

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 Southern Terminal and Warehouse Historic District (boundary extension)
other names/site number KN.1118 and KN.127

2. Location

street & number 100 North Broadway and 525 West Jackson Avenue NA ☐ not for publication
city or town Knoxville NA ☐ vicinity
state Tennessee code TN county Knox code 093 zip code 37917

3. State/Federal Agency Certification

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

Herbert L. Hanger
Signature of certifying official/Title

1/29/04
Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the
National Register.

☐ See continuation sheet

☐ determined not eligible for the
National Register

☐ removed from the National
Register.

☐ other,

(explain:)

Edson H. Beall
Signature of the Keeper

3/10/04
Date of Action

Southern Terminal and Warehouse Historic District (boundary extension)
Name of Property

Knoxville, Tennessee
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing

Noncontributing

2

buildings

sites

structures

objects

2

0

Total

Name of related multiple property listing

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

N/A

Number of Contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: specialty store

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: 20th century commercial

Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

CONCRETE

roof CONCRETE

other 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 N/A

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

COMMERCE

Period of Significance

Circa 1920-1935

Significant Dates

NA

Significant Person

(complete if Criterion B is marked)

NA

Cultural Affiliation

NA

Architect/Builder

Bauman and Bauman, Architects

A.H. Whisman, builder; unknown

Narrative Statement of Significance

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

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS): N/A

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested for 100 Broadway
- ☐ 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: _____

Southern Terminal and Warehouse Historic District (boundary extension)
Name of Property

Knoxville, Tennessee
County and State

10. Geographical Data

Acreage of Property Less than one acre Knoxville 147 NW

UTM References

(place additional UTM references on a continuation sheet.)

1 17 236304 3984062
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____
☐ 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 Scott Carpenter
organization NA date September 2003
street & number P.O. Box 191 telephone 865/556-5262
city or town Knoxville state TN zip code 37901

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, see continuation sheet
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

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

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National Park Service**

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Southern Terminal and Warehouse Historic District
(boundary extension) Knox County, Tennessee

Narrative Description

The building at 100 North Broadway, known as the Southeastern Glass Building, is a unique Knoxville building. Constructed circa 1927, the building form was fashioned by the need to fit it onto an irregular shaped lot, which has a triangular point thrusting toward the prominent intersection of Broadway and Jackson Avenue. Because of this irregular shape, the architect utilized cast-in-place concrete columns, beams and floors for the superstructure. This allowed for the irregular bay spacing and angles of the column grid resultant from the lot shape.

The building is five stories tall with an additional mezzanine between the third and fourth floors. It is built into a hillside, with the street level being the third floor. The lowest floor is at the level of the adjacent railroad tracks.

The exterior skin is a combination of pre-cast concrete and brick infill within the superstructure frame. This provides for a complete non-combustible structure. The windows are steel-framed awning, with steel muntins. The ground floor was opened to the street level with full storefront window and entrance system.

The most prominent part of the building is the canopy, or porte-cochere that encompasses the triangular corner. This canopy is framed out of a combination of steel trusses and wood rafters, and had graceful arches at each of the openings. A mansard shingle roof further accented this element. This structure originally served as a covered access and service area for vehicles, but was later boxed out and enclosed with storefront to be used as a showroom. (C)

Between this building and the property at 525 West Jackson is a vacant lot that has been historically associated with the Broadway property, typically used for parking.

The circa 1920 one story building at 525 West Jackson Avenue is much simpler in design. The rectangular plan building has a flat roof and brick exterior over frame construction. The display windows are modern and there is a recessed modern entrance. The building is presently in use and has "Lofts" placed on the façade. (C)

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Southern Terminal and Warehouse Historic District
(boundary extension) Knox County, Tennessee

Narrative Statement of Significance

The Southern Terminal and Warehouse Historic District was listed in the National Register on November 18, 1985. This was an extension of the much earlier and much smaller Jackson Avenue Warehouse Historic District, listed on April 11, 1973 and expanded on March 10, 1975. The boundaries of the first Jackson Avenue district were not well defined. The nomination states that it includes buildings on Jackson Avenue one block west of Central Street and part of the block on the north side of Jackson Avenue, but located east of Central Street. The 1975 nomination added 120-124 Jackson Avenue. Today the district is comprised of approximately eighty buildings in the area of Knoxville around North and South Central Avenue, Depot Avenue and Sullivan Street. The buildings at 100 Broadway and 525 West Jackson are of similar age and history as the listed district and would add two contributing resources to the historic district.

The building at 100 North Broadway was constructed in 1927 by the A.H. Whisman Company (later to become Johnson and Galyon Builders) for the use of Broadway Viaduct Tire Company and the Knoxville Glass Company. It was then, and still is a significant contributor to the area presently known as the historic Southern Terminal and Warehouse Historic District. The building stands solidly at the corner of the main thoroughfare of West Jackson and Broadway, serving as a gateway to this historic area, which has remained virtually untouched by modern development.

The design of the 100 North Broadway building married rail and roadside access. The quickly growing automobile culture was being newly embraced as the end of the rail-dominated era loomed. After serving as a rail hub for decades, Knoxville was developing a reputation as a hub of the nationally known Dixie and Lee highways. Broadway was a major thoroughfare and a small part of it was part of the Dixie Highway. The building's unique design provided an incredible storefront and service presence on a very busy thoroughfare where hundreds of motorcars as well as electric trolley cars passed every day. The porte-cochere provided easy access to a service station and a very convenient stopover for this suddenly developing auto tourist culture. The Knoxville firm of Bauman and Bauman, who designed this building, was formed by A.B. Bauman and A.B. Bauman, Jr. around 1924. Beginning in the 1880s, the Bauman family architects designed many fine buildings in the Knoxville area.

This structure was built at the end of Henley Street, which connected the stylish Henley Street Bridge with the Broadway Viaduct. In the late twenties, Henley Street was being converted from a narrow, mostly residential street into an improved modern automobile boulevard, under the direction of the progressive Knoxville city planner Louis Brownlow.

From 1927, 100 North Broadway was home to several retail and wholesale businesses. The prominent street level location was occupied by the Broadway Viaduct Tire Company, later the Broadway Viaduct Filling Station, which remained in operation until the early 40s. Knoxville Glass

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Southern Terminal and Warehouse Historic District
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Company operated for three years in the building, but did not survive the onset of the Great Depression. Capper Engraving, the building's most steadfast tenant, operated on the second floor from 1928 until 1954. Other enterprises include the Bomar Appliance Company, Triangle Press, Appalachian Brokerage Company, Felts Building Center, Scruggs Restaurant Equipment Company, which remains in operation today in Knoxville, and lastly, the Southeastern Glass Company, which shut its doors in 1972. The building has remained vacant since that time.

The adjacent 525 West Jackson Avenue building was also positioned for use by both rail and automobile commerce. Not as stately or prominent as the corner building, it nonetheless represents a typical small-scale commercial building in the area of the Southern Terminal and Warehouse Historic District.

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Southern Terminal and Warehouse Historic District
(boundary extension) Knox County, Tennessee

Bibliography

Herndon, Joseph. "Architects in Tennessee Until 1930: A Dictionary." MS thesis, Columbia University, 1975.

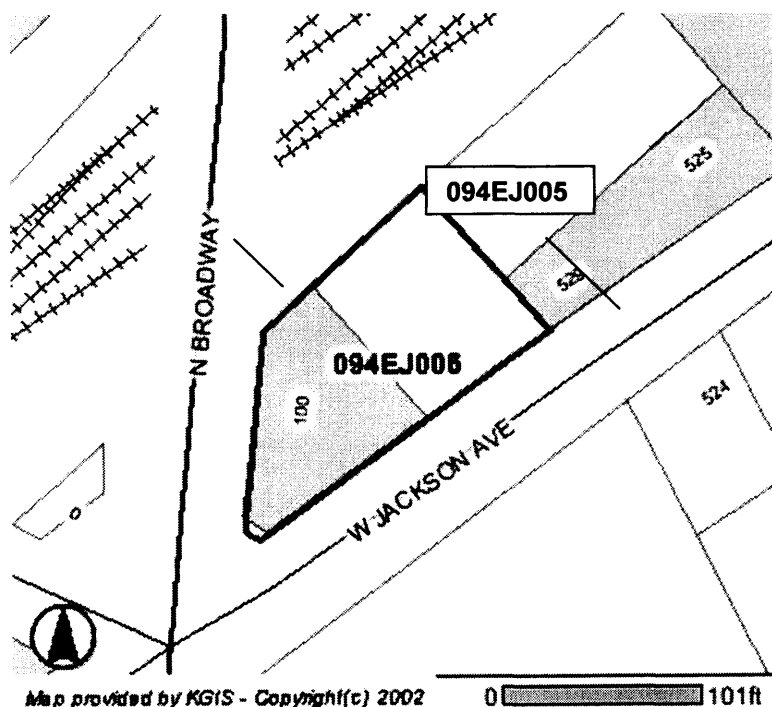
Thomason, Philip. Draft "Historical and Architectural Survey and Documentation of Effect under 36CFR800 Evaluation: Special Bridge Replacement Program, State Route 1, Bridge over Southern Railroad, Log Mile 19.47, Knox County, Tennessee." September 2003.

Other sources used are various issues of the Knoxville *Journal*, city directories and tax records.

Verbal Boundary Description and Justification

The nominated property consists of Property ID # 094EJ006 and Property ID # 094EJ005 (529 on tax records).

The boundary includes land and buildings adjacent to the National Register listed Southern Terminal and Warehouse Historic District. It is bounded by major roads and the railroad.



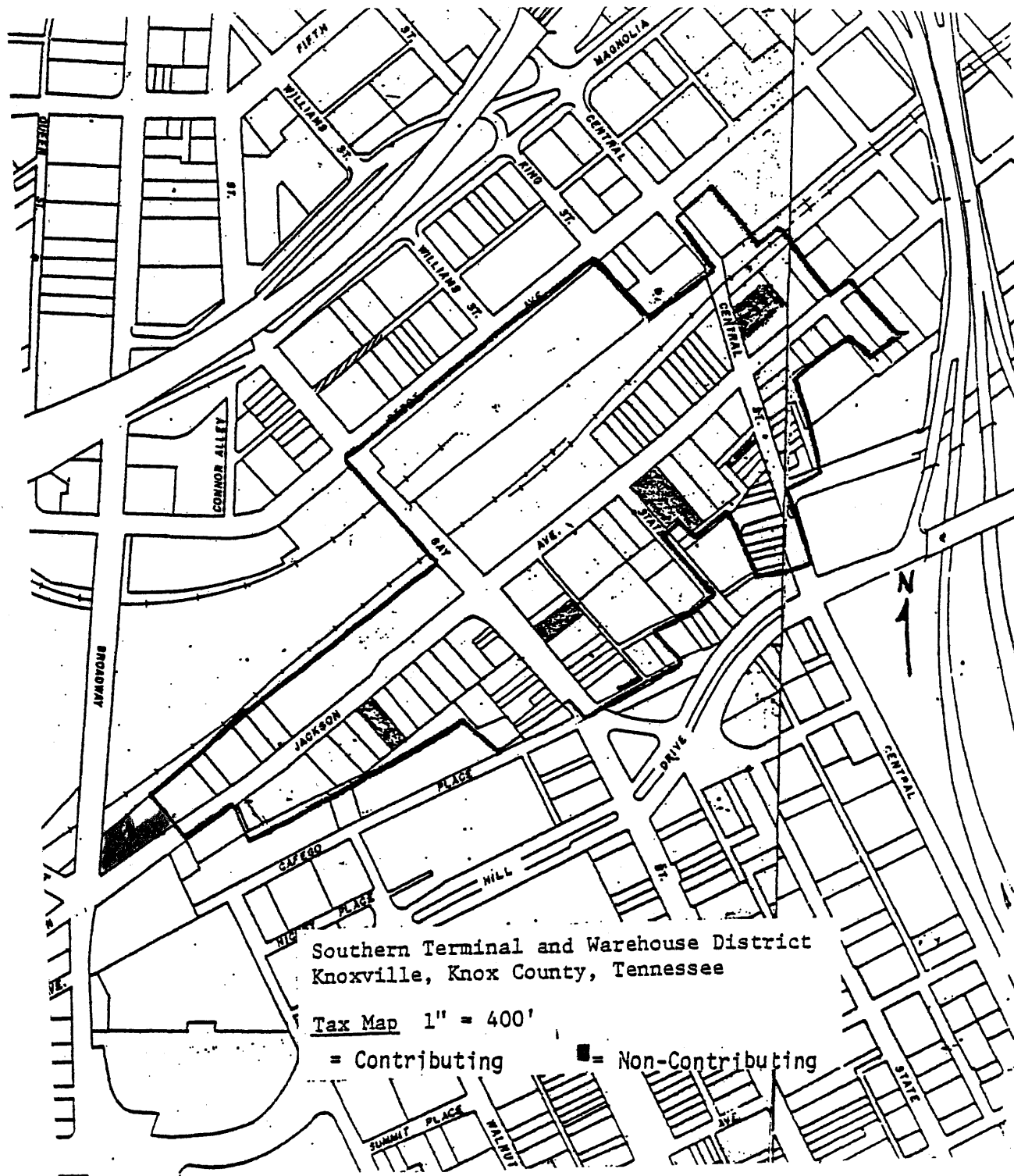
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Southern Terminal and Warehouse Historic District
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District map showing buildings to be added



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Southern Terminal and Warehouse Historic District
(boundary extension) Knox County, Tennessee

Photographs

Photo by: Scott Carpenter
Date: June 2003
Neg: Tennessee Historical Commission

Looking north on West Jackson Avenue, into the Southern Terminal and Warehouse Historic District, from a hill on Vine. 100 North Broadway seen on the far left
1 of 25

Looking northeast on West Jackson Avenue, into the Southern Terminal and Warehouse Historic District, from a hill on Vine.
2 of 25

Looking northeast on West Jackson Avenue, into the Southern Terminal and Warehouse Historic District, from a hill on Vine. McClung Warehouse and rail yard visible.
3 of 25

Looking east on West Jackson Avenue, into the Southern Terminal and Warehouse Historic District, from a hill on Vine. Viaduct and Southern Terminal visible.
4 of 25

100 North Broadway, facing north, West Jackson Avenue elevation and rear elevation.
5 of 25

West Jackson Avenue, facing east, 525 West Jackson Avenue in foreground, adjacent buildings are in the district.
6 of 25

Southern Terminal and Warehouse Historic District, West Jackson Avenue, facing east.
7 of 25

Southern Terminal and Warehouse Historic District, West Jackson Avenue, facing north.
8 of 25

Southern Terminal and Warehouse Historic District, West Jackson Avenue, facing north.
9 of 25

Southern Terminal and Warehouse Historic District, West Jackson Avenue, facing north, McClung Warehouse visible.
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Southern Terminal and Warehouse Historic District, West Jackson Avenue, facing east, rail yards and viaduct.

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Southern Terminal and Warehouse Historic District, West Jackson Avenue, facing southeast to viaduct.

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Southern Terminal and Warehouse Historic District, intersection of West Jackson Avenue and Gay Street, facing northeast.

13 of 25

Southern Terminal and Warehouse Historic District, West Jackson Avenue, facing southeast.

14 of 25

Southern Terminal and Warehouse Historic District, West Jackson Avenue and State Street, facing north.

15 of 25

Southern Terminal and Warehouse Historic District, West Jackson Avenue and State Street, facing southeast.

16 of 25

100 North Broadway, intersection of Oak Avenue, West Jackson Avenue and North Broadway, facing southeast; 100 North Broadway in foreground, 525 West Jackson Avenue and Southern Terminal and Warehouse Historic District in background.

17 of 25

100 North Broadway, intersection of Oak Avenue, West Jackson Avenue and North Broadway, facing southeast; 100 North Broadway in foreground, 525 West Jackson Avenue and Southern Terminal and Warehouse Historic District in background.

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100 North Broadway, facing southeast, West Jackson Avenue elevation.

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100 North Broadway, facing east, West Jackson Avenue elevation.

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100 North Broadway, facing north, rear elevation.
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100 North Broadway, facing west, basement levels visible.
22 of 25

100 North Broadway, facing west, Broadway elevation.
23 of 25

100 North Broadway, facing southwest, Broadway elevation.
24 of 25

100 North Broadway, facing south, façade.
25 of 25

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(boundary extension) Knox County, Tennessee**

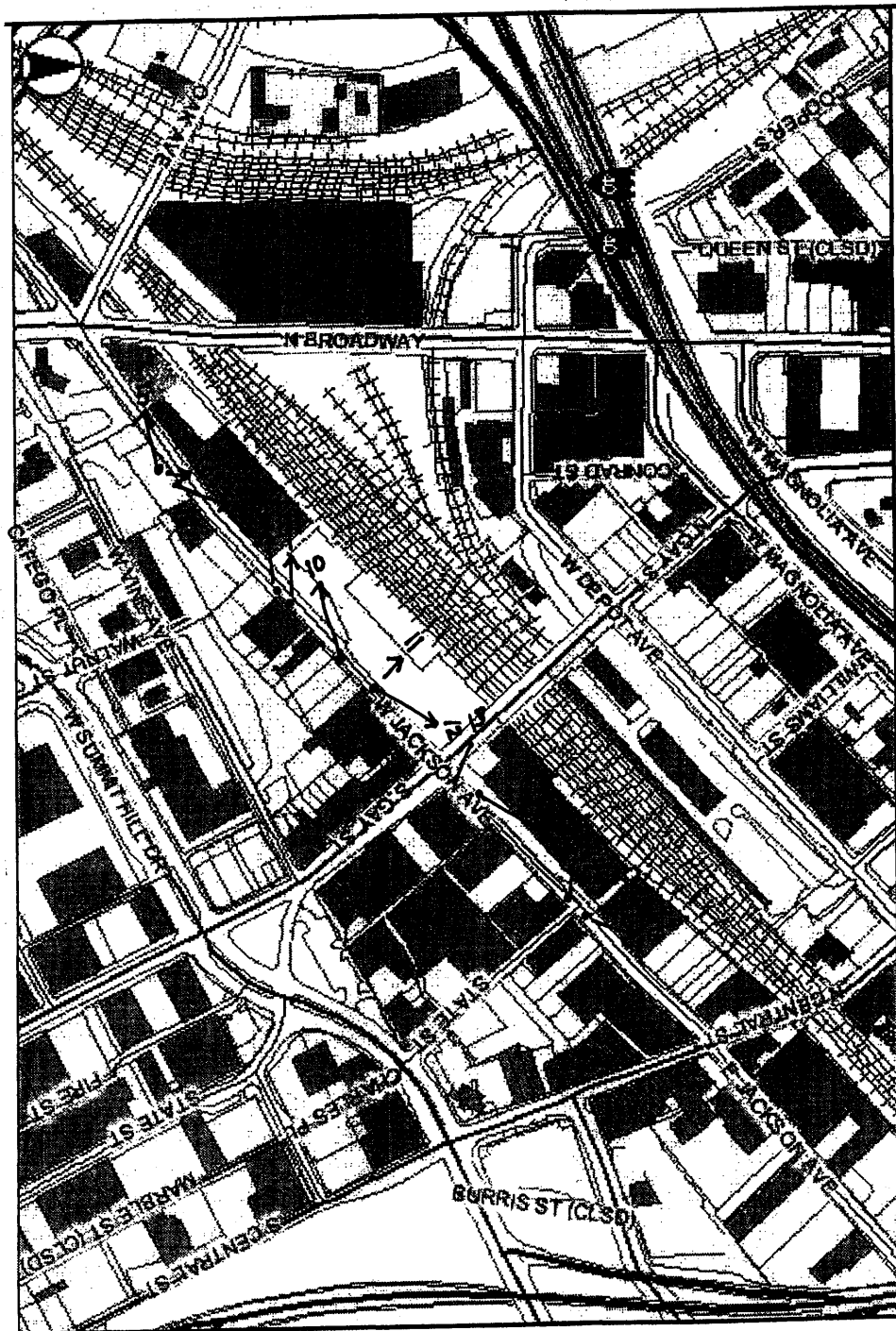
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Southern Terminal and Warehouse Historic District
(boundary extension) Knox County, Tennessee

Photo key map 2



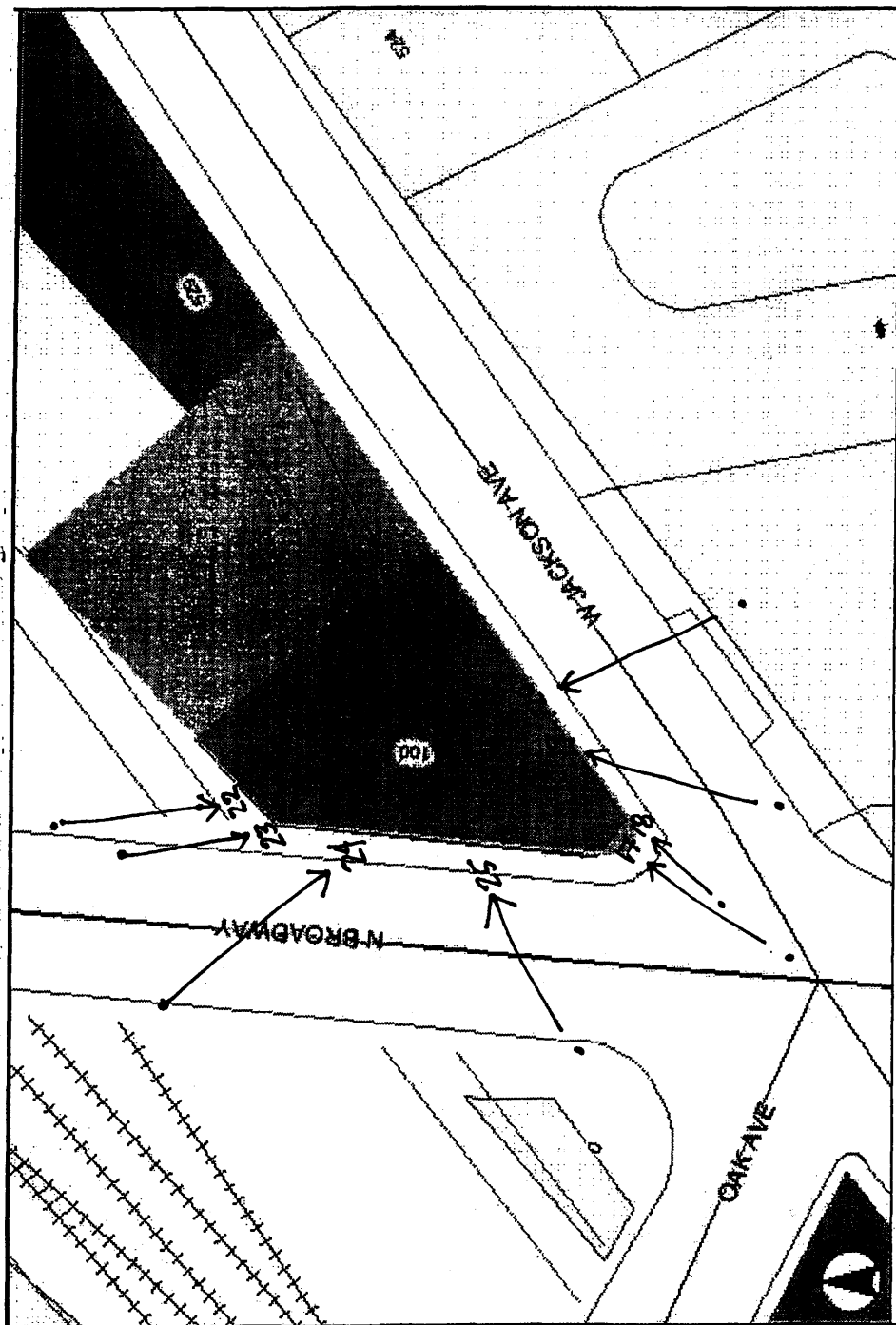
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Photo key map 3



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Section number owners Page 12

Southern Terminal and Warehouse Historic District
(boundary expansion) Knox County, Tennessee

Property Owners

100 Broadway:

Peg Hambright and Scott Carpenter
P.O. Box 191
Knoxville, Tennessee 37901
Telephone: 865/673-0471
Email: 100@w3st.com

525 West Jackson:

Mark D. Saroff
501 West Jackson Avenue
Knoxville, Tennessee 37902
865/546-0008