

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

Section number \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Name of multiple property listing (if applicable)

## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 86002912

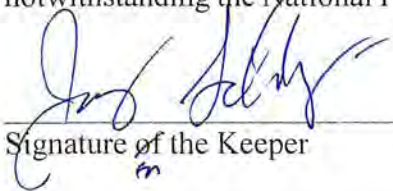
Date Listed: 11/4/1986

Property Name: Gay Street Commercial Historic District

County: Knox

State: TN

-----  
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.

  
\_\_\_\_\_  
Signature of the Keeper

8-25-2015  
Date of Action

-----  
Amended Items in Nomination:

Section 5: Resource Count

Based on the additional documentation and current conditions on the ground the resource count is hereby amended to reflect a total of **28 Contributing buildings** and **10 Noncontributing buildings**.

Demolition of a number of smaller buildings and their replacement with larger buildings accounts for the change in total resource numbers.

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The Tennessee State Historic Preservation Office was notified of this amendment.

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**DISTRIBUTION:**

- National Register property file**
- Nominating Authority (without nomination attachment)**

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received SEP 26 1986  
date entered NOV 4 1986

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Gay Street Commercial Historic District

and or common Same

2. Location

street & number roughly along Gay Street from Summit  
Hill Drive to Church Avenue N/A not for publication

city, town Knoxville N/A vicinity of

state Tennessee code 047 county Knox code 093

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Knox County Courthouse (City/County Building)

street & number 400 Main Avenue

city, town Knoxville state Tennessee

6. Representation in Existing Surveys

title N/A has this property been determined eligible?  yes  no

date N/A N/A federal  state  county  local

depository for survey records N/A

city, town N/A state N/A

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Gay Street Commercial Historic District contains forty-five buildings and one object, centered on Gay Street in downtown Knoxville, Tennessee. Of the forty-six listed properties, ten are non-contributing at this time; two are new buildings, and only two have irreversible changes. The remainder have been altered by facade panels, which appear to be removable. Two vacant lots are included within the boundaries of the district. The buildings are located along four blocks of Gay Street and one block of State Street, which is one block east of Gay Street. The majority of the buildings are either in office or retail use, although vacant buildings and two theaters are also included in the district. The object in the district is a cast iron street clock. The buildings date from 1870s to the 1930s and exhibit Italianate, Romanesque Revival, Classical Revival, vernacular, and Art Deco architectural influences. Most of the buildings are rectangular in shape and of brick construction. Terra cotta facades and trim, stone, cast iron, and metal cornices are in evidence on the buildings, which range in height from one to fourteen stories. Although alterations have occurred to many of the storefronts, the majority of the upper stories retain their architectural detailing. The factors of size and scale, combined with materials used in construction, set the district apart as an area retaining its original architectural and historic integrity.

The proposed district is the historic commercial and retail heart of Knoxville. The buildings within its boundaries were built to house such uses as furniture stores, pharmacies, department stores, and banks. Hotels, theaters, residential apartments, offices, and a newspaper were also located in the district. At the northern end of Gay Street are buildings which housed several warehouse and light manufacturing companies. These buildings date from the 1880s and 1890s and are four to six stories high. On the ground floor of many of the buildings were retail outlets. The Union National Bank, located in a 1910 building at Gay Street and Commerce Avenue (now Summit Hill) served the financial needs of these businesses. To the south, on the east side of Gay Street, were other late 19th century buildings housing retail and wholesale outlets. Marked by brick construction, terra cotta and stone trim, and heavy metal cornices, these buildings form an entrance to the Gay Street Commercial Historic District. On the west side of Gay Street are brick buildings of similar scale, mass, and construction, built to house saloons, stores, and other retail functions. Together, the businesses in this block provide a transition between the Market Square Commercial Historic District (NR-1984) to the west, with its local market function, and the Southern Terminal and Warehouse Historic District (NR-1985) to the north, with its region-wide wholesaling function. The architecture of the buildings provides a similar transition in size and construction.

Most of the buildings in the remainder of this district are somewhat newer and reflective of early 20th century architectural styles. Their brick construction and stone trim blend well with the northernmost structures. Original uses included hotels and offices, apartments, cafeterias, and saloons, banks, and the Tennessee Theater (NR-1983). Several of these buildings are listed individually on the National Register of Historic Places. These individual listings include the Cowan-McClung Building (NR-1984) at 500 South Gay Street,



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the Burwell Building (NR-1983) at 612 South Gay Street, the Holston National Bank (NR-1979) at 531 South Gay Street, and the Dr. S. M. Miller Building (NR-1983) at 209 West Church Street. Also included in this nomination are the Whitfield Flats and Offices (1906-1907) and the Glenco Flats (1905), both good examples of urban residential and office structures.

Although storefront alterations have occurred to some buildings, the Gay Street Commercial Historic District presents a unique picture of the architecture and commercial life of Knoxville in the late 19th and early 20th centuries. The district contains 35 contributing buildings and one contributing object, ten non-contributing buildings, and two vacant lots. Contributing buildings and objects (C) are significant to the district and illustrate the historic and architectural evolution of the area, possess compatible design elements, and maintain the scale, use, and texture of the district. Non-contributing buildings (N) may disrupt the texture of the district, have little or no architectural or historical significance, or may have been substantially altered. The forty-five buildings and one object which comprise this district are listed below by street address.

Church Street

1. 201 West Church Street - The Whitfield (1906). Classical Revival, three story plus basement, yellow brick. Front (south) elevation divided into three bays by bay windows which flank central entry porticos. Stone lintels and sills over jack arch windows. Side (east) elevation has segmental arched windows. Heavy cornice topped by parapet at front elevation. Flat roof. (C)
2. 209 West Church Street - Dr. S.M. Miller Building (1900 - NR-1983). Victorian Vernacular with Romanesque Revival influences, three story brick with quarry faced ashlar on front facade. Jack arch windows. Arch with stylized floral motif and chiseled number "209" on impost return marks recessed first story entry. Marble entablature below heavy cornice. One bay. Flat roof. (C)
3. 211 West Church Street - Knoxville Journal and Tribune Press Room (1924). Vernacular Commercial, two story brick with single loading dock at front elevation first floor. Double door flanked by windows at second floor. One bay. Flat roof. (C)

Gay Street

4. 300 South Gay Street - Union National Bank (1910-1911). Classical Revival, three story, brick with dressed limestone front elevation and cornice, belt course and quoins dividing four bays on north elevation. Two bays and offset entry on front elevation. One over one windows with transoms at front. Flat roof. Front elevation storefronts altered. (C)
5. 304 South Gay Street - (C. 1950). Two story brick veneer. Altered. (N)

Vacant lot.



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6. 312-314 South Gay Street - Haynes-Henson (Century) Building (1886). Victorian Vernacular Commercial with Romanesque and Eastlake influences, five story, brick with terra cotta ornamentation, dressed limestone belt courses and key stones. Two bays. One over one windows paired in sets of three with stained glass transoms on second, third, and fourth floors. Middle windows of each set in second and third floors segmentally arched, on fourth floor all windows full arched, on fifth floor jack arch windows. Pressed cornice and brackets. Flat roof. Storefronts altered, but original materials still remain. (C)
7. 316 South Gay Street - George Cowan Building (1889). Vernacular Commercial, four story, brick with paired pilasters separating third story windows. One over one windows. Heavy pressed metal cornice at top of fourth floor topped by arched, corbeled brick cornice. Two bays. Flat roof. Altered storefront. (C)
- Vacant Lot
8. 401 South Gay Street - C. F. Johnson Saloon (C. 1877). Italianate Commercial, two story brick with corbeling, heavy bracketed pressed metal cornice. Windows altered. Two bays on front elevation, four bays on north (side) elevation. Flat roof. Storefront altered. (C)
9. 402 South Gay Street - McNulty Grocery and Dry Goods Co. (1898). Vernacular Commercial, four story, brick with applied belt courses at top of first and second floor windows, quarry faced ashlar sills at second, third, and fourth story windows and lintels at third story windows. Four bays with three one over one windows at third and fourth stories and Chicago style windows at second story. Flat roof. Alterations include storefront changes and removal of a pierced parapet wall. (C)
10. 403 South Gay Street - Gay Theater (1910). Colonial Revival, two story brick with pressed metal cornice, arched multi-paned windows at second story, dressed limestone quoins and window sills. One bay. Mansard roof. Storefront altered. (C)
11. 410 South Gay Street - Newcomer's Pharmacy (1906). Classical Revival, three story brick with detailing separating second and third story windows, pediment above third story. Single bay with bay windows at second and third stories with one over one windows. Flat roof. Storefront altered. (C)
12. 411 South Gay Street - Commercial, date unknown, three story brick, substantially and irreversibly altered. Flat roof. (N)
13. 412 South Gay Street - Sterchi Bros. Furniture (1898). Four story brick. Applied panels conceal details of front elevation. Flat roof. Storefront altered. (N)



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23. 430 South Gay Street - Sanford, Chamberlain & Albers Company (1870, C. 1910). Vernacular Commercial, three story brick with metal cornice at front elevation. South elevation reflects 1870 construction with segmental arched windows, quoins separating bays. Front elevation altered c. 1910 with Chicago style windows at second story. One over one windows throughout. One bay. Storefront altered. (C)
24. 439 South Gay Street - Miller's Building (1905). Seven story brick with terra cotta ornamentation at cornice, on belt courses, and on pilasters dividing six bays of front elevation. Chicago style windows. Flat roof. Front and side elevations now obscured by application of glass panels, but details appear fairly intact behind panels. (N)
25. 500-504 South Gay Street - Cowan, McClung and Company Building (1871, 1929, NR-1984). Second Renaissance Revival, four story brick with dressed ashlar applied to the first story of front elevation in 1929. Bays on north elevation show original Italianate detailing except for westernmost bay, also altered in 1929. Dentiled cornice, frieze of garlands and eagles, and second story voussoirs on front (west) elevation. Three front bays. Flat roof. (C)
26. 506 South Gay Street - Walgreen Building (1938). Art Deco, one story brick with stone front facade. Fluted pilasters divide three bay facade; bas-relief mortar and pestle on end bays. Flat roof. Storefront altered. (C)
27. 510 South Gay Street - Riviera Theatre (1920). Art Deco, two story brick with corbeled cornice, projecting engaged columns. Chicago window in central of three bays, flanked by two smaller windows. Vertical mullions divide top side, and all windows are topped by transoms divided vertically. Flat roof. Altered storefront. (C)
28. 514 South Gay Street - Gant Ogden Stationers Building (1913). Vernacular Commercial, two story brick with parapet, pressed tin cornice and dentiled string course. Transoms over second story windows. One bay. Flat roof. Altered storefront. (C)
29. 516-518 South Gay Street - S & W Cafeteria Building (1936). Art Deco, two story brick with multichrome terra cotta facade of cream and turquoise. Jack arch central window covered by grid-pattern grill in gold. Cornice also gold. Storefront with wooden doors with large central panel and kick panels of polished black stone. Interior retains paneling, circular staircases and walkway with wrought iron railings. One bay. Flat roof. (C)
30. 520 South Gay Street - Athletic House (1923). Vernacular Commercial, two story brick with stone lintels above second story windows and dentiled stone cornice. Transoms over second story windows. One bay. Flat roof. Storefront altered. (C)



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31. 522 South Gay Street - Central House Hotel (1875). Italianate, three story brick with pressed tin cornice and window hoods above third story windows. Corbeled brick cornice. One bay. Flat roof. Second story windows and storefront altered. (C)
32. 524 South Gay Street - (1875). Vernacular Commercial, two story brick which was original entrance to Central House Hotel to the north. Flat roof. Altered in the 1950s by applied panels at second story. Altered storefront. (N)
33. 525-527 South Gay Street - (C. 1950). Two story brick veneer attached to 531 South Gay Street. (N)
34. 526-530 South Gay Street - Farragut Hotel (1917). Vernacular Commercial with Beaux Arts influence, nine story reinforced concrete with brick and terra cotta exterior. Terra cotta ornamentation at eighth and ninth floors with wrought iron balconies at ninth floor windows. Terra cotta sills and cartouches with flagpoles above third floor. Three bays. Flat roof. Windows altered by replacement with single pane glass. Storefront altered. (C)
35. 531 South Gay Street - Holston National Bank (1912-1913; 1928, NR-1979). Classical Revival, fourteen story brick with marble cladding first, second and third stories. Fluted engaged columns on east (front) and south (side) elevations. Cornice above second, third, seventh, and fourteenth floors. Flat roof. Alterations include some window frames and door replacement. (C)
36. 600 South Gay Street - Burwell Building/Tennessee Theater (1907-1908; 1928, NR-1983). Second Renaissance Revival, building complex including ten story brick office building organized in three divisions with belt courses and terra cotta ornamentation. Two bays at the front (west elevation) and seven bays at the side (north elevation). Theater marquee dominates the southernmost front bay. Flat roof. Unaltered. (C)
37. 601 South Gay Street - Fouche Block (1875-76). Victorian Vernacular Commercial, two story brick. Corbeled brick under pressed tin cornice with brackets. Segmental arched windows at front (east) elevation outside bays, jack arch window at central bay. Three bays at east (front) elevation, and seven at side (north) elevation with central stair. Flat roof. Storefronts altered. (C)
38. 607-609 South Gay Street - 1875 Building (1875). Victorian Vernacular Commercial, two story brick with pressed tin cornice. Three bays with jack arch windows on outside bays flanking central bay with arched windows and pressed tin window hoods which houses stair. Flat roof. Storefronts and second story windows in northern bay altered. (C)

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39. 608-610 South Gay Street - (1880). Romanesque Revival, two story brick with corbeled cornice, dressed ashlar storefront and arched second story window surrounds. Two bays. Flat roof. Altered by application of pierced masonry screen on front facade; original details visible and intact behind screen. (N)
40. 612 South Gay Street - Mechanics Bank and Trust Company Building (1870; 1923, NR-1983). Second Renaissance Revival, five story brick and marble, with engaged columns with Ionic capitals flanking the first floor entry. Pilasters mark slightly recessed windows of bay, central console brackets flanking a cartouche. Three bays. Flat roof. Unaltered. (C)
41. 618-620 South Gay Street - Knoxville Journal & Tribune Arcade (1924). Classical Revival, two story brick with front elevation clad in stone. Engaged fluted columns capped by acanthus leaf capitals divide front elevation into five bays. Central entryway marked by a cornice supported by console brackets. Entablature with projecting dentiled cornice above second story windows, parapet roof. Flat roof. Storefronts altered at first and second story. (C)

State Street

42. 311-313 State Street - Cal Johnson Building (1898). Vernacular Commercial, three story brick with pressed metal cornice supported by corbeling, segmental arched windows. Two bays with oversize loading doors at first story. (C)
43. 615 State Street - The Glencoe (1905). Classical Revival, three story brick with end bay windows flanking recessed central entries at each floor, marked by Ionic capitals. Heavy cornice topped by parapet. Two bays. Flat roof. (C)

Summit Hill Drive

44. 200-202 Summit Hill Drive - McTeers, Payne, Burgen & Hood Building (1888). Victorian Vernacular Commercial, five story brick with arched windows at fifth story and jack arch windows with transoms at second through fourth stories. Two bays. Flat roof. Storefront altered. (C)
45. 204 Summit Hill Drive - George Brown Building (1889). Victorian Vernacular Commercial, four story brick with dressed limestone sills. Pilasters divide facade into two bays. Corbeled brick at cornice. Flat roof. Transom over altered storefront, windows covered. (C)
46. 206 Summit Hill Drive - Butt, Cox & Young Building (1889). Victorian Vernacular Commercial, four story brick. Transoms over second and third story windows with pilasters with terra cotta capitals dividing storefront into two bays. Heavy pressed tin cornice below arched fourth story windows with terra cotta hoods. Corbeled brick and terra cotta hoods. Flat roof. Storefront altered. (C)

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1870–1938 **Builder/Architect** Multiple

### Statement of Significance (in one paragraph)

The Gay Street Commercial Historic District is being nominated under National Register criteria A and C for its historical and architectural significance in Knoxville, Knox County, Tennessee. The district reflects the social, architectural, and economic evolution of Knoxville from the post-Civil War period until the onset of World War II. Architecturally, the district mirrors design changes occurring at the national level and contains some of the best local examples of these styles. Italianate, Romanesque Revival, Renaissance Revival, and Art Deco buildings embellished with stone, brick, and terra cotta trim are well represented in the district. With various building uses, including theaters, drug stores, banks, and retail stores, the district reflects the economic development of Knoxville. In addition, the Burwell Building/Tennessee Theater (NR-1979), S and W Cafeteria, and Walgreen's Building were social centers for area businessmen. While many of the storefronts have been altered, overall, the Gay Street Commercial Historic District retains its integrity.

After the Civil War, Knoxville began its rise to prominence as a major Southern commercial center. The most important factor in this development was probably rail transportation, but, in addition, Knoxville attracted many northerners who were willing to move to Knoxville and invest in the city. In 1867, Cowan, McClung, and Company, whose building still stands at 500 South Gay Street (NR-1984), was the state's largest taxpayer. The Haynes-Henson Shoe Company (312-314 South Gay Street) was noted as the "\$1 million shoe company" by 1894. Other Gay Street businesses like Woodruff's (424 South Gay Street) and Sanford, Chamberlain, Albers (430 South Gay Street) added to the importance of the Street in the city's and region's commercial life.

The buildings in this district portray the retail and commercial life of the city from the 1870s to the 1930s. For example, included in the inventory are the C. F. Johnson Saloon and the Cal Johnson Building. Cal Johnson was a black businessman who typified the increasingly affluent black middle-class Knoxville in the late 19th century. There were also hotels, saloons, furniture, and dry good stores, book dealers, pharmacies, and tobacconists in the area. Represented in the district are many of Knoxville's first banks, which after the 1890s and until the Great Depression numbered six. Buildings built for the banks, such as Hamilton Bank Building at 531 South Gay Street (NR-1979) and the Mechanics Bank & Trust Company Building (NR-1983, Old City Club) at 612 South Gay Street, still indicate this prominence and the prosperity of Knoxville.

Also included in the district are two early 20th century apartment buildings, the Whitfield at 201 West Church Street and the Glencoe at 615 State Street. In addition to their Classical Revival architecture, these buildings illustrate the importance of downtown as a residential area.



# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreage of nominated property approximately 13 acres

Quadrangle name Knoxville, TN

Quadrangle scale 1:24,000

UTM References

A 

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

B 

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

C 

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

D 

1	7	2	3	6	6	5	0	3	9	8	4	0	6	0
Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

# 11. Form Prepared By

name/title Ann K. Bennett, Planner

organization Knoxville/Knox County Metropolitan Planning Commission

date March 1, 1986

street & number 400 Main Avenue, Suite 400

telephone 615-521-2500

city or town Knoxville

state Tennessee

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy

State Historic Preservation Officer signature

*Herbert L. Hays*

title Executive Director, Tennessee Historical Commission

date 9/22/86

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I hereby certify that this property is included in the National Register

*Amy Schlager*

Keeper of the National Register

date 11/3/86

Attest:

date

Chief of Registration

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As the 20th century began, Knoxville was experiencing indications of coming economic difficulties. Manufacturers who, by their employment activities, fueled the thriving downtown district began to close in the early 1900s, largely as a result of earlier reluctance to upgrade their manufacturing equipment. The banks, which had paid unwisely large stockholder dividends in the early years of the century, were in such a precarious position by the late 1920s that they could not withstand the demands of the Depression. There were six national banks in Knoxville in the 1920s; by 1932, three had failed and the other three had vanished through mergers.

The economic hardship of Knoxville and Gay Street, exacerbated by the Depression and the downward spiral of the national economy, continued until World War II. The dwindling employment base of the early 1900s was not resuscitated. Few jobs were available, and they were low-paying ones. The city's population increase during the 1930s was less than could be expected from natural increase, an indication that many people were leaving the city in search of opportunities elsewhere.

The location of the Tennessee Valley Authority in Knoxville (one of Franklin Roosevelt's New Deal programs) had little real effect on Knoxville's economic woes. Employment of Knoxville residents was minimal, and a large staff was not present in the city in those early years. Moreover, the TVA work force in the city did little in its earliest years to generate Knoxville's economic recovery. TVA offices were usually located in pre-existing vacant buildings; their administrative staff was relatively small and not drawn from former industrial workers. However, the presence of TVA did generate enthusiasm in Knoxville's business community. This enthusiasm, probably as much a product of poorly founded optimism as real economic stimulus, is reflected in the construction of two new downtown buildings in the district. The S & W Cafeteria, previously located in the 600 block of South Gay Street, was built in 1936. With its opulent brass fixtures and wood-paneled interior, this new and spacious building quickly became the center of social gatherings for Gay Street businessmen and residents of Knoxville. Most businessmen's clubs and civic associations held their meetings there. Many business community members regularly had their morning coffee at the S & W Cafeteria and used that time for exchanging political and business information; this trend continued until the Cafeteria closed in the early 1980s. With its noontime organ concerts, the S & W Cafeteria achieved prominence as one of the most important social centers of Knoxville. Several doors north of the S & W, at 506 South Gay Street, Walgreen's was constructed in 1938. Also a reflection of the expected prosperity to come from TVA, the drug store and its soda fountain and lunch counter quickly became a gathering place for workers and visitors to other businesses located on the street. The businessmen who had morning coffee at the S & W often met at Walgreen's in the afternoon. These were the last two buildings constructed on Gay Street until the 1950s.

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The Gay Street Commercial Historic District draws its significance from a seventy-year period of Knoxville's commercial and architectural evolution. Several of the buildings in the district are among the best local representations of prevailing national architectural trends. For example, the S & W Cafeteria Building (516-518 South Gay Street) is apparently the only multi-colored terra cotta clad structure in the city, and one of the best representations of Art Deco styling. Another Art Deco building in this district, the Walgreen Building at 506 South Gay Street, is distinctive for its bas-relief mortar and pestle design on the cornice, and appears to be one of the few remaining downtown buildings bearing the symbolic representation of its original commercial use. Some buildings in the district reflect, in their exuberant Victorian Vernacular Commercial architecture, the optimistic economic expectations of Knoxville in the 1890s and early 1900s. Examples include the Haynes-Henson (Century) Building at 312-314 South Gay Street with its stained glass, terra cotta, and limestone ornamentation and the Arnold, Henegar, Doyle, and Company Building at 428 South Gay Street, characterized by its arched windows and brick corbeling. Two examples of Classical Revival design are the Cullen and Newman Queensware Building at 418 South Gay Street and the W. W. Woodruff Hardware Company Building at 424 South Gay Street. Both buildings are embellished with Classical columns or pilasters, brackets, and metal cornices.

Other buildings of distinctive architecture include the Holston National Bank (NR-1979) at 531 South Gay Street, and the Knoxville Journal & Tribune Arcade at 618-620 South Gay Street, both noteworthy local examples of Classical Revival styling, and the Mechanic's Bank and Trust Building (NR-1983) at 612 South Gay Street, an outstanding example of Second Renaissance Revival design. Another Second Renaissance Revival example in the district, the Burwell Building/Tennessee Theater (NR-1983), is significant not only for its architectural detailing, but also for its prominence in Knoxville's entertainment and social life.

In the 1960s, downtown businesses concerned about their reduced commercial activity, formed the Downtown Knoxville Association (DKA). In cooperation with the city, DKA completed a project called the Gay Way, which included resurfacing sidewalks on Gay Street and the installation of metal canopies. These canopies serve to obscure the storefronts of many of the buildings included in this nomination. In addition, they are not consistent in style with the architecture of the buildings. In recent months, Knoxville and Knox County, in cooperation with many private citizens and quasi-public organizations, have been successful in having Knoxville's Gay Street selected for the Urban Demonstration Program which is an extension of the National Trust for Historic Preservation's Main Street Program. Physical improvements are contemplated for the buildings and the street scape. One facet of the project will involve removing the canopies attached to the Gay Street buildings, combined with incentives to owners and lessees to rehabilitate their storefronts.



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet      Gay Street Commercial  
   Historic District      Item number      9      Page      2

---

MAJOR BIBLIOGRAPHICAL REFERENCES

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

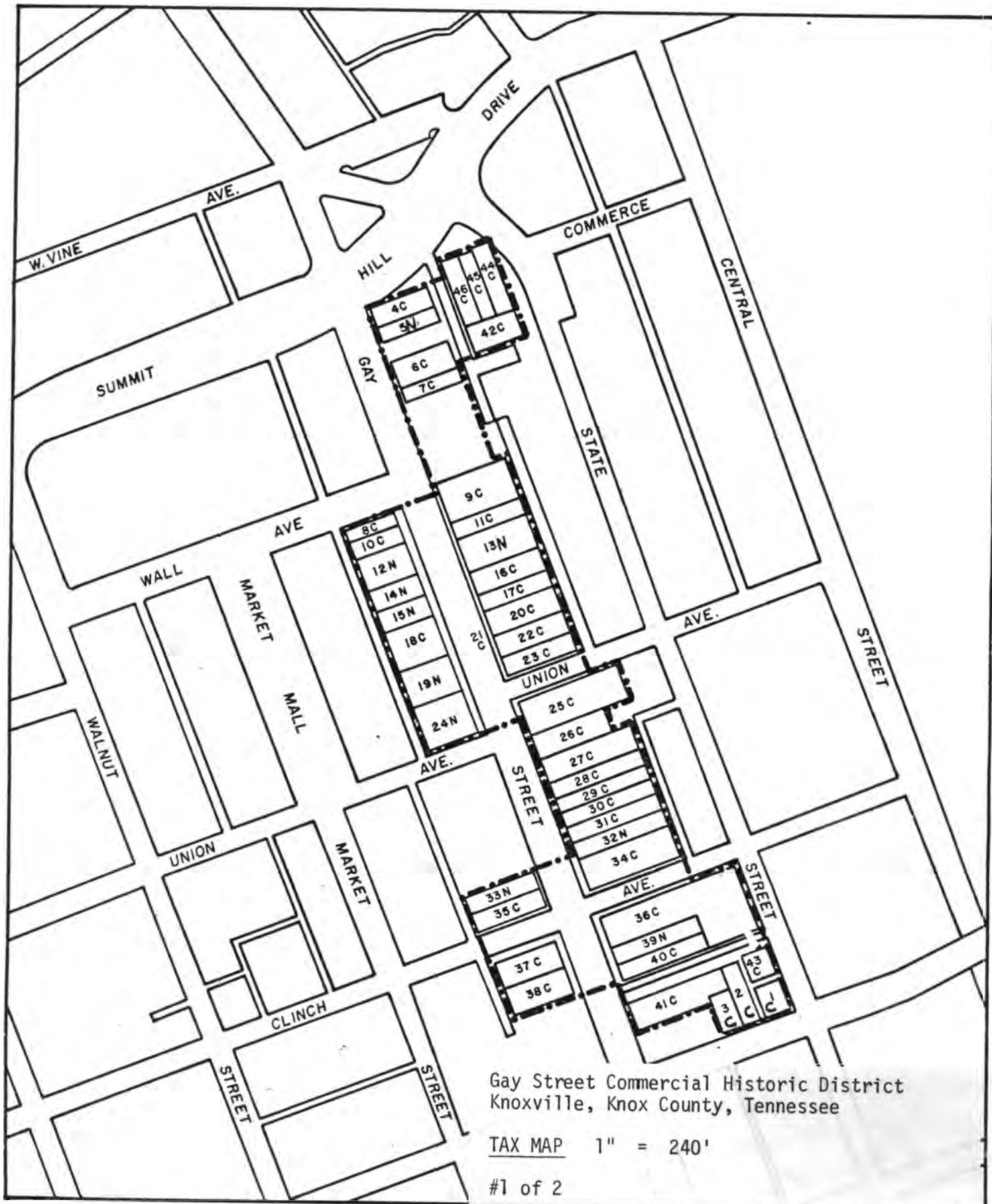
date entered

Continuation sheet      Gay Street Commercial  
   Historic District      Item number      10      Page      2

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GEOGRAPHICAL DATA

The nominated district is irregular in shape and approximately thirteen acres in size. It includes properties along the east side of South Gay Street (from 300 to 618-620 South Gay Street); on the west side of south Gay Street (from 401 to 439 and 525-527 to 607-609 South Gay Street); on the south side of Summit Hill Drive (200-202, 204, and 206 Summit Hill Drive); on the south side of West Church Street (201, 209, and 211 West Church Street); and on the west side of State Street (311-313 and 615 State Street). The district boundaries are drawn to include buildings of compatible style and development which reflect the economic history of downtown Knoxville. Property outside the district is either vacant or occupied by buildings of vastly different age and architectural character. (See maps)



# GAY STREET COMMERCIAL HISTORIC DISTRICT

C = contributing  
 N = non-contributing  
 V = vacant



0 240  
 SCALE IN FEET

TAX MAP 1" = 240'

#1 of 2









WIN  
THIS  
CAR





FOUCHE  
BLOCK

The Brass Rail RESTAURANT  
STEAK · SEAFOOD · ITALIAN DISHES



THE

MERRILL LYNCH,  
PIERCE, FENNER & SMITH INC.









VAC FINANCE

BLAUFELDS

PAUL  
HILLIARD  
& CO

HILLIARD LYONS



MEMBER NEW YORK STOCK EXCHANGE

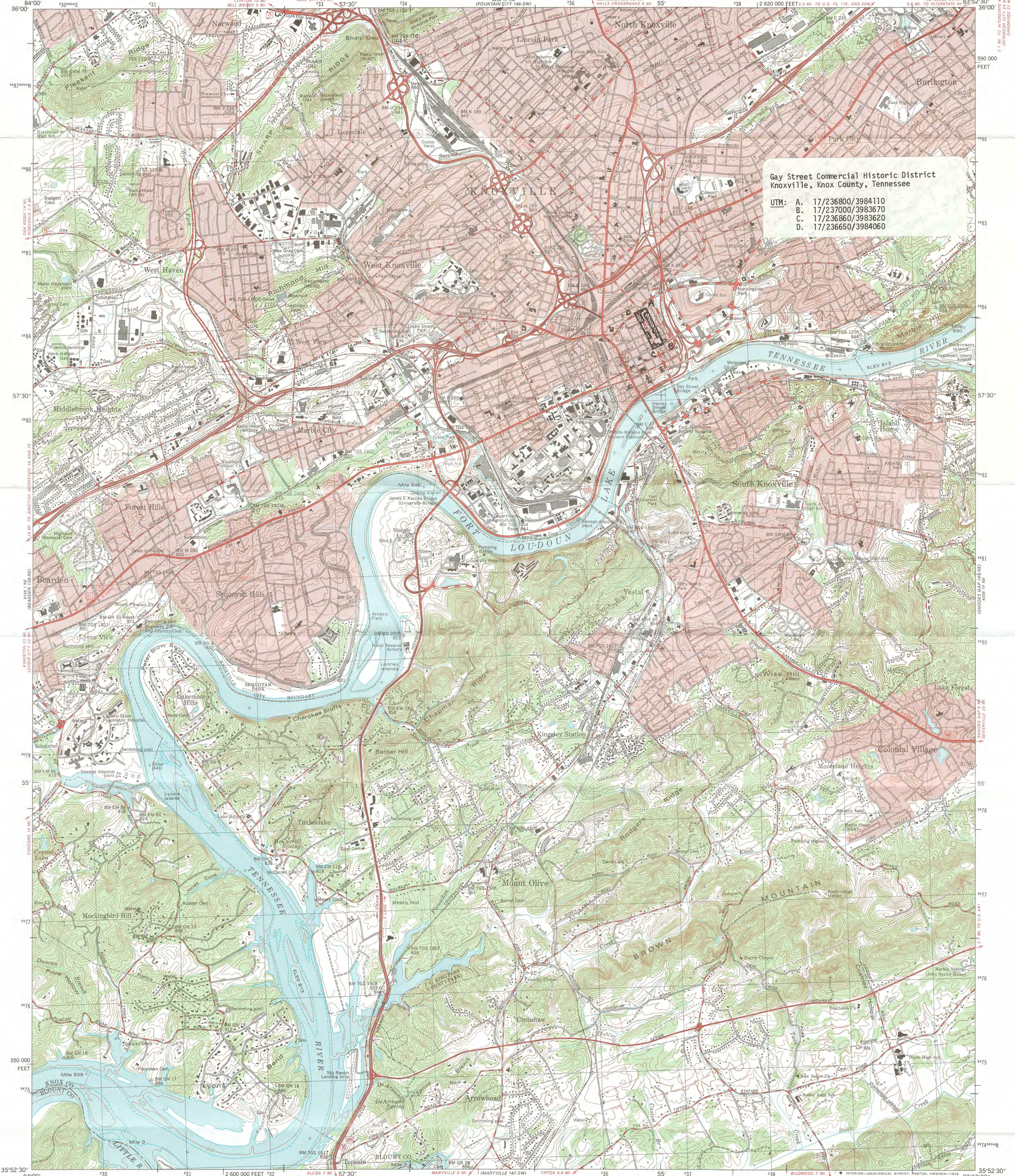












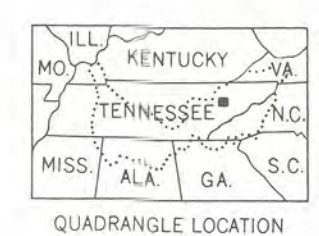
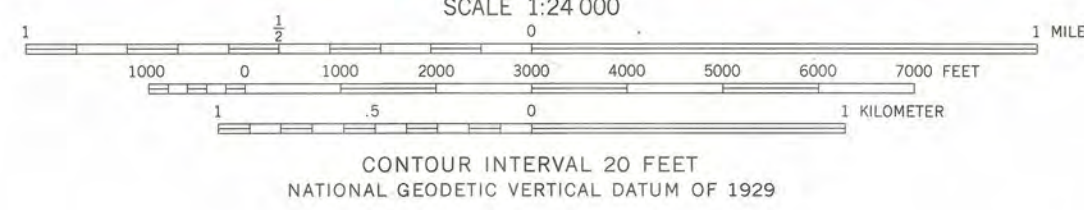
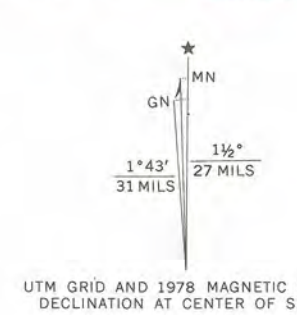
Gay Street Commercial Historic District  
Knoxville, Knox County, Tennessee

UTM: A. 17/236800/3984110  
B. 17/237000/3983670  
C. 17/236860/3983620  
D. 17/236650/3984060

Mapped and edited by Tennessee Valley Authority  
Published by the Geological Survey  
Control by NOS/NOAA, TGS, THD, USGS, and TVA  
Revised by TVA in 1977 by photogrammetric methods  
using aerial photographs taken 1975 and by reference to  
TVA-USGS quadrangle dated 1966. Map field checked by  
TVA, 1977-1978. Map edited 1978.

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Tennessee rectangular coordinate system  
1000 meter Universal Transverse Mercator Grid. Zone 17

Fine red dashed lines indicate selected fence and field lines  
visible on aerial photographs. This information is unchecked  
Red tint indicates areas in which only Landmark buildings are shown.



ROAD CLASSIFICATION

Heavy-duty	Poor motor road
Medium-duty	Wagon and jeep track
Light-duty	Foot trail
Interstate Route	U. S. Route
	State Route

In developed areas, only through roads are classified

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
TENNESSEE DIVISION OF GEOLOGY, NASHVILLE, TENN. 37219  
U. S. TENNESSEE VALLEY AUTHORITY, CHATTANOOGA, TENN. 37401 OR KNOXVILLE, TENN. 37902  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

KNOXVILLE, TENN.  
N3552.5 — W8352.5/7.5  
1978  
AMS 4255 IV NW-SERIES V841



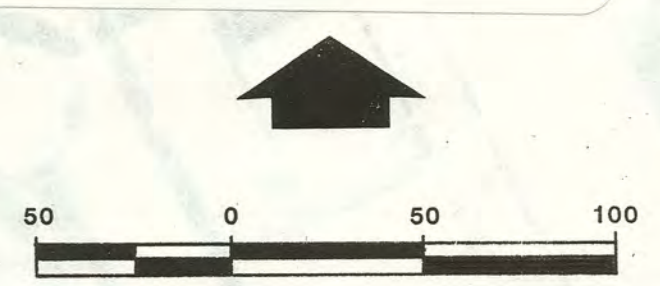


Gay Street Commercial Historic District  
Knoxville, Knox County, Tennessee

PROPERTY MAP 1" = 50'

C= contributing  
N= non-contributing  
V= vacant

#2 Of 2





# National Register of Historic Places

## Note to the record

Additional Documentation: 2015

Gay Street Commercial Historic District  
Additional Documentation

Knox County, Tennessee

Name of Property

County and State

---

## 7. Description

---

### Architectural Classification

LATE VICTORIAN: Italianate, Romanesque Revival; LATE 19TH AND 20TH CENTURY REVIVALS:  
Classical Revival, Commercial Style; MODERN MOVEMENT: Art Deco, Moderne

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### Materials:

Principal exterior materials of the property: Brick; Stone; Concrete; Glass; Metal; Wood

### Narrative Description

The buildings date from 1870s to the 1960s and exhibit Italianate, Romanesque Revival, Classical Revival, vernacular, Art Deco, and Moderne architectural influences. Most of the buildings are rectangular in shape and of brick construction. Terra cotta facades and trim, stone, cast iron, and metal cornices are in evidence on the buildings, which range in height from one to fourteen stories. Although alterations have been made to many of the storefronts, the majority of the upper stories retain their architectural detailing. The majority of buildings in this district, both contributing and non-contributing, have been restored in recent years. The factors of size and scale, combined with materials used in construction, set the district apart as an area retaining its original architectural and historic integrity.

The current district boundaries include adjacent buildings on both Gay Street and Church Street but do not include the KUB Building which is at the corner of Gay Street and Church Ave. The building is one of the few examples of mid-century modern architecture in downtown Knoxville (and also in the entire city) and was the original headquarters of the Knoxville Utilities Board. The KUB building is the only mid-century building with a direct adjacency to the current district that is more than fifty years old.

Gay Street Commercial Historic District  
Additional Documentation  
Name of Property

Knox County, Tennessee  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

- 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 the boxes that apply.)

Property is:

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

Gay Street Commercial Historic District  
Additional Documentation

Knox County, Tennessee

Name of Property

County and State

**Areas of Significance**

ARCHITECTURE

COMMERCE

INDUSTRY

**Period of Significance**

1939-1963

**Significant Dates**

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Varies



Gay Street Commercial Historic District  
Additional Documentation

Knox County, Tennessee

Name of Property

County and State

**Statement of Significance Summary Paragraph**

Updating the Period of Significance, to allow the addition of the KUB building, would make the district fully representative of the variety of building types, architectural styles and historical development the city has seen since the late 1800s. After the Great Depression and World War II, Knoxville began to expand more rapidly outside of the city center and like many other American cities the focus shifted to suburban development. Because of this, few buildings were built in downtown Knoxville during the middle of the 20th century. From the late 1930's to the 1970's only a handful of buildings were built and even fewer mid-century buildings are still standing today. As one of the remaining buildings, the KUB building represents a rare and unique mid-century style.

**Narrative Statement of Significance**

At the time of the original district nomination in 1986, the KUB building would not have qualified as a contributing building. The period of significance was set at 1938 in the 1986 nomination and no contributing buildings were built from 1938-1963 that are still standing. One building was built in 1946 which has been altered many times. As such, it is still non-contributing. (#5 on the Map) The rarity of this style and era of the KUB Building in the city and the region makes it all the more important to preserve.

The prominent architects of the mid-century era in Knoxville included Bauman & Bauman, Barber McMurry Architects, and Bruce McCarty (in various partnerships). These and other architects contributed to the few existing mid-century buildings we have today. The 1950s and 60s were a more prolific time for architecture in Knoxville than the 1940s however between the 1960s and today a great deal of demolition has occurred in the city. Most of the mid-century buildings have come and gone and we are now only left with a handful, especially within the city-center. Many of those have also had major alterations and are no longer recognizable as modern or from the mid-century time period.

The Supreme Court building was built on the west side of downtown in 1954 and, although it is currently vacant, it has not had any major modifications. A block away Rich's Department Store was built in 1955. It is now the University of Tennessee's Conference center and one of the best and most noteworthy examples of mid-century modern design in the city. The simple lines of the building are complimented by the brightly colored glass panels and glazed brick. The Walnut building was built as an office building in 1954 and has continued to be used as such. It has had only minor alterations at the storefront level. In 1961 Knoxville's Civic Coliseum & Auditorium, designed by Painter, Weeks, and McCarty, was built on the east side of downtown. The iconic building has had few alterations but is currently undergoing a feasibility study to determine the future of the building.

The KUB building underwent a major façade renovation in 1963 adding a mid-century modern building to Gay Street, the heart of downtown. A few years later in 1965 a glass high rise, known then as the Crystal Building, was built on Market Street in the city center. The building later underwent a complete façade renovation and no longer retains its original mid-century aesthetic. A block away, also in the mid-1960s, Home Federal Bank built a downtown location which featured a colorful glass curtain wall façade. This was emblematic of mid-century design. The building later underwent a façade renovation and is now comprised of brick and punched openings mimicking a classical or vernacular style.

Gay Street Commercial Historic District  
Additional Documentation

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Knox County, Tennessee

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Name of Property

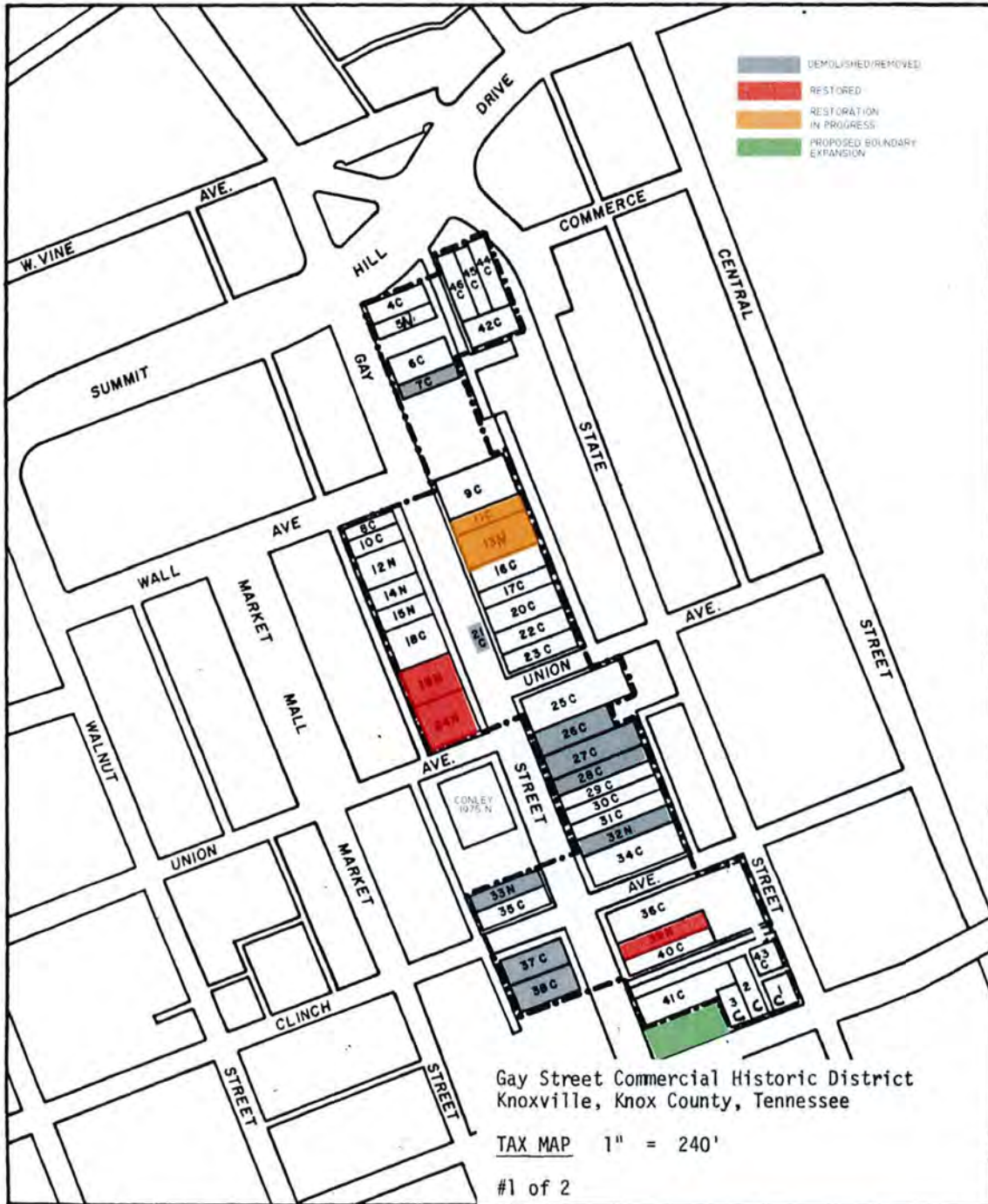
County and State

Within the Gay Street Historic District, the AM South bank building, now the Conley Building, was built in 1975. The building features mid-century details and simple design, however based on the year built it does not qualify as a historic structure and has not been included in the district. (See images at the end of document)

Gay Street Commercial Historic District  
 Additional Documentation  
 Name of Property

Knox County, Tennessee  
 County and State

JANUARY 2015 NOTES



# GAY STREET COMMERCIAL HISTORIC DISTRICT

C = contributing  
 N = non-contributing  
 V = vacant



Gay Street Commercial Historic District  
Additional Documentation

Knox County, Tennessee

Name of Property

County and State

Raising the Period of Significance

\*Updates & Re-evaluation for 1986 Nomination Form

5. 304 South Gay Street - (1946) [Still (N)]

\*11. 410 South Gay Street - Newcomer's Pharmacy (1906). Classical Revival, three story brick with detailing separating second and third story windows, pediment above third story. Single bay with bay windows at second and third stories with one over one windows. Flat roof. Storefront altered. (C) [In process of restoration, renovation, and NPS Historic Preservation Evaluation]

12. 411 South Gay Street – [Still (N)]

\*13. 412 South Gay Street - Sterchi Bros. Furniture (1898). Panels conceal details of front elevation. Flat roof. Four story brick. Applied Storefront altered. (N) [In process of restoration & renovation. NPS Historic Preservation Evaluation denied based on original nomination information. Re-evaluation requested.]

14. 413 South Gay Street - [Still (N)]

15. 415 South Gay Street - [Still (N)]

19. 423 South Gay Street - [Still (N)]

24. 439 South Gay Street - [Still (N)]

39. 608-610 South Gay Street - [Still (N)]

\*Adjacent to district - Conley Building – (1975) N

\*Proposed Additions to District

47. 620 S. Gay St. - Vernacular Commercial (1899) Two Story Brick. Flat Roof. Façade altered. Storefront Altered. (N)

48. 626 S. Gay St. - KUB Building (1963) Four Story Mid-Century Modern commercial brick, concrete & steel building. Façade features green glazed brick and concrete panels. Storefront Altered. (C)

\*(See images at the end of document)



Gay Street Commercial Historic District  
Additional Documentation

Knox County, Tennessee

Name of Property

County and State



Conley Building built c. 1975 (photographer unknown) 507 S. Gay Street. (non-contributing to Gay Street Commercial Historic District based on age)

Gay Street Commercial Historic District  
Additional Documentation

Knox County, Tennessee

Name of Property

County and State



Newcomer's Pharmacy built c. 1906 (photo: Mark Heinz) 410 South Gay St. Contributing Building undergoing restoration



Gay Street Commercial Historic District  
Additional Documentation  
Name of Property

Knox County, Tennessee  
County and State



Sterchi Bros. Furniture built c. 1898 (photo: Whitney Manahan) 412 South Gay St. Non-contributing building undergoing renovation

Gay Street Commercial Historic District  
Additional Documentation  
Name of Property

Knox County, Tennessee  
County and State



Left: Built c.1899 (photo: Mark Heinz) 620 S. Gay St. – Non-contributing  
Right: KUB Building built c. 1963 (photo: Mark Heinz) 626 S. Gay St. - Contributing



Gay Street Commercial Historic District  
Additional Documentation  
Name of Property

Knox County, Tennessee  
County and State



KUB Building c. 1963 (photographer unknown) 624 S. Gay St.



Gay Street Commercial Historic District  
Additional Documentation

Knox County, Tennessee

Name of Property

County and State



Walnut Building built c. 1954 (photographer unknown) 706 Walnut St.



Knoxville Civic Coliseum & Auditorium c. 1961 (photographer unknown) 500 Howard Baker Jr Blvd.

Gay Street Commercial Historic District  
Additional Documentation

Knox County, Tennessee

Name of Property

County and State



Crystal Building c. 1965 (photographer unknown) 607 Market St.  
Left: undergoing façade renovation, upper floors exhibit original glass façade. Right: after façade renovation



Gay Street Commercial Historic District  
Additional Documentation

Knox County, Tennessee

Name of Property

County and State



Home Federal Bank c. 1965 (photographer unknown) 515 Market St.  
Left: Original mid-century glass façade Right: current façade after renovation

Gay Street Commercial Historic District  
Additional Documentation

Knox County, Tennessee

Name of Property

County and State



Supreme Court Building built c. 1954 (photographer unknown) 719 Locust St.



Rich's Dept. Store built c. 1955 (photographers unknown) 600 Henley St.  
Left: 1950's photograph Right: Current image c. 2008



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Gay Street Commercial Historic District

MULTIPLE NAME:

STATE & COUNTY: TENNESSEE, Knox

DATE RECEIVED: 7/10/15 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/25/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 86002912

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 8-17-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

*Changes P.O.S. to 1964; Re-evaluates resources within based on passage of time and new P.O.S.*

RECOM./CRITERIA Accept Additional Documentation

REVIEWER *Joy Jallat* DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

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



National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

Less than 50 yrs.  
86002912

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Gay Street Commercial Historic District  
Knox County  
TENNESSEE

Substantive Review

SEP 26 1986

Working No. \_\_\_\_\_  
Fed. Reg. Date: 2/2/88  
Date Due: 10/23/86 - 11/10/86  
Action: ACCEPT 11-4-86  
\_\_\_\_ RETURN \_\_\_\_\_  
\_\_\_\_ REJECT \_\_\_\_\_  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments: *This district is a collection of late 19th and early 20th century commercial buildings. While many of the storefronts have been altered, they have strong potential for rehabilitation. This point is underscored by the fact that Knoxville has been selected as an Urban Demonstration city in conjunction with the Main Street program. The one less than 50 property in the district (Walgreen Building - 1938), is related to TVA development in such*

Recom./Criteria Accept - A, C  
Reviewer Noble  
Discipline Historian  
Date 11/3/86  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below *a way that inclusion within the district is acceptable.*  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category \_\_\_\_\_ Ownership \_\_\_\_\_  
Public Acquisition \_\_\_\_\_

Status \_\_\_\_\_  
Accessible \_\_\_\_\_

*Period of Significance ~~\_\_\_\_\_~~  
Documentation allows outline of  
J. Rogers May 86 letter, includes  
justification of less than 50 year age  
period. District has enough  
integrity to hang together, although  
it is somewhat choppy*

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> deteriorated	
	<input type="checkbox"/> ruins	
	<input type="checkbox"/> unexposed	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

---

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_  
Statement of Significance *(in one paragraph)*

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

---

**9. Major Bibliographical References**

---

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

---

**11. Form Prepared By**

---

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

---

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



**TENNESSEE HISTORICAL COMMISSION**  
**DEPARTMENT OF CONSERVATION**

701 BROADWAY  
NASHVILLE, TENNESSEE 37219-5237  
615/742-6716

September 19, 1986

Carol Shull  
Chief of Registration  
1100 L Street  
National Park Service  
U.S. Department of Interior  
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed please find the forms necessary to nominate the Gay Street Commercial Historic District to the National Register of Historic Places.

If additional information is needed, please contact me.

Sincerely,

Herbert L. Harper,  
Executive Director and  
Deputy State Historic  
Preservation Officer

HLH:jd  
Enclosure

SEP 26 1986

020  
KNOXVILLE HISTORIC ZONING COMMISSION  
MINUTES  
MEETING OF AUGUST 8, 1986

Members Present:

Dr. Ken Kenney  
Mr. Randy Mansfield  
Mr. Art Clancy  
Ms. Bee DeSelm

Others Present:

Mr. Jim Rhody  
Ms. Chris Wood  
Ms. Ann K. Bennett

The meeting of the Commission was called to order by Dr. Kenney, who introduced Mr. Rhody to the Commission members. The approval of the minutes of the July meeting was postponed until September because the July minutes had not been mailed to the Commissioners.

Mr. Rhody proceeded to explain to the Commissioners the problems he had encountered in acting as contractor for the rehabilitation project at 2041 Washington Avenue. The house is being rehabilitated to serve as two units of apartment housing, and the owner intends to take advantage of the preservation tax incentives to make the rehabilitation feasible. The Tennessee Historical Commission staff has examined the proposed plans for the structure, and has requested that the exterior doors be retained in their present position and that a set of oak double doors opening off the entry hall be retained. However, the Knoxville Building Official has requested that the exterior doors' swing be reversed, so that they open out rather than in, and has requested that the double oak doors be replaced by a fire door. These requirements would render the property ineligible for the preservation tax incentives. Mr. Rhody explained that he intended to appeal the decision to the Board of Building Appeals, and requested that the Historic Zoning Commission endorse his plans to retain the structure's doors in their present configuration.

The Commission discussed Mr. Rhody's plans for the structure, and commented on the fact that the intended use for the structure involved only two apartments, with an obviously limited number of inhabitants. They also discussed the significance of the doors in their present position. The following motion was then proposed by Mr. Clancy and seconded by Mr. Mansfield:

RESOLVED that the Knoxville Historic Zoning Commission request the requirements concerning the exterior doors and the double oak foyer doors at 2041 Washington Avenue be waived so that the rehabilitation plans submitted for the structure by Mr. Jim Rhody can be completed.

The motion was adopted, and Ms. Bennett was instructed to contact the Appeals Board and convey the Commission's sentiments to them.

The Commission then adjourned to the Main Street offices, where



Page Two - Minutes  
Knoxville Historic Zoning Commission  
Meeting of August 8, 1986  
-----

they met Mr. Bill Steiner, Executive Director of Main Street Knoxville, Inc., and a reporter from Channel 6 TV, for a walking tour of the proposed Gay Street Commercial Historic District. At the conclusion of the tour of the proposed district, the Commissioners instructed Ms. Bennett to communicate their approval of the proposed district, and the meeting was adjourned.

RECEIVED 2280

JUL 10 2015

Nat. Register of Historic Places  
National Park Service



TENNESSEE HISTORICAL COMMISSION  
STATE HISTORIC PRESERVATION OFFICE  
2941 LEBANON ROAD  
NASHVILLE, TENNESSEE 37214  
OFFICE: (615) 532-1550  
[www.tnhistoricalcommission.org](http://www.tnhistoricalcommission.org)  
E-mail: [Claudette.Stager@tn.gov](mailto:Claudette.Stager@tn.gov)  
(615) 532-1550, ext. 105  
<http://www.tn.gov/environment/history>

July 6, 2015

J. Paul Loether  
Deputy Keeper and Chief  
National Register and National Historic Landmark Programs  
National Register of Historic Places  
1201 Eye St. NW, 8th Fl.  
Washington D.C. 20005

Dear Mr. Loether:

Enclosed please find the documentation to nominate *Gay Street Commercial Historic District (Boundary Increase, Additional Documentation)* to the National Register of Historic Places. The enclosed disk contains the true and correct copy of the nomination for the *Gay Street Commercial Historic District (Boundary Increase, Additional Documentation)* to the National Register of Historic Places.

If you have any questions or if more information is needed, please contact Christine Mathieson at (615) 770-1086 or [Christine.Mathieson@tn.gov](mailto:Christine.Mathieson@tn.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Claudette Stager".

Claudette Stager  
Deputy State Historic Preservation Officer

CS:cm

Enclosures(4)