

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Forest Hills Boulevard Historic District
other names/site number same

2. Location

street & number Forest Hills Boulevard (500-709) N/A not for publication
city, town Knoxville N/A vicinity
state Tennessee code TN county Knox code 093 zip code 37919

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>25</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>26</u>	<u>3</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Arhat C. Hays 2/28/92
Signature of certifying official Deputy State Historic Preservation Officer Date
Tennessee Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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:) _____

entered in the
National Register

Arhat C. Hays 4/14/92

Arhat C. Hays Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single DwellingsDomestic: Secondary StructuresTransportation: Road-related (vehicular)

Current Functions (enter categories from instructions)

Domestic: Single DwellingsDomestic: Secondary StructuresTransportation: Road-related (vehicular)**7. Description**

Architectural Classification

(enter categories from instructions)

Tudor Revival; Dutch Colonial Revival;Colonial Revival; French Eclectic

Materials (enter categories from instructions)

foundation stucco, brick, stonewalls stucco, brick, stoneroof asphalt shingle; slate; concrete tileother wood; stone

Describe present and historic physical appearance.

The Forest Hills Boulevard Historic District is located in the City of Knoxville, Knox County, Tennessee. The District consists of twenty-nine properties. Twenty-three are primary structures, with twenty contributing and three non-contributing. Five are contributing outbuildings. Forest Hills Boulevard itself is a contributing structure. The buildings and outbuildings, together with the original street pavement, are located on steeply rolling, heavily treed land. They center on Forest Hills Boulevard, which proceeds northward from Sutherland Avenue up a steep hill and splits into a "Y" at the hill's crest. The left (western) branch of the "Y" dead-ends at a barrier which separates the District from Bolling Lane in the adjacent Forest Heights neighborhood. The barrier is known by neighborhood residents, and particularly children, as "the magic gate," although a gate has never existed. The right (eastern) branch connects with Village Road in the Forest Hills Village Apartments complex. The apartments are not part of the district. The area was developed as an entity which has not been altered over time.

The history of the neighborhood began in 1928 with the recording of a plat by the development firm of Schubert and Walden. Development accelerated in 1932, when Forest Hills Boulevard was officially opened north of Sutherland Avenue. The original subdivision plat included an area south of Sutherland Avenue to Old Kingston Pike. The major thrust of development was north of Sutherland Avenue; only a few homes were built to the south. Intensive commercial development along Old Kingston Pike and Sutherland has altered the few remnants of original neighborhood character south of Sutherland Avenue. In contrast, the area included in this nomination is intact. It remains as it was originally developed, with few changes or modifications. One house, the Tate House (c.1928) at 513 Forest Hills Boulevard, preceded subdivision development but is in character with the district.

There are 56 native species of trees and shrubs which were left intact at the time of original neighborhood and street layout. Sixty-nine additional species have been introduced over the years by neighborhood residents. This plant growth combines with the

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Forest Hills Boulevard Historic District

topography to buffer the neighborhood from nearby development and reinforce its architectural character.

The contributing houses on Forest Hills Boulevard illustrate the eclectic revival styles popular before and during the Great Depression. Variations of Colonial Revival and Tudor Revival predominate in the neighborhood. The houses are two-story frame structures with a variety of wall coverings, with stucco being the most prevalent. Some houses have raised basements with garages or auxiliary buildings that are garages. These reflect the growing importance of the automobile. The four contributing garages are simple wooden sheds. In addition, there is a whimsical log playhouse on one property.

Also contributing to the character of the district is the original concrete street. The low squared curbs and tan colored concrete blend in with the naturalistic landscaping of the area. Forest Hills Boulevard has never been covered with asphalt, nor has it ever had streetlights.

The 1929 Alex Schubert House (500 Forest Hills Boulevard), built for the developer's son, illustrates the range of materials and stylistic touches found in the district's Tudor Revival homes. The cross-gabled roof, irregular plan, and Crab Orchard Stone wall covering exemplify characteristic elements of the style. Forest Hills Boulevard has several fine Colonial Revival homes as well. The Kinzer House (512 Forest Hills Boulevard) features a symmetrical facade with three-inch thick Tennessee marble wall cladding. Other Colonial Revival homes, such as the Bruner House (709 Forest Hills Boulevard) feature stuccoed wall cladding and gabled entry porticos. Typical of the outbuildings in the district is the original garage, a simple wood clad structure, which accompanies the Britton House (501 Forest Hills Boulevard).

Woodland gardens have long been a feature of Forest Hills Boulevard. Four of the homes have stone walkways. The Bruner House (709 Forest Hills Boulevard) features many of the original terraces and stone walkways built for Mrs. Bruner.

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01. Alex Schubert House. 500 Forest Hills Boulevard. Tudor Revival. (1929). One and one-half story Crab Orchard Stone house. Cross gabled roof with concrete shingle tile roof covering, front shed roof dormer with two over two windows, and extended bellcast gable end. Double hung six over six aluminum replacement windows, stone sills and lintels. One story side porch with side gabled roof, square stone columns and metal balustrade. Recessed, gabled front entry with stone voussoirs around entry and window. Exterior front offset chimney with sloped weatherings, chimney pent and corbelling. Stone foundation. Irregular plan. Oriel window on north elevation. (C)

02. Britton House. 501 Forest Hills Boulevard. Tudor Revival. (1930). Two story frame with brick and stucco wall covering on first story and stucco wall covering on second with applied half-timbering in front gable. Hipped, cross gabled roof with plain slate shingle roof covering and bellcast eaves on north elevation and entry gable. Multiple front gables. Paired eight-light casement windows with four-light transoms, small diamond-pane fixed windows. Splayed, half-oriel window at center front gable on second story. Recessed arched entry under front center gable with ashlar stone voussoirs. Interior offset brick chimney. Brick and stucco foundation. Irregular plan. Oriel window on front elevation. (C)

(c.1930). One story two bay frame garage with stucco wall covering. Side gable asphalt shingle covered roof. (C)

03. H. A. Schubert House. 502 Forest Hills Boulevard. Tudor Revival. (c.1935). Two story frame with trowelled stucco wall covering. Cross gable roof with wood shingle covering. Double hung six over six windows. Recessed entry door under extended bellcast front gable with arched opening. One half front unroofed porch. Exterior end stuccoed chimney. Stuccoed foundation. Irregular plan. (C)

(c.1930). One story two bay frame garage with stucco wall covering. Side gable asphalt shingle covered roof. (C)

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Forest Hills Boulevard Historic District

04. Redding House. 505 Forest Hills Boulevard. Tudor Revival with Prairie influence. (1932). Two story frame with trowelled leaf pattern stucco wall covering except for top half of second story, which is covered by a horizontal band of uneven-edged horizontally laid overlapping boards. Cross hipped roof with asphalt shingle roof covering. One story wing on south elevation with stuccoed wall covering, bellcast gabled roof and single four-light French door with four-light sidelights. Multi-light casement and double hung Prairie style windows with second story windows topped by through-cornices. Brick sills. Interior rear offset trowelled leaf pattern stuccoed chimney. Stuccoed foundation. Irregular plan. (C)

05. 506 Forest Hills Boulevard. Tudor Revival. (c.1932). Two story frame with stucco and brick wall covering. Irregular curved joint line for stucco and brick seam on front elevation. Applied half-timbering on front gable. Side gable roof with large gabled front dormer, terra cotta plain shingle roof covering. Double hung six over six and six-light and twelve-light casement windows with brick sills. Recessed splayed entry and unroofed one-quarter front porch. Exterior end stucco chimney and exterior offset front stucco chimney with brick extension. Stucco and brick foundation. Irregular plan. (C)

06. Ellison House. 507 Forest Hills Boulevard. Tudor Revival. (1936). Two story frame on raised basement with trowelled stuccoed wall covering and stone veneer flanking entry under pent roof. Cross gable roof with front shed dormer, shed roof dormer in south elevation, bellcast curve on south side of front gable, lunettes in gable ends, and terra cotta tile roof covering. Paired double hung six over six aluminum replacement windows with brick sills. Gable roof entry portico with recessed door. Exterior front stuccoed chimney with randomly scattered brick and paired terra cotta chimney pots. Stuccoed foundation. Irregular plan. (C)

07. Seeber House. 509 Forest Hills Boulevard. (1960). One story frame with brick veneer. Side gable roof with asphalt shingle roof covering. Double hung six over six windows. Interior central brick chimney. Rectangular plan. (NC)

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Forest Hills Boulevard Historic District

08. Whitlock House. 510 Forest Hills Boulevard. Dutch Colonial Revival. (1932). Two story frame with stucco wall covering on first story, weatherboard wall covering on second. Gambrel roof with continuous front shed dormer, lunette windows flanking chimney and textured asphalt shingle roof covering. One story wing with stucco wall covering, flat roof. Double hung six over six windows, single on dormer and paired on first story. Eight-light casement windows with cast concrete sill on wing. One story gabled entry portico with arched underside supported by square wood columns with Doric capitals. Two exterior end stuccoed chimneys. Stuccoed foundation. Five-light transom and sidelights. Irregular plan. (C)

(c.1932). One story two bay frame garage with stucco wall covering. Front gabled asphalt shingle covered roof. (C)

09. Kinzer House. 512 Forest Hills Boulevard. Colonial Revival (c.1934). Two story frame with three inch thick East Tennessee marble veneer wall covering. Side gable roof with copper gutters, plain shingle slate covering. Double hung six over six windows with cast concrete sills and original shutters. Front entry with fluted stone pilasters with Doric capitals and entablature. One story side wing with stone veneer wall covering, French doors with twelve lights and recessed bottom wood panel. Exterior end stone chimney. Stone and stuccoed foundation. Irregular plan. (C)

10. Tate House. 513 Forest Hills Boulevard. Colonial Revival. (1928). Two story frame on raised basement with brick veneer wall covering. Side gable roof with regularly laid Roman tile covering. Three over one double hung metal replacement windows with cast concrete lintels on second story and cast concrete sills throughout. One story three-quarter front porch with flat roof over central bay supported by square wood columns with Doric capitals, and flanking unroofed side bays with sawn wood balustrade. Brick foundation. Irregular plan. (C)

(c.1928). One story frame two bay garage with weatherboard wall covering. Front gable roof with asphalt shingle covering. (C)

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11. 514 Forest Hills Boulevard. Colonial Revival. (c.1935). Two story frame with brick veneer wall covering on first story, aluminum siding on second story. Side gable roof with continuous front shed dormer, asphalt shingle covering. Double hung six over six windows. Front gabled entry portico with curved underside supported by square brick columns, recessed entry door. One story side porch with hipped roof, tripled square wood columns with Doric capitals, and replacement metal railing. Exterior end brick chimney. Brick and stuccoed foundation. Irregular plan. (C)

12. Webb House. 516 Forest Hills Boulevard. Tudor Revival. (1932). Two story frame with square cut ashlar Crab Orchard Stone veneer laid without courses on first story, stuccoed wall covering with applied half timbering on second story. Cross gabled roof with multiple front gables and gabled dormer, wood shingle roof covering. One story wings with gabled roofs on each side elevation. Double hung six over six windows. Arched front entry with recessed door, stone voussoirs at arch and bellcast stone wall at one side of entry. Two chimneys, one exterior offset stone with chimney pent and one exterior end with stucco covering. Stuccoed foundation. Irregular plan. (C)

13. Burchfield House. 600 Forest Hills Boulevard. Contemporary. (c.1971). Two story frame with brick veneer and vertical wood board coverings. Side gable roof with asphalt shingle covering. Two over two paired horizontal sliding metal frame windows. Exterior end brick chimney. Brick foundation. Rectangular plan. (NC)

14. Wayland House. 601 Forest Hills Boulevard. French Eclectic. (1936). One and one-half story frame with trowelled stucco wall covering. Side gable roof with bellcast on front elevation, continuous shed dormer on front elevation and jerkin head gable ends, hipped dormers at rear, and plain shingle slate roof covering. One story wings on each side elevation. Double hung six over six windows in front shed dormer, paired double hung six over six windows with brick sills on first story and eight light casement window on front facade. Single pane fixed replacement windows in side ells. Interior offset trowelled stuccoed chimney. Stuccoed foundation. Irregular plan. (C)

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15. Haynes House. 602 Forest Hills Boulevard. Ranch. (c.1957). One story frame with brick veneer wall covering. Side gable roof with gablets, asphalt shingle roof covering. Double hung six over six metal frame windows with central bay window. Attached one story garage. Interior front offset brick chimney. Concrete foundation. Rectangular plan. (NC)

16. 605 Forest Hills Boulevard. Tudor Revival. (1934.) Two story frame with stone veneer wall covering on first story and front gables, wood shingle wall covering on second story. One story gable roofed wing on south elevation. Hip with cross gable roof with French interlocking concrete tile roof covering, telescoping front gable, gable front dormer and louvered wood attic vent. Double hung six over six wood windows, paired on first story front facade, and arched eight pane casement window on front facade. Four light casement windows on front gable. Brick sills. Arched front entry door. Exterior end stone chimney. Stone foundation. Irregular plan. (C)

17. Allen House. 606 Forest Hills Boulevard. Colonial Revival (1932). Two story frame with stuccoed wall covering. Pyramidal hipped roof with asphalt shingle roof covering. Double hung, paired, six over six windows with cast concrete sills. One story one bay gabled entry portico with arched underside supported by square wood columns. One story side porch with tripled square wood columns, sawn wood balustrade. Exterior end stuccoed chimney. Stuccoed foundation. Attached one story garage on north elevation with stuccoed wall covering, quadrupled six over six fixed frame windows and sawn wood balustrade on roof of garage. Irregular plan. (C)

18. Carson House. 607 Forest Hills Boulevard. Colonial Revival. (1932). Two story frame with raised basement and stuccoed wall covering. Side gable roof with asphalt shingle covering and lunette windows in gable ends. One story wing on each side elevation. Double hung six over six windows with concrete sills, paired on first story. One story one bay gabled entry portico with arched underside supported by paired square wood columns. One story side porch with gabled asphalt shingle roof covering, square wood columns, sawn wood balustrade. Exterior end stuccoed chimney. Stuccoed foundation. Irregular plan. Four light sidelights and transom. (C)

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19. Page House. 700 Forest Hills Boulevard. Colonial Revival. (1938). Two story frame on raised basement with brick veneer wall covering. Side gable roof with French interlocking tile roof covering. One story side porch with hipped roof, tripled square wood columns with Doric capitals and sawn wood balustrade. Double hung six over six windows, paired on first story, with brick sills and lintels. Arched brick entry. Exterior end brick chimney. Brick foundation. Rectangular plan. Fan light and five light side lights at front entry. (C)

20. Ward House. 702 Forest Hills Boulevard. Tudor Revival. (1932). Two story frame with various wall coverings, the primary one being trowelled stucco. Brick veneer wall covering appears at the front entry and weatherboard on the second story front facade. Cross gable roof with multiple gables at front elevation, asphalt shingle covering and bellcast roof over front entry, hipped and shed roof dormers. Double hung six over six wood and aluminum replacement windows with cast concrete sills. Stone patio at front entry with bellcast stuccoed wall with brick cap attached to house. Exterior end brick chimney with chimney pent. Stuccoed foundation. Irregular plan. (C)

21. Joseph Gaut House. 703 Forest Hills Boulevard. Tudor Revival. (1932). Two story frame with trowelled stucco wall covering. Cross gable roof with asphalt shingle covering, wood and metal louvered attic vents. One story side porch with square wood columns and sawn wood balustrade. Double hung six over six windows with cast concrete sills and oriel window on north elevation. Splayed shed roof portico with sawn wood brackets and stone voussoirs. Exterior end stuccoed chimney. Stuccoed foundation. Irregular plan. (C)

22. Mueller House. 706 Forest Hills Boulevard. Tudor Revival. (1932). Two story frame with trowelled stucco. Hipped roof with asbestos tile covering, ridge tiles and hipped dormer on east elevation. Double hung six over six paired windows with cast concrete sills on second story and brick sills on first story. One story, one bay brick entry portico with gabled roof and arched doorway with radiating stone voussoirs at door. Two chimneys, one exterior front offset brick with stone base and random stones inserted in brick chimney wall, sloped weathering and chimney pent, and one interior end brick chimney. Stuccoed foundation. Irregular plan. (C)

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Forest Hills Boulevard Historic District

23. Bruner House. 709 Forest Hills Boulevard. Colonial Revival. (1930). Two story frame with stuccoed wall covering. Side gable roof with asbestos shingle covering. Double hung six over six windows and paired front center casement windows with cast concrete sills. One story screened side porch with square wood columns and sawn wood balustrade. One story one bay gabled entry portico with arched underside supported by paired square wood columns with Doric capitals. Exterior end stuccoed chimney. Stuccoed foundation. Irregular plan. Five light sidelights and transom at front entry. One story side extension/wing. (C)

(c.1932). One story round log playhouse with front gabled roof with asphalt shingle covering, plank door. (C)

24. Forest Hills Boulevard from Sutherland Avenue north one block. (1932). Two lane curvilinear street paved with tan-color cement, with low squared curbs, no gutters. (C)

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)

Architecture: Community Planning and
Development; Landscape Architecture

Period of Significance

1928-1938

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Morgan Schubert, Sr., builder

Various

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Forest Hills Boulevard Historic District is nominated under criterion C for the architecture represented in its buildings, which display distinctive styling, materials and construction. The neighborhood contains a range of architectural residential styles, including Colonial Revival, Tudor Revival and French Eclectic. It is also an important representation of community planning and development. Developed beginning in 1929, Forest Hills Boulevard is an early example of the auto-oriented suburban development. This type of development helped change the physical and social pattern of the Knoxville metropolitan area. The district is also significant in the area of landscaping because it uses a blend of natural and planned landscape features which include the street itself, developed to complement the natural landscape.

Other neighborhoods in Knoxville also show evidence of the strongly emerging suburban development trend fueled by the automobile. Holston Hills, Sequoyah Hills, Lindburg Forest, North Hills, Lyons Bend and Island Home are all neighborhoods which emerged in the early twentieth century. Forest Hills Boulevard differs from them in lot and building sizes, and in the successful effort to preserve the original vegetation found on the site.

By the late 1920s, Knoxville's industrially-based economy had reached a mature state. The large numbers of textile mills, railroad shops, and metalworking plants had created a great deal of wealth among the ownership and professional classes. In addition, the University of Tennessee began its greatest period of growth. This wealth provided a ready market for new upper

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Forest Hills Boulevard Historic District

middle class housing.

Traditionally, affluent Knoxvilleians lived in urban neighborhoods which were relatively integrated economically. Examples of upper class housing are common in neighborhoods such as Old North Knoxville and Fourth and Gill (NR 1985). In those neighborhoods, which are of earlier vintage with predominately late nineteenth century styles, the upper class housing is mixed with lower class housing, so the neighborhoods are economically heterogeneous.

In addition to older neighborhoods' lack of homogeneity, the coal-burning industry responsible for much of Knoxville's prosperity, and the use of coal as a heating fuel in individual residences, greatly damaged the environmental quality of older neighborhoods. The arrival of increasing numbers of Appalachian and black immigrants searching for employment and housing increased social tensions in the city. With the newly available convenience of the private automobile, prosperous Knoxvilleians who sought a cleaner, more homogeneous, neighborhood could move to developing subdivisions. There they found a more naturalistic and socially prominent residential environment.

This movement followed a national trend toward suburban living which began with the early streetcar suburbs outside major cities during the mid 19th century. The popularity of suburban living was promoted by builders, automobile dealers, real estate developers, intellectuals, and moralists convinced that "the country" (or its suburban surrogate) was the best place for proper family life and child-rearing. Advocates of decentralized, low-density suburban communities such as Ebenezer Howard, Frederick Law Olmstead, and Frank Lloyd Wright were convinced that communities "close to nature" were socially and aesthetically superior to dense city neighborhoods. The suburban home with a well-landscaped lawn and garden was increasingly promoted as the locus of "the American Dream."

Forest Hills Boulevard is an intact example of the neighborhoods built under the influence of these ideas for affluent and middle class citizens. According to oral histories, the neighborhood has long been a center of middle class social life. A neighborhood history speaks of drawing room concerts, heavy involvement in garden clubs, and strong neighborhood interest in

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Forest Hills Boulevard Historic District

protecting the character and quality of the community. Many of the residents have been involved with the University of Tennessee. The Ward House (702 Forest Hills Boulevard) was built for the Dean of the University of Tennessee's School of Business. The Mueller House (706 Forest Hills Boulevard) was the residence of a professor of Psychology. Today, several of the residents, including Dr. Jack Reese, former Chancellor of the University, are tied to the university. Other early Forest Hills residents included a cross section of prosperous professionals and businessmen, including Joseph Gaut, Vice President of Knoxville Knitting Mills, H.C. Page, General Manager of the Knoxville Journal, T.C. Carson, a manufacturers' agent, Dwight Wayland, auditor for the Blue Diamond Coal Company, and Joe T. Redding, a local attorney.

The district is an example of early 20th century landscape architecture and suburban community design which respected the original vegetation and land contours. That original fabric formed the background against which the development was arrayed. Gardens, trees, and shrubs were an important part of the neighborhood's character from the beginning; early photographs show that the boulevard's design preserved many mature trees. Today, the original concrete pavement, low curbs, and street layout remain as an illustration of these principles. Early residents of Forest Hills Boulevard were involved in early Knoxville garden clubs and the beginnings of the Dogwood Society. As noted in The History of the Forest Heights Neighborhood, gardens in Forest Hills helped stimulate gardening as a popular pastime in the Knoxville area. Today's gardens, as well as the stone walkways and terraces which remain, illustrate the continuation of this tradition.

The community is architecturally significant as well. After the turn of the century, an increased interest in the nation's roots was reflected in the design of domestic architecture. In the eastern United States, "Colonial Revival" architecture reflected the purchaser's interest in American history and values. Other eclectic revival homes drew upon older English and French traditions such as Tudor to develop a "homey" and intimately picturesque image. Of the 23 primary structures on the boulevard, 20 are well-preserved illustrations of the eclectic revival styles of housing preferred by affluent Americans during

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this period. Designed largely by the builders themselves, few of the homes built during this period are "pure" copies of original styles; most offer unusual variations and flourishes. Some of the more interesting homes include 505 Forest Hills Boulevard, an eclectic blend of Tudor Revival and Prairie influences and 512 Forest Hills Boulevard, a fine example of Colonial Revival architecture. The District also contains a house which predates the subdivision's development. The Tate House (513 Forest Hills Boulevard) was built on property which was originally part of the Tate family farm.

The quality of design and construction in these homes, gardens, and streetscape all enable the district to contribute significantly to the architectural heritage of Knoxville.

9. Major Bibliographical References

Knoxville City Directories.

McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred N. Knopf, Inc.: New York: 1984.

McDonald, Michael and William Bruce Wheeler. Knoxville, Tennessee: Continuity and Change in an Appalachian City. Knoxville: University of Tennessee Press: 1983.

The History and Character of the Forest Heights Neighborhood. A Tennessee Homecoming 86 Project: May 17, 1986.

See continuation sheet

Previous documentation on file (NPS): N/A

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings

Survey # _____

recorded by Historic American Engineering

Record # _____

Primary location of additional data:

State historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository:

Knoxville-Knox County Metropolitan Planning Commission

10. Geographical Data

Acreeage of property 18 acres

UTM References

A

1	7	2	3	0	6	4	0	3	9	8	2	1	0	0
Zone	Easting		Northing											

B

1	7	2	3	0	8	0	0	3	9	8	1	6	8	0
Zone	Easting		Northing											

C

1	7	2	3	0	5	9	0	3	9	8	1	5	9	0
Zone	Easting		Northing											

D

1	7	2	3	0	5	5	0	3	9	8	2	0	5	0
Zone	Easting		Northing											

Knoxville 147 NW

See continuation sheet

Verbal Boundary Description

The boundaries of this district include all of the property fronting on Forest Hills Boulevard, and the street itself, from Sutherland Avenue to the ending of Forest Hills Boulevard; the boundary line follows the rear property lines.

See continuation sheet

Boundary Justification

The boundaries contain the substantial majority of property originally associated with the Forest Hills Boulevard development, and are bounded by major traffic arteries, an Interstate (I-40), and other developments of newer and substantially differing character.

See continuation sheet

11. Form Prepared By

name/title Ann K. Bennett, Planner

organization Knoxville-Knox County Metro. Planning Comm. date August 28, 1991

street & number Suite 403, City-County Bldg., 400 Main telephone (615)521-2500

city or town Knoxville state Tennessee zip code 37902

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Forest Hills Boulevard Historic District

**LIST OF PHOTOGRAPHS
FOREST HILLS BOULEVARD HISTORIC DISTRICT**

1. Alex Schubert House
500 Forest Hills Boulevard
Forest Hills Boulevard Historic District
Knoxville, Knox County, Tennessee
Southwest elevation, facing northeast
Negative: Tennessee Historical Commission
Ann K. Bennett
June 9, 1991
2. H.A. Schubert House
502 Forest Hills Boulevard
Forest Hills Boulevard Historic District
Knoxville, Knox County, Tennessee
Southwest elevation, facing northeast
Negative: Tennessee Historical Commission
Ann K. Bennett
June 9, 1991
3. Kinzer House
512 Forest Hills Boulevard
Forest Hills Boulevard Historic District
Knoxville, Knox County, Tennessee
Northwest elevation, facing southeast
Negative: Tennessee Historical Commission
Ann K. Bennett
June 9, 1991
4. Tate House
513 Forest Hills Boulevard
Forest Hills Boulevard Historic District
Knoxville, Knox County, Tennessee
Southeast elevation, facing northwest
Negative: Tennessee Historical Commission
Ann K. Bennett
June 9, 1991

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LIST OF PHOTOGRAPHS
FOREST HILLS BOULEVARD HISTORIC DISTRICT

5. Webb House
516 Forest Hills Boulevard
Forest Hills Boulevard Historic District
Knoxville, Knox County, Tennessee
Northwest elevation, facing southeast
Negative: Tennessee Historical Commission
Ann K. Bennett
June 9, 1991

6. 605 Forest Hills Boulevard
Forest Hills Boulevard Historic District
Knoxville, Knox County, Tennessee
East elevation, facing west
Negative: Tennessee Historical Commission
Ann K. Bennett
June 9, 1991

7. Mueller House
706 Forest Hills Boulevard
Forest Hills Boulevard Historic District
Knoxville, Knox County, Tennessee
South elevation, facing north
Negative: Tennessee Historical Commission
Ann K. Bennett
June 9, 1991

8. Bruner House
709 Forest Hills Boulevard
Forest Hills Boulevard Historic District
Knoxville, Knox County, Tennessee
West elevation, facing east
Negative: Tennessee Historical Commission
Ann K. Bennett
June 9, 1991

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

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Forest Hills Boulevard Historic District

**LIST OF PHOTOGRAPHS
FOREST HILLS BOULEVARD HISTORIC DISTRICT**

9. Forest Hills Boulevard
Forest Hills Boulevard Historic District
Knoxville, Knox County, Tennessee
Facing south
Negative: Tennessee Historical Commission
Ann K. Bennett
June 9, 1991