1960. Studio Arms Apartments. Brick foundation, brick and wood siding, flat and asphalt shingle gable roof, rectangular plan. (N)

426. 606 West Pine Street. Circa 1935. No Style. One story, brick foundation, weatherboard and brick siding, asphalt shingle gable roof, rectangular plan, aluminum siding in gable, garage converted as part of house. (N)

427. 608 West Pine Street. Circa 1950. Ranch. One story, brick foundation, brick siding, hip and asphalt shingle gable roof, rectangular plan, side porch. (N)

428. 609 West Pine Street. Circa 1945. Minimal Traditional. One story, concrete foundation, concrete block siding, asphalt shingle gable roof, rectangular plan, duplex. (C)

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429. 614 West Pine Street. 1938. Colonial Revival Influence. Two and one half-stories, brick foundation, aluminum siding, asphalt shingle gable roof, rectangular plan, fluted Ionic columns. (C)

Garage. Circa 1980. Two car, frame. (N)

430. 616 West Pine Street. Circa 1950. Ranch. One story, concrete foundation, aluminum siding, asphalt shingle gable roof, rectangular plan. (N)

431. 618 West Pine Street. 1932. Craftsman Bungalow. One and one-half stories, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, multi-light windows. (C)

432. 619 West Pine Street. Circa 1930. English Cottage Revival. One and one-half stories, brick foundation, cement tile siding, tile gable roof, irregular plan, six over one windows. (C)

433. 700 West Pine Street. Circa 1930. Bungalow. One and one-half stories, brick foundation, brick siding, asphalt shingle gable roof, irregular plan. (C)

434. 701 West Pine Street. Circa 1920. Colonial Revival. Two stories, brick foundation, brick siding, asphalt shingle gable roof, square plan, two story porch columns, one story side porch, dentils. (C)

Garage. Circa 1920. Two car, frame, gable roof. (C)

435. 702 West Pine Street. Circa 1930. Craftsman Bungalow. One and one-half stories, brick foundation, brick and stucco siding, asphalt shingle gable roof, square plan, large gable roof dormer. (C)

436. 704 West Pine Street. 1922. Craftsman Bungalow. One and one-half stories, brick foundation, brick siding, asphalt shingle gable roof, square plan, sidelights around entry, vertical light windows. (C)

437. 706 West Pine Street. Circa 1925. Four Square Influence. Two stories, brick foundation, brick siding, asphalt shingle hip roof, square plan, wraparound porch with large columns, modern entry. (C)

Garage. Circa 1925. Two car, frame, shared with 704 West Pine Street.

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(C)

438. 707 West Pine Street. Circa 1910. Queen Anne. Two and one-half stories, brick foundation, brick siding, metal gable roof, square plan, wraparound porch with Colonial Revival columns. (C)

Garage. Circa 1980. Vinyl siding, gable roof. (N)

439. 710 West Pine Street. 1916. Colonial Revival. Two stories, brick foundation, asphalt shingle hip roof, square plan, Colonial Revival porch columns, hip roof dormer. (C)

Garage. Circa 1920. Brick, flat roof. (C)

440. 711 West Pine Street. Circa 1900. Queen Anne Cottage. One and one-half stories, stone foundation, weatherboard and shingle siding, metal hip roof, square plan, dormers, brackets, stone porch columns, stone retaining wall. (C)

Garage. Circa 1930. Brick, shed roof. (C)

441. 713 West Pine Street. Circa 1930. Craftsman Bungalow. One story, brick foundation, brick siding, metal gable roof, rectangular plan, wood shingle in gable, tall chimneys. (C)

Garage. Circa 1930. Frame, gable roof with shingles. (C)

442. 714 West Pine Street. Circa 1920. Four Square. Two stories, brick foundation, brick siding, hip and asphalt shingle gable roof, rectangular plan, one story front porch, hip roof dormer. (C)

Garage. Circa 1920. Brick siding, flat roof. (C)

443. 716 West Pine Street. Circa 1920. Four Square with Craftsman Influence. Two stories, brick foundation, brick siding on first story, wood shingle siding in second story, metal gable roof, square plan. (C)

444. 717 West Pine Street. 1908. Queen Anne/Colonial Revival. Two stories, brick foundation, brick siding, metal hip roof, rectangular plan, first and second story porch, two story bay window. (C)

Garage. Circa 1930. Brick, gable roof. (C)

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concrete foundation, asbestos siding, asphalt shingle gable roof, three part windows. May be earlier house with later modifications. (N)

Garage. Circa 1950. Frame, gable roof. (N)

462. 813 West Pine Street. Circa 1920. Four Square with Craftsman Influence. Two stories, brick foundation, brick and stucco siding, asphalt shingle gable roof, square plan, one story porch. (C)

Garage. Circa 1920. Shared, three car garage, brick. (C)

463. 814 West Pine Street. Circa 1935. Bungalow Influence. One story, concrete foundation, asbestos siding, asphalt shingle gable roof, rectangular plan, dormers. (C)

464. 815 West Pine Street. Circa 1930. Bungalow. One and one-half stories, brick foundation, brick siding on facade, wood siding on elevations, asphalt shingle gable roof, square plan, gable roof dormer. (C)

465. 816 West Pine Street. Circa 1950. No Style. One story, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, attached garage. (N)

466. 817 West Pine Street. Circa 1930. Dutch Colonial Revival. Two stories, brick foundation, brick siding, asphalt shingle gambrel roof, three over one vertical light windows, three bay dormer with vinyl siding. (C)

Garage. Circa 1930. Two stories, brick, gambrel roof. (C)

467. 819 West Pine Street. Circa 1930. No Style. One and one-half stories, brick foundation, asbestos and stucco siding, asphalt shingle gable roof, irregular plan, large two story side addition, hip roof dormer. (N)

Garage. Circa 1950. Frame, gable roof. (N)

468. 821 West Pine Street. 1923. Four Square. Two stories, brick foundation, brick siding, asphalt shingle hip roof, irregular plan, modern additions on each side. (N)

Garage/Apartment. Circa 1985. Two story, brick and aluminum siding, gable roof. (N)

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469. 822 West Pine Street. Circa 1935. Minimal Traditional. One story, brick foundation, brick and weatherboard siding, asphalt shingle gable roof, rectangular plan. (C)

470. 823 West Pine Street. 1928. Craftsman. Two stories, brick foundation, brick siding on first story and stucco siding on second story, metal gable roof, square plan. (C)

Garage. Circa 1928. Brick, hip roof. (C)

471. 825 West Pine Street. Circa 1930. Bungalow. One and one-half stories, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, gable roof dormer. (C)

Garage. Circa 1930. Brick, gable. (C)

472. 827 West Pine Street. 1907. Four Square. Two stories, brick foundation, brick siding, metal hip roof, square plan, gable roof dormer, one story porch with paired square columns on brick bases. (C)

Garage. Circa 1930. Brick, gable roof. (C)

473. 829 West Pine Street. Two stories, brick foundation, brick siding, asphalt shingle hip roof, square plan. Used as Christian Student Center. (C)

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- Garage. Circa 1930. One and one-half stories, altered. (N)
491. North Johnson City Business Club Park. Corner of Spring and Polar streets. Ball field, tennis courts, and playground. (N)
492. 202 West Poplar Street. Circa 1920. Bungalow Influence. One story, foundation not visible, aluminum siding, asphalt shingle gable roof, rectangular plan, six over six windows. (C)
493. 204 West Poplar Street. Circa 1930. No Style. One story, brick foundation, vinyl siding, metal gable roof, rectangular plan. (C)
494. 206 West Poplar Street. Circa 1930. Pyramid Roof House. One story, brick foundation, asbestos siding, metal hip roof, square plan. Same form as 208 and 210 West Maple. (C)
495. 208 West Poplar Street. Circa 1930. Pyramid Roof House. One story, brick foundation, aluminum siding, asphalt shingle hip roof, square plan. (C)
496. 210 West Poplar Street. Circa 1930. Pyramid Roof House. One story, brick foundation, aluminum siding, asphalt shingle hip roof, square plan with addition. (C)
497. 212 West Poplar Street. Circa 1910. Queen Anne Cottage. One and one-half stories, stone foundation, aluminum siding, metal gable roof, irregular plan, turned porch columns. Duplex. (C)
498. 302 West Poplar Street. Circa 1900. L-Plan House. One story, brick foundation, vinyl siding, asphalt shingle gable roof, two over two and modern windows, modern metal porch columns. (C)
499. 303 West Poplar Street. Circa 1910. Queen Anne Cottage. One story, brick foundation, vinyl siding, metal gable roof, irregular plan, two over two windows. (C)
500. 304 West Poplar Street. Circa 1910. Queen Anne. Two stories, brick foundation, asbestos shingle siding, metal gable roof, irregular plan, two over two windows, metal shingles in gable, modern bargeboard. (C)
501. 305 West Poplar Street. Circa 1900. I-House with Center Gable. Brick foundation, aluminum siding, asphalt shingle gable roof, rectangular plan with addition, one story shed roof porch. (C)

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gable roof, rectangular plan. (N)

512. 402 West Poplar Street. Circa 1925. Bungalow. One story, brick foundation, weatherboard siding, asphalt shingle gable roof, rectangular plan, knee braces. (C)

Garage/Shed. Circa 1935. Frame with shiplap siding, brick foundation. (C)

513. 403 West Poplar Street. Circa 1910. I-House. One story, brick foundation, weatherboard siding, asphalt shingle gable roof, rectangular plan, hip roof porch. (C)

514. 404 West Poplar Street. Circa 1945. Neo-Colonial Revival. Two stories, brick foundation, asbestos shingle siding, metal gable roof, rectangular plan, modern entry, modern windows of various sizes. Now used as apartments. May be a circa 1890s house with later additions. (N)

515. 405 West Poplar Street. Circa 1900. I-House. One story, brick foundation, asphalt shingle siding, asphalt shingle gable roof, L-plan, metal porch posts, two over two windows. (C)

516. 406 West Poplar Street. Circa 1910. L-Plan House with Queen Anne Influence. One story, brick foundation, brick pattern asbestos shingle siding, metal gable roof, irregular plan. (C)

517. 407 West Poplar Street. Circa 1910. L-Plan House with Queen Anne Influences, brick foundation, shiplap siding, metal gable roof, L-plan, two over two windows. (C)

518. 408 West Poplar Street. 1907. Queen Anne Cottage. One story, brick foundation, asbestos shingle siding, metal gable roof, irregular plan. (C)

Greenhouses. Modern. Two fiberglass greenhouses. (Both buildings are N)

519. 409 West Poplar Street. Circa 1910. L-Plan House. One and one-half stories, pargetted brick foundation, weatherboard siding, asphalt shingle gable roof, irregular plan, inappropriate modern windows. (N)

520. 410 West Poplar Street. Circa 1900. Center Gable House. Circa 1900. One story, brick foundation, asbestos shingle siding, metal

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gable roof, T-plan, double chimney. (C)

521. 411 West Poplar Street. Circa 1900. Center Gable House. One story, concrete block foundation, weatherboard siding, metal gable roof, T-plan, double chimney, two over two windows. (C)

522. 412 West Poplar Street. 1916. I-House with Center Gable. One story, brick foundation, weatherboard siding, asphalt shingle gable roof, rectangular plan, full basement, center chimney. Duplex. (C)

523. 413 West Poplar Street. Circa 1900. L-Plan House with Queen Anne Influence. Brick foundation, aluminum siding, metal gable roof, rectangular plan, two over two windows, new porch. (C)

524. 415 West Poplar Street. Circa 1950. No Style. One story, concrete block foundation, vinyl siding, asphalt shingle gable roof, irregular plan. (N)

525. 417 West Poplar Street. Circa 1950. No Style. One story, brick foundation, aluminum and brick siding, asphalt shingle gable roof, irregular plan. (C)

Carport. Modern. Shed roof. (N)

526. 418 West Poplar Street. Circa 1910. Bungalow. One story, brick foundation, asbestos shingle siding, metal shingle gable roof, T-plan, center chimney, modern porch, full basement. (C)

527. 419 West Poplar Street. Circa 1975. Ranch. One story, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan. (N)

528. 420 West Poplar Street. Circa 1900. L-Plan House. One story, brick foundation, asbestos siding, metal shingle gable roof, irregular plan, one modern picture window. (C)

529. 421 West Poplar Street. Circa 1900. L-Plan House with Queen Anne Influence. One story, brick foundation, shiplap siding, metal gable roof, irregular plan, brackets, turned wood porch columns. (C)

530. 422 West Poplar Street. Circa 1920. Craftsman Bungalow. One and one-half stories, brick foundation, wood shingle siding, asphalt shingle gable roof, rectangular plan, battered wood porch columns. (C)

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531. 423 West Poplar Street. Circa 1910. Queen Anne Cottage. One and one-half stories, brick foundation, vinyl siding, asphalt shingle gable roof, rectangular plan, dormer, knee braces. (C)

532. 424 West Poplar Street. Circa 1930. Bungalow. One and one-half stories, brick foundation, vinyl siding, metal gable roof, rectangular plan, dormer, battered wood porch columns on brick bases. (C)

533. 426 West Poplar Street. Circa 1935. Bungalow. One story, brick foundation, aluminum siding, asphalt shingle gable roof, square plan, full basement. (C)

534. 428 West Poplar Street. 1930. Bungalow. One story, brick foundation, aluminum siding, asphalt shingle gable roof, rectangular plan, full basement. (C)

535. 429 West Poplar Street. Circa 1930. Bungalow. One story, brick foundation, aluminum siding, asphalt shingle gable roof, rectangular plan, brackets. (C)

536. 430 West Poplar Street. Circa 1920. Craftsman Bungalow. One and one-half stories, brick foundation, brick siding, asphalt shingle gable roof, square plan, brackets, battered wood columns, arched window hoods. (C)

537. 431 West Poplar Street. Circa 1950. Ranch. One story, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan. (N)

538. 433 West Poplar Street. Circa 1910. Bungalow Influence. One story, concrete block foundation, shiplap siding, asphalt shingle gable roof, rectangular plan, one modern picture window. (C)

539. 435 West Poplar Street. Circa 1910. L-Plan House with Queen Anne Influence. One and one-half stories, brick foundation, vinyl siding, asphalt shingle gable roof, irregular plan, dormers. (C)

540. 504 West Poplar Street. Circa 1950. Ranch. One story, concrete block foundation, wood siding, asphalt shingle gable roof, T-plan. (N)

541. 510 West Poplar Street. Circa 1935. Four Square with Colonial Revival Influence. Two stories, concrete block foundation, vinyl siding, asphalt shingle hip roof, irregular plan, sleeping porches,

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full basement in rear. (C)

542. 511 West Poplar Street. Circa 1925. No Style. One story, brick foundation, wood shingle siding, asphalt shingle jerkinhead roof, rectangular plan, dentils, vertical light windows. (C)

Garage. Circa 1925. Frame covered with wood shingles, jerkinhead roof. Connected to house by modern walkway. (C)

543. 512 West Poplar Street. Circa 1935. Bungalow. One and one-half stories, brick foundation, vinyl siding, asphalt shingle gable roof, rectangular plan, brick porch piers. (C)

544. 514 West Poplar Street. 1919. Bungalow Influence. One and one-half stories, brick foundation, vinyl siding, metal gable roof, square plan, dormer, brick porch, full basement in rear. (C)

545. 515 West Poplar Street. Circa 1920. Craftsman Bungalow. Brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, wraparound porch. (C)

Garage. Circa 1920. Built into ground/hill at edge of property, masonry. (C)

546. 601 West Poplar Street. Circa 1960. No Style. Two stories, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan. Apartments. (N)

547. 603 West Poplar Street. Circa 1950. No Style. One story, concrete block foundation, asbestos shingle siding, asphalt shingle gable roof, square plan, basement garage. (C)

548. 605 West Poplar Street. Circa 1920. Four Square. Two stories, brick foundation, brick siding, asphalt shingle hip roof, irregular plan, one story bungalow influence porch. (C)

549. 607 West Poplar Street. Circa 1920. Four Square. Two stories, continuous footing foundation, brick siding, asphalt shingle hip roof, one story bungalow porch, nine over one windows. (C)

550. 609 West Poplar Street. Circa 1930. Craftsman Bungalow. One story, brick foundation, weatherboard siding, asphalt shingle gable roof, rectangular plan, wood and brick porch columns. (C)

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Garage. Circa 1938. Brick, gable roof. (C)

585. 1111 Southwest Avenue. Circa 1910. Colonial Revival. Two stories, brick foundation, weatherboard siding, asphalt shingle gable roof, irregular plan, second story porch with arched windows, transom and leaded sidelights. (C)

Garage. Circa 1910. Two car, brick. (C)

586. 1113 Southwest Avenue. Circa 1940. Colonial Revival. Two stories, brick foundation, brick siding, tile gable roof, rectangular plan, one story side extensions. (C)

587. 1114 Southwest Avenue. 1941. Craftsman Bungalow with Ranch form. One story, brick foundation, brick siding, hip and asphalt shingle tile roof, rectangular plan, knee braces. (C)

Garage. Circa 1940. Brick, tile hip roof. (C)

588. 1116 Southwest Avenue. Circa 1930. Bungalow Influence. One and one-half stories, brick fan shingle siding, hip and gable metal roof, irregular plan, sidelights and transom around entry, gable roof has steeper pitch in rear than on facade. (C)

Garage. Circa 1930. Frame, shed roof addition, brackets. (C)

589. 1119 Southwest Avenue. Circa 1920. Colonial Revival. Two stories, brick foundation, brick siding, metal hip and gable roof, irregular plan, transom around entry, second story porch. (C)

Garage. Circa 1920. Brick. (C)

Entry Gate. Circa 1920. Brick with wood doors at perimeter of lot. (C)

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SPRING STREET

590. 903 Spring Street. Circa 1915. Bungalow Influence. One story, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, dormer, modern windows keep historic window openings, modern metal awning, pargetted porch. (C)

591. 905 Spring Street. Circa 1915. Craftsman Bungalow. One story, brick foundation, brick siding, asphalt shingle gable roof, rectangular plan, knee braces, sidelights around entry, wood porch columns on brick bases. (C)

592. 1004 Spring Street. Circa 1920. Craftsman Bungalow. Brick foundation, asbestos shingle siding, asphalt shingle gable roof, irregular plan, knee braces, exposed rafter ends. (C)

593. 1106 Spring Street. Circa 1900. L-Plan House. One story, brick foundation weatherboard siding on facade, asbestos shingle siding on sides, metal gable roof, irregular plan, two over two windows, partial porch with turned wood porch columns. (C)

594. 1108 Spring Street. Circa 1900. L-Plan House. One story, brick foundation, vinyl siding, metal gable roof, rectangular plan, partial porch. (C)

595. 1110 Spring Street. Circa 1900. L-Plan House. One story, brick foundation, weatherboard siding, metal gable roof, rectangular plan, partial porch with turned wood columns. (C)

596. 1112 Spring Street. Circa 1900. L-Plan House. One story, brick foundation, asbestos shingle siding, metal gable roof, rectangular plan, partial porch with turned wood columns. (C)

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NARRATIVE STATEMENT OF SIGNIFICANCE

The Tree Streets Historic District is being nominated to the National Register of Historic Places under criterion C for its architectural significance to Johnson City and Washington County. The district contains the best and most intact collection of historic residences in the city. Bungalows, Craftsman Bungalows, Queen Anne houses and cottages, Four Square houses, and various early twentieth century revival styles are well represented in the district. There are also numerous historic garages, rock walls, and landscaping that contribute to the district's historic sense of time and place.

Washington County had its beginnings on land bought from the Cherokees in 1775. Robert Young Sr. purchased more than 2,000 acres on the site of present day Johnson City between 1775 and 1777. In November 1777, the settlement became Washington County, North Carolina. It was the first county in the United States to be named after George Washington. The county was also part of the State of Franklin and in 1796 it became part of the State of Tennessee.

The earliest structure built in the area which was to become Johnson City is the Robert Young Cabin, built of logs circa 1775 on what is now Virginia Street. It is no longer extant, but a second cabin, built in 1776, also of logs, on land later purchased by the federal government for the National Soldier's Home (now the Veterans Administration) is the oldest extant structure in the city. The building was moved to a park near the Boys' Club on West Market Street. Downtown Johnson City was developed on land which Tipton Jobe inherited from two pioneer families, the Tiptons and the Jobes. Jobe donated land for the Science Hill Male and Female Institute and for the East Tennessee Virginia and Georgia Railroad.

Although it has been altered significantly, one of the most historically important houses in the district is the residence built by Robert Young Sr.'s grandson, James Young, at 1117 Cedar Place (#42). The house stands on the lot which was part of Robert Young Jr.'s 640 acre land grant of 1792. It is the oldest continually inhabited house in Johnson City and one of the oldest continually inhabited houses in Washington County. According to tax records, the house was constructed in 1812. It was built in sight of the old stage road (present day Walnut Street) which ran from North Carolina through Jonesborough. When Bush Creek flooded, the road would be impassable, and travelers would stay at the Young's house.

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Situated in the northeast corner of Tennessee in an area bordered by three mountain ranges, the Clinch range to the north, the Smokies to the east, and the Cumberlands to the west, Johnson City lies in an area that was made accessible by the coming of the East Tennessee and Virginia Railroad. Chartered in 1849, railroad construction began in 1855, one year after Henry Johnson, recognizing the potential benefits the railroad would bring, built his storehouse on the stage road which ran from Elizabethton in Carter County to Jonesborough in Washington County. On the lot he bought from Abraham Jobe he built a store, depot, and the post office in the area that is modern Johnson City. In the years before the Civil War, several other stores and a number of residences were built.

Colonel Thomas Matson, a civil engineer and railroad designer built a brick house at the top of Rome (Roan) Hill, now the top of Buffalo Street in 1889 (outside of district). Matson began the Johnson City Foundry and Metal Works, the oldest industry in the town until its closing in 1990. Matson also owned Johnson City Furniture Company and Johnson City Real Estate Company. He was a major contributor to the industrial surge in Johnson City in the late 1880s and early 1900s. The increase in industrial and commercial activity resulted in an increase in the residential development of the city.

The 1880s and 1890s were a time of great economic growth for the Johnson city area. During these years the city's population increased over 500%, largely as a result of the railroad. The city began water service in 1887 and obtained the water from a spring at the base of Roan Hill and Spring Street. Approximately forty houses and businesses were served at that time. In September of 1888, the city had electric service and two years later the Carnegie Street Railway was established. Further growth occurred after the Good Roads Committee decided to run the Bristol to Memphis Road through Johnson City in 1911.

The Tree Streets Historic District is composed of several subdivisions or additions that were platted over many years. This type of residential growth is a typical pattern of development for medium and large cities in the state. One of the earliest recorded plats for this area is the 1889 Wilder and Cures Addition, which occupies a small section at the center of the historic district. The largest subdivision is the Southwest Addition, platted in 1909, which contains much of the district. The Johnson City Real Estate Company's addition, platted in October and November of 1901, covers the northeast section of the district, while the 1922 Roan Heights Addition is situated at

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the southern portion of the district. The Southwest Addition built up gradually at first, with scattered houses going up during the latter part of the nineteenth century, then at a faster pace during the first two decades of the twentieth century. In 1912 Johnson City Traction Company (established 1902) began installing streetcar tracks through the Southwest Addition, thus providing transportation to families wanting to live outside the city core.

The Tree Streets Historic District contains a house built for one of the early developers of the city, General John T. Wilder (#236). A former Union army officer, Wilder founded businesses in many areas of Tennessee, including Johnson City and Washington County. He had an office here where some of the planning for the development of Johnson City took place. In addition to his Carnegie Land and Improvement Company, Wilder operated the Carnegie Furnace Company and a hotel.

The Tree Streets neighborhood was largely developed by George L. Carter in the 1910s and 1920s. Carter, a prominent businessman, was instrumental in developing the Clinchfield Railroad and early Kingsport. During the boom period of the 1920s, Johnson City, Kingsport, and Bristol all competed for industry and boosted their city and environs. Platted in 1909, Carter's Southwest Addition contained land west of Buffalo Street up to and including the present day East Tennessee State University land. According to an article in the Johnson City Press Chronicle (5 January 1978), the area was surveyed and planned by noted designer John Nolen of Cambridge Mass., who also planned Kingsport in Sullivan County. (No information was found corroborating Nolen's involvement in Johnson City.) Carter's real estate development company laid out the neighborhood and brought a number of prominent businessmen to Johnson City, including banker H.C. Black and developer J. Fred Johnson, who later helped develop Kingsport, Tennessee. Originally called the Southwest Addition, and sometimes the Carter Addition, the neighborhood is bordered by Carter's Model Mill (General Mills). Carter donated 120 acres to develop East Tennessee State Normal School (East Tennessee State University) in 1911. To encourage growth in the Southwest Addition, Carter built sidewalks and donated land for the first federally owned post office in Johnson City. The subdivision had streetcars, a public water system, electricity, telephones, and the new Southwest School. Carter's house, built on land later acquired by the University stood until it was razed in the 1980s.

At the same time Carter was subdividing part of Johnson City in 1909, the Southern Railway published a promotional brochure extolling the

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possibilities of industrial development for the city. The brochure mentioned that there had been over one million dollars of realty transfers during the last year, a flour mill was being constructed, there was telephone service, and four railroads. The city's population was 4,645 in 1900 and estimated to be between 10,000-11,000 at the time of the publication of the brochure. The brochure further noted much of the recent building occurring in the city: Southern Railway Depot, churches (\$100,000), a school (\$35,000), a federal building (\$100,000), stores (\$100,000), and over 300 new houses (\$300,000).

Like many cities, this prosperity continued until the Great Depression slowed it. Johnson City had grown considerably by the 1930s with sixty miles of paved streets, a city hall, parks, twenty-five churches, a post office and two substations. There were junior and senior high schools and eighteen grammar schools, with an enrollment of approximately 6,000. The city had six miles of street car lines, a hydroelectric plant, four bus lines, three main highways, and three railroads. It was the second largest hardwood manufacturing center in the nation. In 1937, an airport was built in the region.

The various styles of architecture in the district represent popular styles, or adaptations of styles, during the years the Tree Streets Historic District was evolving. The neighborhood contains several pre-1910 houses whose exact date of construction has not been determined. One of the most notable of these is at 711 West Pine Street (#440). The one and one-half story Queen Anne Cottage has a stone foundation and stone porch columns.

Two early twentieth century houses were built on West Locust Street (#'s 206 and 209) for the President and Vice President of the railroad. These Dutch Colonial Revival residences were constructed in the early twentieth century and have gambrel roofs, weatherboard siding, and columned porches. Both houses were built by the Maine Architectural Company. Also located on West Locust Street (#204) is the Queen Anne residence of J. Fred Johnson, a business associate of Carter's. The two and one-half story house has a slate roof, dentil trim, transoms, and a Colonial Revival porch.

Southwest Avenue has several large houses built in a variety of styles ranging from Colonial Revival and Dutch Colonial Revival to Tudor and English Cottage revivals. The street also includes the International style house at 1107 Southwest Avenue (#581), built in the 1930s. Until recently the historic Southside School was located on this street. It is being replaced by a modern school. A small triangular park on

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Southwest Avenue is a contributing landscape feature of the district. The park is bordered by West Locust Street, Southwest Avenue, and Devine Street. It was dedicated in 1922 to the memory of the sixteen Johnson City soldiers who lost their lives in World War I. A maple tree was planted for each of the dead soldiers; some of these trees are extant. In 1987 the park was re-dedicated and a plaque with the names of the dead soldiers was placed in the park (#575).

Some of the residences in the neighborhood are thought to have been designed by Donald R. Beeson. One of the buildings Beeson is known to have designed is Montrose Court, a twenty-eight unit Tudor Revival apartment complex constructed at 701 West Locust Street in 1922 on land owned by George Carter (#577). A group of businessmen, including Carter, formed the Southwest Apartment Company and hired Johnson City architect Donald R. Beeson, Sr. to design the \$200,000 building. Luxury features of the building included built-in tubs, parking garages, and Murphy beds. The complex was built to house the German executives of the Bemberg Corporation, a textile company located in Elizabethton. When completed, the Johnson City Chronicle published a "Montrose Court Edition" on May 28, 1922 that showcased the building. The newspaper noted that "During the past few years the Southwest Addition has built up with splendid residences faster than any portion of the city, and its convenient location in the southwest portion of the city places it in the heart of one of the best residential section." The neighborhood was close to the street car lines and had three paved streets.

An interesting house in the district is the Colonial Revival style house at 718 West Locust Street built circa 1925 by a Mr. Kipping (#211). The two story brick residence is distinguished by its tile hip roof and one bay entrance with paired columns. In 1928 the house was sold to the Bemberg Corporation. After a fire in the Montrose Court, several of the larger houses in the neighborhood were bought to house Bemberg executives.

Another example of the popular Colonial Revival style is the Dew-Burleson House at 801 West Pine Street (#456). It was built for Mary Henly Dew Burleson and her husband David Sinclair Burleson, a charter faculty member at the Normal School (East Tennessee State University) and community leader.

Johnson City had fire protection by 1890. The neighborhood fire station was once housed at 618 West Pine Street. Constructed in 1932, the one and one-half story brick building had large garage doors at the

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rear basement to house fire engines (#431). It is now used as a residence.

The Tree Streets Historic District contains one historical non-residential building, the First United Methodist Church at the corner of West Maple and Spring streets (#237). The Gothic Revival building is constructed of brick, it has a gable roof and bell tower. It was completed in 1928. Located a few blocks away at 600 West Pine Street is the former parsonage (#423). Constructed in 1927, it served as the parsonage for nearly forty years. It is a Four Square house with Colonial Revival influence. The two story brick house has a gable front roof, wraparound porch, and transom and sidelights around the entry.

The Tree Streets Historic District is the most intact collection of historic residences in Johnson City. It represents a variety of styles from Queen Anne influence through bungalows and Minimal Traditional styles. There are small collections of residences along Unaka and Wautauga streets and the State of Franklin Road and Holtson Avenue, but the proposed district best represents the architecture of the city.

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VERBAL BOUNDARY DESCRIPTION

The Tree Streets Historic District roughly contains resources along West Maple Street and West Pine Street between University Parkway and South Roan Street; West Locust Street and West Poplar Street between South Roan Street and Cherokee Street; West Chestnut Street between South Roan Street and Buffalo Street and between Sevier Street and Boyd Street; Laurel Street; Franklin Street; and the cross streets in the above mentioned area.

BOUNDARY JUSTIFICATION

The Tree Streets Historic District contains the most intact collection of historic residential architecture in Johnson City. The boundaries are drawn to include the greatest number of historic resources in the area and to exclude large areas of altered or non-historic buildings.

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PHOTOGRAPHS

Tree Streets Historic District
Johnson City, Washington County, Tennessee
Photos by: Robert Beary
Date: January 1995
Negs: Tennessee Historical Commission
Nashville, Tennessee

Facing north on Locust, near corner of Spring, view of 116 West Locust
#1 of 46

Facing east on Locust, near corner of Buffalo and West Locust, view of
209 West Locust fencing
#2 of 46

Corner of Buffalo and West Locust
#3 of 46

Facing east on Locust, view of 305 West Locust
#4 of 46

Facing west, view of 306 West Locust
#5 of 46

Facing east o West Locust near middle of block, view of 309 West Locust
#6 of 46

Facing east near corner of Earnest and Locust, view of 403 West Locust
#7 of 46

Facing east near corner of Earnest and Locust, view of 405 West Locust
#8 of 46

Rock wall at 421 West Locust, viewed from south
#9 of 46

Facing northeast on West Locust, between Earnest and Sevier, view of
428 West Locust
#10 of 46

Corner of Sevier and West Locust, 431 West Locust
#11 of 46

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Facing northwest, corner of Sevier and West Locust, view of 504, 510
and 512 West Locust
#12 of 46

Facing northwest, corner of Devine and West Locust, 500 block of West
Locust
#13 of 46

Facing north, corner of Boyd and West Locust, view of 616 West Locust
#14 of 46

Facing northwest, near corner of Boyd and West Locust, view of 700 West
Locust
#15 of 46

Facing north, view of 708 West Locust
#16 of 46

Entrance to 709 West Locust, showing stone wall and iron gate
#17 of 46

Facing north on West Locust, view of 710 and 714 West Locust
#18 of 46

Facing northeast on West Locust towards Montrose Courts
#19 of 46

Facing southwest on West Locust towards University
#20 of 46

Facing east, near intersection of West Pine and Buffalo, view of 300
block
#21 of 46

Facing north, corner of Earnest and West Pine, view of 400 West Pine
#22 of 46

Facing east, view of middle of 400 block of West Pine
#23 of 46

Facing north, view of 414 West Pine
#24 of 46

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Facing east, view of middle of 400 block West Pine
#25 of 46

Facing north, 508 West Pine
#26 of 46

Facing northwest, corner of Southwest and Pine, 600 West Pine
#27 of 46

Facing northwest, near corner of Southwest and Pine, view of 602 West
Pine
#28 of 46

Facing north, near corner of Boyd and West Pine
#29 of 46

Facing northwest, corner of Boyd and West Pine, 618 West Pine
#30 of 46

Facing east, middle of 700 block of West Pine, view of 717 and 719 West
Pine
#31 of 46

Facing northeast, near corner of Cherokee and West Pine
#32 of 46

Facing north, corner of Cherokee and West Pine
#33 of 46

Facing north, near Cherokee and West Pine, view of 729 West Pine
#34 of 46

Facing east, near corner of Cherokee and West Pine, view of 801 West
Pine
#35 of 46

Facing east, near corner of Cherokee and West Pine, view of 811 West
Pine
#36 of 46

Facing north on Southwest, middle of block, view of 110 Southwest
#37 of 46

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Section number photos Page 90 Tree Streets Historic
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Facing east, corner of Cherokee and Cedar, view of 1115 and 1117 Cedar
#38 of 46

Facing east on Cedar, view of 1117 Cedar
#39 of 46

Facing east on Cedar, near Cherokee, view of 1125 Cedar
#40 of 46

Facing northeast, near corner of Boyd and Franklin, view of 602 and 604
Franklin
#41 of 46

Facing east, corner of Boyd and West Poplar, near Montrose Court and
Southside School, view of 707 West Poplar
#42 of 46

Facing east, near corner of Boyd and West Poplar, view of 701 and 703
West Poplar
#43 of 46

Facing east, view of West Poplar
#44 of 46

Facing southeast onto curve of West Chestnut
#45 of 46

Facing east, corner of Earnest and West Poplar, 305 West Poplar
#46 of 46

A second set of black and white photographs (3" x 5") is included in
the nomination in order to provide complete coverage of the district.

Tree Streets Historic District
Johnson City, Washington County, Tennessee
Photos by: Southside Neighborhood Association
Date: July 1995
Negs: Tennessee Historical Commission
Nashville, Tennessee

Facing west, 100 West Pine
#1 of 28

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Facing east, middle of 100 block of West Pine, near corner of South
Roan and West Pine

#2 of 28

Facing west, corner South Roan and 100 West Poplar

#3 of 28

Facing west, near 110 West Poplar

#4 of 28

Facing west, corner of Spring and West Poplar, modern park

#5 of 28

Facing west, corner of Spring and West Chestnut, at side of modern park

#6 of 28

Facing east, corner of Spring and West Chestnut, 100 block of West
Chestnut

#7 of 28

Facing east, West Chestnut

#8 of 28

Facing east, near 112 West Chestnut

#9 of 28

Facing southeast, West Chestnut

#10 of 28

Facing west, corner of West Locust and South Roan

#11 of 28

Facing east, West Maple

#12 of 28

Facing West, John Wilder House on West Maple

#13 of 28

Facing southeast, Maple and Spring, First United Methodist Church

#14 of 28

Facing southeast, West Maple

#15 of 28

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American Legion Park
#16 of 28

Facing southeast, new Southside School
#17 of 28

Facing north, corner of Boyd and Franklin
#18 of 28

Facing east, near 600 block of Franklin
#19 of 28

Facing east, West Maple
#20 of 28

Facing east, West Maple
#21 of 28

Facing east, West Pine and University
#22 of 28

Facing east, near 819 West Pine
#23 of 28

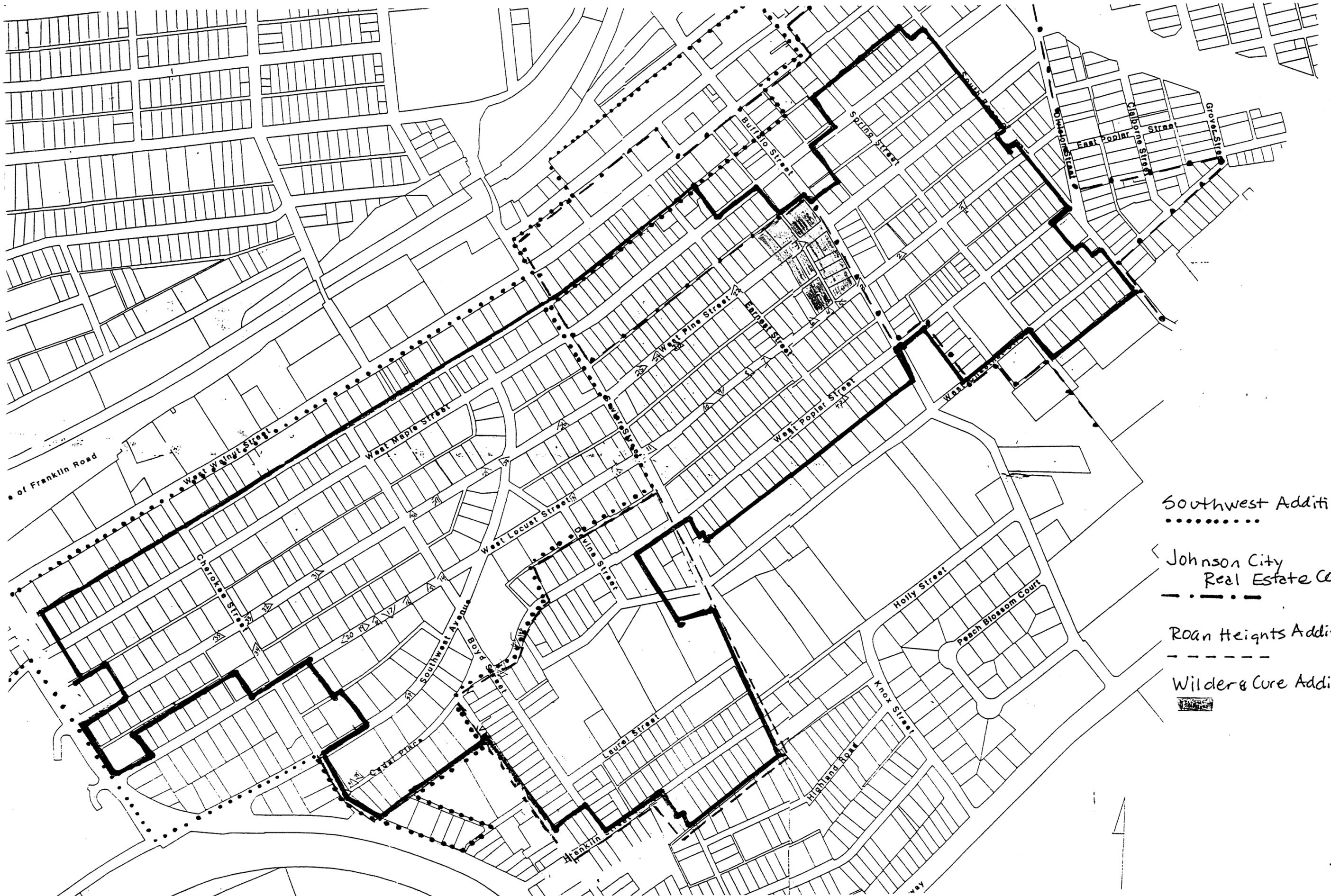
Facing east, West Pine, south side of street
#24 of 28

Southside School (demolished)
#25 of 28

New Southside School
#26 of 28

Facing west, near corner of Boyd and West Locust
#27 of 28

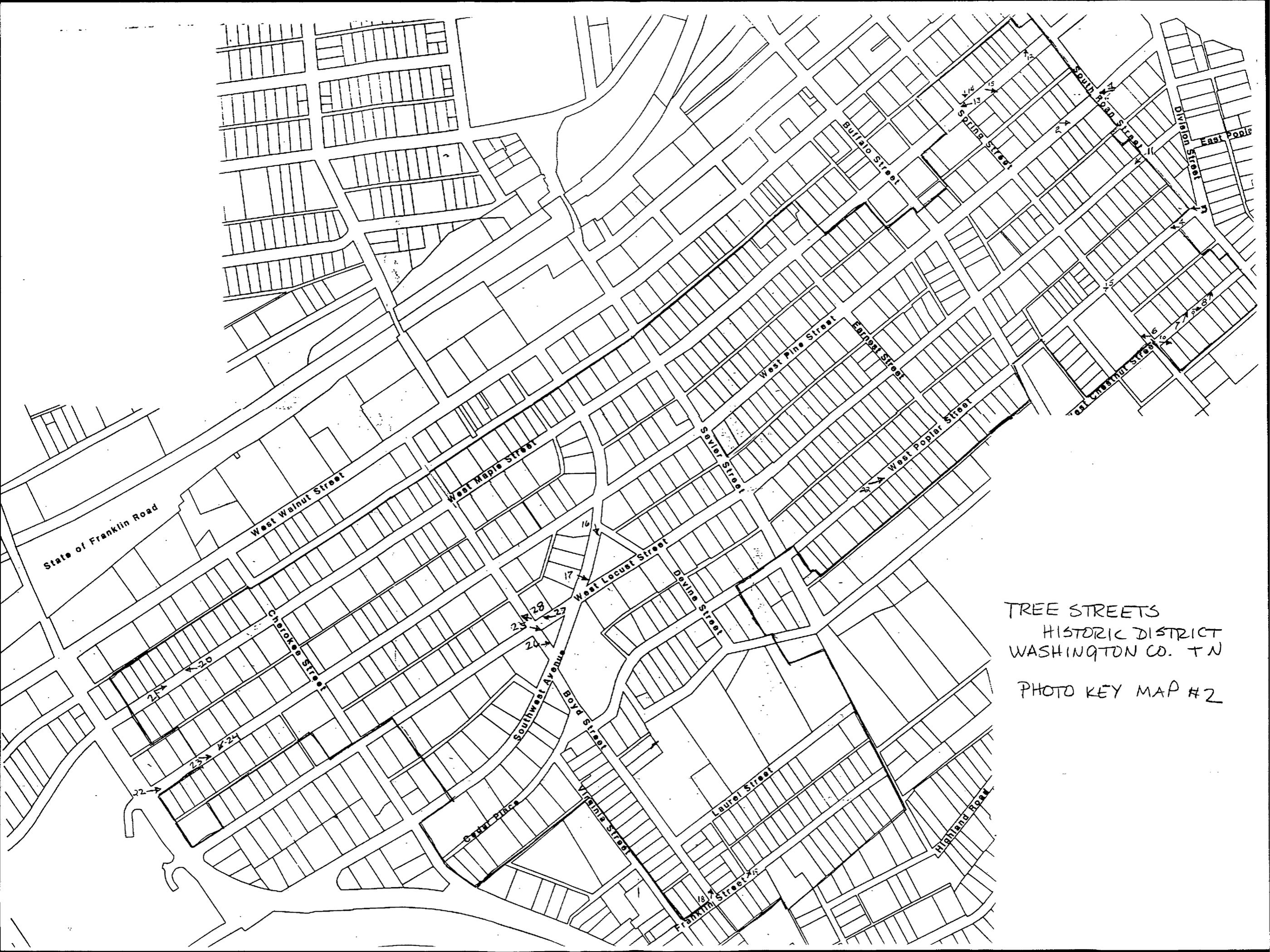
Northwest corner of Boyd and West Locust
#28 of 28



- Southwest Addition
.....
- Johnson City
Real Estate Co.
- . - . -
- Roan Heights Addition
- - - - -
- Wilder & Cure Additio
[Cross-hatch pattern]

TREE STREETS HISTORIC
DISTRICT
WASHINGTON CO. TN
PHOTO KEY MAP #1





TREE STREETS
HISTORIC DISTRICT
WASHINGTON CO. TN
PHOTO KEY MAP #2

National Register of Historic Places Continuation Sheet

NATIONAL ARCHIVES

Section number 7 Page NA

Tree Streets Historic District
Washington County, Tennessee

Addendum to inventory:

160. 405 West Locust Street. Although it has been altered with synthetic siding and permastone, this house is similar in age, scale, and character to other houses in the district. It should be considered contributing.