

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received OCT 16 1985
date entered NOV 18 1985

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

1. Name

historic Southern Terminal and Warehouse Historic District

and or common N/A

2. Location

In an irregular pattern along Jackson Avenue, Central Avenue, Gay Street,
street & number State Street, Vine Avenue and Depot Avenue N/A not for publication

city, town Knoxville N/A vicinity of

state Tennessee code 047 county Knox code 093

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" 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 type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" 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 checked="" 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

street & number City County Building - 400 Main Avenue

city, town Knoxville state Tennessee

6. Representation in Existing Surveys

title See Continuation Sheet 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 Southern Terminal and Warehouse Historic District contains eighty-one buildings and one structure in an irregular pattern along State Street, Gay Street, Central Avenue, Depot Avenue, Vine Avenue, and Jackson Avenue in downtown Knoxville, Tennessee. These buildings comprise a distinct element, related by use and style, along both sides and two blocks south of the Southern Railway yards. The majority of the buildings are in commercial or light industrial use with a number of vacant lots interspersed. Dating from the last quarter of the nineteenth century to the 1950s, the building facades exhibit the architectural influence of vernacular Romanesque Revival, Italianate, Classical Revival, Renaissance Revival and Commercial styles. Virtually all the buildings are of brick construction and range in height from one to ten stories. A number of original storefronts remain in the district, however, the buildings along Gay Street reflect alterations made when the north end of Gay Street was raised to accommodate the height of the Gay Street Viaduct constructed in 1918-1919. Despite these changes, the upper levels of most of the buildings remain unaltered. The late nineteenth century warehouse buildings along Jackson Avenue between Gay Street and Central Avenue contain excellent examples of decorative brickwork, stone and terra cotta details. As a whole, the Southern Terminal and Warehouse Historic District retains its historic and architectural character and integrity.

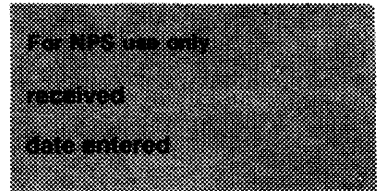
The nominated district is the historic warehouse and commercial area located adjacent to and immediately south of the Southern Railway Terminal and railyards. Most of the buildings in the district are rectangular-shaped, flat roofed commercial buildings. At the north end of the district is the two and one-half story Southern Railway Terminal, a large brick building constructed in 1904. Distinctive features of the terminal include the corbiestepped gables, modillions, egg and dart molding, and Palladian-like windows. Adjacent to the terminal are several open hip roofed train sheds. Two other brick buildings associated with the railroad are the one story freight depots on either side of the south end of the Gay Street Viaduct. These depots were built in the 1870s and are among the oldest buildings in the district.

A group of buildings on the north side of West Jackson Avenue one block west of Central Avenue and part of a block on the same side east of Central are already on the National Register of Historic Places as the Jackson Avenue Warehouse District (NR 1973). The creation of the Jackson Avenue Warehouse District Extension (NR 1975) added additional buildings on the south side of West Jackson Avenue one block west of Central Avenue. The buildings which make up these two districts are included in the Southern Terminal and Warehouse Historic District because the boundaries of both Jackson Avenue districts are uncertain and because the few buildings in the Jackson Avenue Historic District, by themselves, represent only a portion of the area's history. These buildings represent the period from the late 1880s to the early 1900s. One of the buildings in the earlier district, Sullivan's Saloon at 100 East Jackson Avenue, is a well-proportioned two story brick building with Romanesque Revival and Queen Anne detailing, including a corner turret, rusticated stonework, and radiating window muntins.

The decades of the 1900s and 1920s are the most heavily represented with about 25 buildings each. The buildings belonging to this time period are clustered along both sides of the 100 block of South Central Avenue and the 100 block of South Gay Street. Alterations made to the facades of the buildings in the 100 block of South Gay Street when the street was raised in 1918 when the viaduct was built have taken on their own historical significance. The buildings continue to be used for commercial and light industrial purposes much as they were nearly a century ago. Recent street realignments at Vine Avenue and Gay Street, the

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REPRESENTATION IN EXISTING SURVEYS

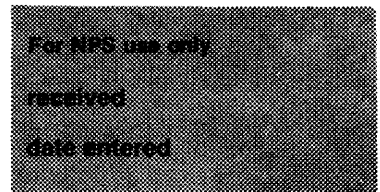
103 and 122 West Jackson Avenue were included in a 1974 Historic American Buildings Survey.
HABS #TN-212

Depository for survey records: HABS/HAER Office
 National Park Service
 Washington, D.C. 20240

Several buildings on West Jackson Avenue are part of the Jackson Avenue Warehouse District (NR 1973) and the Jackson Avenue Warehouse District extension (NR 1975).

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rerouting of First Creek and the position of the Business Loop of I-40 east of the district spatially isolate this portion of downtown Knoxville from the rest of the Central Business District.

The district contains seventy-four contributing buildings, six non-contributing buildings, one non-contributing facade, one contributing structure, and several vacant lots. Contributing buildings (C) are significant in the historic and architectural development of the district, 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 historic or architectural significance, or have been considerably altered. All eighty-one buildings and one structure included in this nomination are listed in the inventory by street address.

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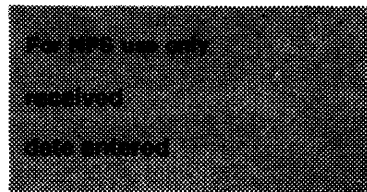
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INVENTORY

Central Avenue

1. 106 N. Central Avenue - (c. 1925) Two story, brick, three bay building altered by use of highly embellished stucco clad Neo-Classical storefront and new second story windows, flat roof. Original style unknown due to alterations. (N).
2. 108 N. Central Avenue - (c.1925) One story, brick, two bay, stucco covering, glass brick windows, altered entry, flat roof. Original style unknown due to alterations. (N).
3. 111 N. Central Avenue - (c. 1905) Vernacular Commercial, two story, brick, three bay with storefront at south end of east elevation, freight dock and loading bay to north. Storefront portion has recessed divided transoms, 6/6 multi-paned windows at mezzanine level and 1/1 windows on full second story. Middle bay has double sliding track doors with 8/8 windows and multi-paned segmental arch transom. Northern bay has two horizontally paneled doors with multiple panes in uppermost horizontal panel. All windows and doors have segmental arch brick lintels. Flat roof. (C).
4. 101-109 1/2 S. Central Avenue - (c.1900) Vernacular Commercial, one story, brick, five bay storefront with recessed transoms, pressed tin cornice, circular windows on north elevation, flat roof. (C).
5. 102-104 S. Central Avenue - (c.1900) Vernacular Commercial, two story, brick, two bay, two recessed storefronts with transoms covered, single pane windows with stone lintels and sills, projecting pressed tin cornice with brackets, flat roof. (C).
6. 106-108 1/2 S. Central Avenue - (c. 1900) Vernacular Commercial, two story, brick, three bay, three recessed storefronts with multi-paned transoms, paired 1/1 double hung windows with stone lintels and sills, projecting pressed tin cornice with brackets, flat roof. (C).
7. 110 S. Central Avenue - (c. 1890) Vernacular Commercial, two story, one bay, single storefront with recessed entry and transom, transoms over storefront. Double hung windows with rectangular stone hoods with dentils, frieze has decorative brick work, projecting pressed tin cornice with brackets. Flat roof. (C).
8. 111 S. Central Avenue - (c. 1900) Two story, brick, single bay, facade altered with permastone, pressed tin cornice, flat roof. Original style unknown due to alterations. (N).
9. 112 S. Central Avenue - (c. 1890) Vernacular Commercial, three story, brick, one bay, single storefront with recessed entry, transoms over entire width of facade, triple sash windows, stone belt courses and sills, paired brick pilasters with stone capitals, corbeled frieze, paired outside pilasters topped by stone arch, keystones and imposts. Flat roof. (C).
10. 113 S. Central Avenue - (c. 1900) Vernacular Commercial, two story, brick, single bay, altered storefront, second story windows with segmental arch brick lintels covered over. Corbeled brick cornice. Flat roof. (C).

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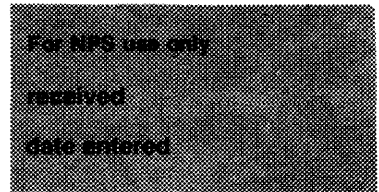
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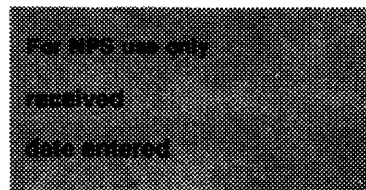
INVENTORY (continued)

Central Avenue (continued)

11. 114 S. Central Avenue - (c. 1925) Vernacular Commercial, one story, brick, one bay, single storefront with recessed entry and transom over doors. Transom over storefront has been covered. Flat roof. (C).
12. 115 S. Central Avenue - (c. 1925) Vernacular Commercial, one story, brick, one bay, single storefront altered, pressed tin cornice, flat roof. (C).
13. 116 S. Central Avenue - (c. 1900) Vernacular Commercial, two story brick with single bay. Applied covering over transom and second story windows, segmental arch brick lintels. Frieze of brick corbeling, Boom Town roof. (C).
14. 117 S. Central Avenue - (c. 1925) Vernacular Commercial, one story, brick, one bay, single storefront with double centered doors with transoms, pressed tin cornice, flat roof. (C).
15. 118-122 S. Central Avenue - (c. 1925) Vernacular Commercial, one story, brick, three bay, triple storefront with transoms, flat roof. (C).
16. 119-121 S. Central Avenue - (c. 1890) Italianate Commercial, two story, brick, three bay with two storefronts and separate entrance to upstairs. Recessed entries with transoms above doors, and multi-paned transom over width of facade. Storefronts divided with brick pilasters capped by pressed tin capitals, 3/1 double hung windows with stone impostes and stilted arches. Arches above windows have bricked dentils, stone keystones and sills, corbeled brick cornice. Flat roof. (C).
17. 123-125 S. Central Avenue - (C. 1900) Vernacular Commercial, two story, brick, two bay, two storefronts with recessed entries, multi-pane transom extending width of facade, 1/1 double hung windows with segmental arch brick lintels and stone sills, corbeled brick cornice, pressed tin cornice above storefront. Flat roof. (C).
18. 127-129 S. Central Avenue - (c. 1925) Vernacular Commercial, one story, brick, originally a three bay front with one bay sealed off with concrete block, transoms over display windows and recessed entries. Boom Town roof capped with stone trim. (C).
19. 131 S. Central Avenue - (c. 1900) Vernacular Commercial, two story, brick, two bay, first floor doors, transoms, store windows and counters remain. Second story windows with segmental arches have been covered. Pressed tin cornice, flat roof. (C).
20. 133 S. Central Avenue - (c. 1900) Vernacular Commercial, two story, brick, single bay, front elevation has divided storefront with small-paned transoms and a separate entrance to upstairs. Altered twelve paned fixed windows with brick sills, decorative vertical corbeling forms frieze below pressed tin cornice with decorative brackets. Flat roof. (C).

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INVENTORY (continued)

Central Avenue (continued)

21. 135 S. Central Avenue - (c. 1900) Vernacular Commercial, two story, brick, facade has recessed bay with transom extending the width of the facade, five contiguous 1/1 double hung windows on second story, decorative vertical corbeling forms frieze below pressed tin cornice with decorative brackets. Flat roof. (C)

Depot Avenue

22. 106 Depot Avenue - White Lily Foods Company (1885, c. 1890-1895) Vernacular Commercial. Four story brick with later additions on the north and south elevations. Each portion has segmental arch and stepped pilastered arcades, multi-paned windows with stone sills, and a brick corbel table under the eaves. Slight variations in the segmental arches and windows occur between the original four story central portion, the four story northern (c. 1890) portion, and the later (c. 1895) five story portion on the south. (C).

23. 306 Depot Avenue - Southern Railway Terminal (c. 1904) Vernacular with Classical Revival influence. Designed by Frank P. Milburn, Southern Railway architect. 2 1/2 story brick building with stone foundation and arched brick walkway. Double hung windows with stone sills and lintels, multi-paned pivoting transoms, segmental arches over first story doors with stone keystones and multi-pane transom. Modillions and egg and dart molding along cornice, corbiestepped gables with Palladian-like windows in gable ends. Open asphalt shingled hipped roof train sheds adjacent to terminal. (C).

24. 306 Depot Avenue - Southern Railway Freight Depot (1904) Vernacular with Classical Revival influence, designed by Frank P. Milburn, Southern Railway architect. 2 1/2 story brick center section is flanked on east and west by one story brick sections. Double hung windows with stone sills and lintels, segmental arches over first story doors with stone keystones and multi-pane transom, stone foundation. Projecting bracketed cornice forms base of corbie-stepped gables with narrow triplet windows at gable ends. Building served a freight collection and shipping function tied to the Terminal located adjacent to it. (C).

GAY STREET

25. Gay Street Viaduct - (c. 1918-1919) Multiple single-span structure with concrete T-beam deck and concrete piers designed by Southern Railway. (C).

26. 102-106 S. Gay Street - Emporium Building (c. 1903) Renaissance Revival, three story, brick, three bay, first floor transoms and store windows have been covered with an applied metal covering. Limestone lintels and sills at second story windows, arched third story windows have applied limestone keystones. Side elevation has paired segmental arched 1/1 windows in each of eleven bay divisions with some windows now bricked in. Projecting metal cornice removed. Flat roof. (C).

27. 103-107 S. Gay Street - (c. 1918) Vernacular Commercial, two story, brick veneer, five bay, 6/6 windows, stone lintels, sills and cornice, altered storefront and windows. Irregular shaped building follows curved corner. Flat roof. (C).

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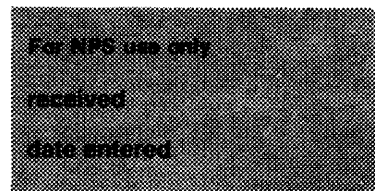
INVENTORY (continued)

Gay Street (continued)

28. 108-110 S. Gay Street - (c. 1906) Vernacular Commercial, four story, brick, two bay, rusticated limestone sills, pressed tin cornice with elaborate brackets, arched windows at fourth story. One applied front over half of first floor storefront while framing for other half remains in place. Flat roof. (C).
29. 109-111 S. Gay Street - (c. 1920) Vernacular Commercial, two story, brick veneer, single bay, limestone sills, pressed tin cornice. Windows and storefront altered. Flat roof. (C).
30. 112 S. Gay Street - (c. 1906) Front facade of brick with limestone sills, lintels and detailing divided into three bays. Note - only front wall left standing after remainder of building was burned and demolished. Original style unknown. (N).
31. 113-119 S. Gay Street - (c. 1920) Vernacular Commercial, two story, brick veneer, four bay, pressed tin cornice, Chicago style second story windows, flat roof. (C).
32. 114-116 S. Gay Street - Sterchi Building (c. 1921) Commercial Style, ten story, brick veneer with terra cotta ornamentation, multi-paned windows in three bay front elevation. First floor storefront altered. Flat roof. (C).
33. 120-126 S. Gay Street - Commerce Building (c. 1891) Italianate Commercial, four story brick divided into four bays with three windows in each bay, with fourth story windows having arched transoms, embossed metal cornice. First floor storefronts altered. Parapet roof. (C).
34. 121-123-125 S. Gay Street - (c. 1920) Vernacular Commercial, two story, brick veneer, three bay with terra cotta ornamentation at stringcourse, cornice, and surrounding second story windows which have multi-paned transoms and windows. First story altered. Flat roof. (C).
35. 128 S. Gay Street - (1915) Vernacular Commercial, three story, brick, three bay with engaged corbeled pilasters dividing windows. Pressed tin cornice with paired brackets, terra cotta panels appearing between second and third stories. Storefront altered and windows boarded. Parapet roof. (C).
36. 129 S. Gay Street - (c. 1895) Classical Revival influence, three story brick with Boom Town roof, decorative cornice and corbeling. Three bays marked by pilasters with Ionic capitals at second and third stories with arched transom over third story windows of center bay. Storefront altered. (C).
37. 131 S. Gay Street - (c. 1918) Vernacular Commercial, two story, brick veneer, single bay, pressed tin cornice, altered storefront, Boom Town roof. (C).

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INVENTORY (continued)

Gay Street (continued)

38. 133 S. Gay Street - (c. 1910) Vernacular Commercial, two story, brick veneer, single bay, multi-paned transom above second story windows, limestone sills, projecting pressed tin cornice above second story windows supported by paired brackets and roofed with Spanish tile. First story altered. Flat roof. (C).

39. 135 S. Gay Street - (c. 1895) Vernacular Italianate Commercial, two story, brick, three bay, pressed tin cornice and corbeled cornice, limestone keystones and sills on second story arched windows. First floor altered. Flat roof. (C).

40. 137 S. Gay Street - (c. 1920) Vernacular Commercial, two story, brick veneer, single bay with altered storefront which shares arched door (probably a later addition) with adjoining building. Flat roof. (C).

41. 141 S. Gay Street - (c. 1890) Vernacular Commercial, two story, brick, single bay, bowed second story window, elaborate pedimented gable end false front forms Boom Town roof, tin cornice with dentils at top of first and second stories which continues on adjoining building. Arched multi-paned doorway with fanlight shared by adjoining building is probably a later addition. Storefront altered. (C).

Jackson Avenue

42. 100 E. Jackson Avenue - Sullivan's Saloon (c. 1889) Romanesque Revival/ Queen Anne, two story brick building with three story corner turret with conical standing seam roof. Corner storefront has paired wooden entry doors and elaborate transom above entry, single oculus window in each of three bays on south elevation facing Jackson Avenue, 1/1 windows with transoms and rusticated stone sills and lintels at second story, third story of turret has 1/1 arched windows with stone sills and trim around arched lintels flanked by pedimented gable ends at west and south elevations, five chimneys. (C). (Already on the National Register as part of the Jackson Avenue Warehouse District)

43. 106 E. Jackson Avenue - (c. 1929) Vernacular Commercial, one story, brick, single bay, single storefront with recessed transoms. Boom Town roof capped with stone trim. (C).

44. 108-110 E. Jackson Avenue - (c. 1903) Vernacular Commercial, two story, brick, three bay, two storefronts with recessed transoms, separate recessed entrance with transom to upstairs. Tripled double hung windows with multi-paned transoms in segmental arch with stone sills and arched brick lintels. Flat roof. (C).

45. 109-113 E. Jackson Avenue - (c. 1925) Vernacular Commercial, two story, brick, three bay building with loading dock in two western bays, storefront windows with entry door and transoms in easternmost bay, paired multi-paned windows in each of bays at second story. Flat roof. (C).

46. 112-114 E. Jackson Avenue - (c. 1910) Vernacular Commercial, two story, brick, two bay, two storefronts with recessed entries with multi-paned transoms, casement windows, flat roof. (C).

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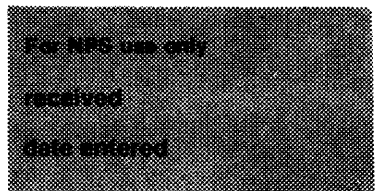
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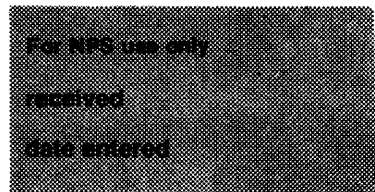
INVENTORY (continued)

Jackson Avenue (continued)

47. 115-119 E. Jackson Avenue - (c. 1930) Vernacular Commercial, three story brick with recessed storefront and loading dock on first story, two bays on each of upper stories with paired multi-paned windows with stone sills. Flat roof. (C).
48. 116-118 E. Jackson Avenue - (c. 1910) Vernacular Commercial, two story, brick, two bay structure with metal storefront cornice and metal top cornice with brackets. Recessed entries with transoms behind drive in storefront. Flat roof. (C).
49. 200 E. Jackson Avenue - (c. 1910) Vernacular Commercial, two story, brick, three bay, recessed step up entry, transoms over display windows have been covered and have stone sills, pedimented hood with brackets over door, triple hung multi-paned windows, corbeled frieze, flat brick sills and lintels, basement windows with stone sills visible on sidewalk level, flat roof. (C).
50. 103 W. Jackson Avenue - (c. 1900) Vernacular Commercial, two story, brick, three bay, recessed entry altered, covered store windows. Transoms above entry and store windows, metal storefront cornice, rectangular recessed windows with transoms on second story, corbeled brick cornice at top of building, flat roof capped with stone trim. (C). (Already on the National Register as part of the Jackson Avenue Warehouse District)
51. 105 W. Jackson Avenue - (c. 1900) Vernacular Commercial, three story brick structure with two bay storefront covered with applied material. 1/1 windows with stone sills and lintels at second and third stories, metal storefront cornice, projecting metal cornice at top of building. Flat roof capped with stone trim. (C).
52. 116 W. Jackson Avenue - (c. 1925) Vernacular Commercial, three story, brick, four bay building with altered storefronts and altered multi-pane windows in each of the bays. Contrasting stone trim in top cornice. Flat roof. (C).
53. 118 W. Jackson Avenue - (c. 1900) Vernacular Commercial, three story, brick, single bay, storefront and display windows with transoms, multi-pane windows with stone sills on upper floors, contrasting stone trim along cornice. Flat roof. (C).
54. 121-123 W. Jackson Avenue - (c. 1900) Romanesque Revival influence, 3 1/2 story brick structure. Engaged rusticated stone columns surround wooden storefronts with wooden double entry doors and glass transoms with wooden dentil molding below transoms. Easternmost building is known as the Carhart Building, three bay, 4/2 second story windows with transoms, stone sills, lintels and impost, third story windows have multi-paned transoms, arched stone lintels and keystones, arcaded cornice, flat roof capped with stone trim. Westernmost building is three bay and has paired 1/1 double hung windows with stone lintels and sills on second story, paired 1/1 windows with arched transoms and lintels with applied keystones on third story, arcaded cornice with stone impost, projecting roofline. Although the facade appears to be two buildings, the structure has always been used as one building. (C). (Already on the National Register as part of the Jackson Avenue Warehouse District)

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INVENTORY (continued)

Jackson Avenue (continued)

55. 122 W. Jackson Avenue - (c. 1900) Commercial Vernacular, five story, brick, building is two bay with double entry doors and storefront windows with transoms on first floor, three window openings in each of the bays on second story, third and fourth story windows have been altered, multi-pane windows on fifth story, diamond patterned brick work above second story windows, arched corbeled brick work above third story, projecting metal cornice above fifth story, flat roof. Now used as one structure with inventory number # 56 - (C). (Already on the National Register as part of the Jackson Avenue Warehouse District Extension)
56. 122 W. Jackson Avenue -(c. 1900) Romanesque Revival influence, five story, brick, two bay with altered storefront, central entry and transoms, jalousie windows on second story, third story windows have stone imposts supporting two stone arches each with 1/1 windows, below stone belt course on fourth story are two pairs of three 1/1 arched windows flanked by stone imposts, fifth story has two sets of three each 1/1 rectangular windows. Flat roof. (C). (Already on the National Register as part of the Jackson Avenue Warehouse District Extension)
57. 125-127 W. Jackson Avenue - (c. 1890) Classical Revival influence, 3 1/2 and 4 1/2 story brick building with six bays and two divided storefronts, recessed entries, multi-paned diamond patterned transoms over entries and storefronts. Paired 1/1 double hung windows separated by brick columns capped by terra cotta capitals, applied terra cotta wreaths and garlands between second and third stories. Projecting bracketed cornice, building capped by arcaded cornice with terra cotta wreaths. Flat roof. (C). (Already on the National Register as part of the Jackson Avenue Warehouse District)
58. 129-131 W. Jackson Avenue - (c. 1895) Classical and Romanesque Revival influence, 3 1/2 story, brick, two bay, double storefront with transoms divided by stone columns, stone belt courses above storefronts. Second story has paired 1/1 double hung windows with stone lintels and sills. Third story has 1/1 windows, arched with dentils and stone keystones, sills and imposts. Arcaded cornice with stone imposts. Flat roof capped with stone trim. (C). (Already on the National Register as part of the Jackson Avenue Warehouse District).
59. 132-134 W. Jackson Avenue - (c. 1900) Four story, brick, two bay, two altered storefronts with transoms over doors, Aluminum applied to entire facade above storefront. Flat roof. Original style unknown due to alterations. (N).
60. 200-202 W. Jackson Avenue - (c. 1920) Commercial Style, six story, brick, two bay, multi-paned pivoting windows with stone sills above first story. Stone belt courses below sills of first and second story windows, brick pilaster divides facade above first story. Flat roof. (C).
61. 205-207 W. Jackson Avenue - (c. 1870) Vernacular Commercial, one story, brick, twenty bay with gable roof, arched garage entries and brick pilasters. Originally part of Southern Railway complex. (C).

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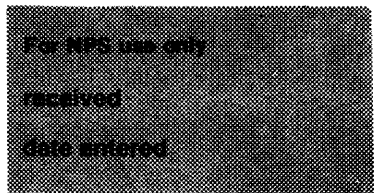
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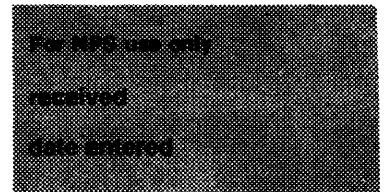
INVENTORY (continued)

Jackson Avenue(continued)

62. 214 W. Jackson Avenue - (c. 1900) Commercial Style, five story, brick, five bay, multi-paned pivoting windows on upper floors, transoms over first story windows, arches at opposite ends of first story. Projecting cornice with vertical corbeling at each corner of facade. Flat roof. (C).
63. 304-306 W. Jackson Avenue - (c. 1920) Vernacular Commercial, three story, brick veneer, three bay, 6/6 windows with stone lintels, altered storefronts, flat roof. (C).
64. 308-310 W. Jackson Avenue - (c. 1906) Vernacular Commercial, three story brick veneer with three bays, two which are garage openings at street level, one of which is an altered storefront. Multi-paned paired casement windows on second and third stories. Boom Town roof. (C).
65. 312-314 W. Jackson Avenue - (1903) Vernacular Commercial, three story, brick, two bay, corbeling above third story windows. Recessed transom over first story doors and windows. Metal casement multi-paned windows with moveable center section. Flat roof. (C).
66. 401 W. Jackson Avenue - (c. 1870) Vernacular Commercial, one story, brick, twenty bay with hipped roof, arched garage entries and brick pilasters. Originally part of Southern Railway complex. (C).
67. 408 W. Jackson Avenue - (c. 1910) One story, brick, single bay with vertical paneling applied to facade, paired aluminum windows, recessed entry, flat roof. Original style unknown due to alterations. (N).
68. 416 W. Jackson Avenue - (c. 1925) Vernacular Commercial, two story, brick veneer, three bay with first story end bay housing doorway with transom, middle first story bay has store window with transom, third bay has garage door, multi-pane fixed windows in each bay of second story. Stone pommels top bricked pilasters which divide base. Stone base and second story window sills. Flat roof. Now used as one building with inventory #69. (C).
69. 416 W. Jackson Avenue - (c. 1925) Vernacular Commercial, one story, brick veneer with loading bay in storefront. Stone base and cornice, round stone pommels at cornice line, Boom Town roof. Now used as one building with inventory #68. (C).
70. 501-503 W. Jackson Avenue - (c. 1900) Vernacular Commercial, four story, brick, paired windows in each of four bays, limestone sills and cornice. Recessed masonry panel marks division between floors. 2/2 paired windows at second and third floors, and 1/1 paired arched windows with transom at fourth floor. Garage doors on first floor. Flat roof. (C).

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Continuation sheet Historic District Item number 7 Page 11

INVENTORY (continued)

Jackson Avenue (continued)

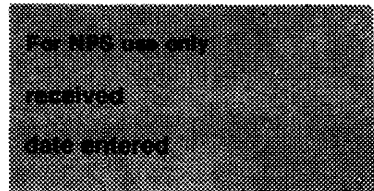
71. 505-507 W. Jackson Avenue - (c. 1900) Vernacular Commercial, six story, brick, two bay, pressed metal cornice, stone sills and belt courses. Arched windows at fourth and sixth stories, flat windows at second, third and fifth stories. Altered storefront. Flat roof. (C).
72. 509-515 W. Jackson Avenue - (c. 1910) Vernacular Commercial, three story, brick, four bay structure with corbeled brick trim at top of each pilaster, stone sills and multi-pane transom over storefront at westernmost bay, overhead doors at other bays, two sets of paired 1/1 windows on upper stories at each bay. Flat roof. (C).
73. 512 W. Jackson Avenue - Sani-Seal Ice Cream Building (c. 1927) Vernacular Commercial, two story, brick veneer, three bay with multi-paned windows, stone sills and cornice. Garage door in center bay. Flat roof. (C).
74. 516 W. Jackson Avenue - (c. 1927) Vernacular Commercial, two story, frame, brick veneer, two bay, altered first floor storefronts, limestone sills at second story windows, limestone cornice, flat roof. (C).
75. 517-519 W. Jackson Avenue - (c. 1920) Vernacular Commercial, six story, brick, two bay with stone sills and cornice trim, awning windows, flat roof. (C).
76. 521-523 W. Jackson Avenue - (c. 1912) Vernacular Commercial, 4 1/2 story, brick, four bay structure. 1/1 double hung windows with limestone sills, recessed arch transom over entrance. Flat roof. (C).
77. 525 W. Jackson Avenue - (c. 1920) Vernacular Commercial, one story, brick veneer, six bay, store windows covered below transoms, patterned brick work over transoms, common bond brick in rear of building, limestone base, flat roof. (C).

State Street

78. 111 State Street - (c. 1925) Vernacular Commercial, one story, brick, five bay loading dock with overhead doors with beaded recessed panels, multi-pane transoms. Metal standing seam shed roof extends width of facade, pivoting windows with flat brick sills beneath shed roof for ventilation. Boom Town roof. (C).
79. 123 State Street - (c. 1925) Vernacular Commercial, one story, brick, facade has large open bay with garage door, facade window with flat brick sill covered. Boom Town roof capped with stone trim. (C).

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INVENTORY (continued)

Vine Avenue

80. 209 Vine Avenue - (c. 1910) Vernacular Commercial, two story, brick, single bay, altered first floor and bricked in second story windows. Stone belt course and applied cornice, Boom Town capped with stone trim, recessed and corbeled decorative brick work. (C).
81. 211 Vine Avenue - (c. 1895) Vernacular Commercial, three story, brick, single bay, first floor facade altered. Metal standing seam roof between first and second stories continued from adjacent building. Windows changed to single pane, fixed with segmental arch brick lintels, stone sills, pressed tin cornice with decorative brackets. Flat roof capped with limestone trim. (C).
82. 213 Vine Avenue - Vernacular Commercial, c. 1930s, one story, brick with stucco, single bay, pressed tin cornice, altered facade, flat roof. (N).

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1870-1935 **Builder/Architect** Multiple

Statement of Significance (in one paragraph)

The Southern Terminal and Warehouse Historic District is being nominated under National Register criteria A and C for its historical and architectural significance in Knoxville, Tennessee. It is the area of Knoxville which, in the late nineteenth century, became the wholesaling center for the city and much of the surrounding region. The buildings that comprise the district illustrate the areas prominence in commerce from the 1870s until the mid 1930s and the impact of rail transportation on that commerce. In addition, the district contains excellent examples of late nineteenth-early twentieth century commercial architecture

Knoxville's prominence as a wholesale center began after the 1830s when developing farm communities surrounding Knoxville were numerous and prosperous enough to provide the economic basis for an active wholesale market. The railroads first came to Knoxville in 1855, and by the 1880s their routes were extensive enough to provide an efficient link between the jobbers in Knoxville and their rural markets in the surrounding seven state area. By the early 1900s, Knoxville was the third or fourth largest wholesale market south of the Ohio River. Wholesale houses lined Gay Street and Jackson Avenue. Light industrial uses such as JFG Coffee and White Lily Flour, both still located in the area, the Armour Meat Packing Company and the Littlefield, Steere & Sanders Candy Factory also depended on rail to ship raw materials in for processing.

In the 1890s and 1900s the area to the south of the Southern Terminal was one of varied activity. Located at the northern edge of downtown Knoxville, it was marked by the distinctive architecture of buildings like the Southern Railway Terminal (c. 1904) and the larger warehouses lining West Jackson Avenue and South Gay Street. Buildings such as the Emporium Building (c. 1903) at 102-106 South Gay Street, the Commerce Building at (c. 1891) 120-126 South Gay Street, and the Carhart Building (c. 1900) at 121-123 West Jackson Avenue illustrate the importance of their builders and the wholesaling industry those buildings represented. While the design of the buildings was determined by functional considerations, many were embellished with decorative elements such as rusticated stone work, patterned brick work and elaborate metal cornices. A very distinctive building in the district, Sullivan's Saloon, now at 100 East Jackson Avenue, was the first business to locate on Central Avenue. Its rich Romanesque Revival ornamentation, size and prominent location have led to its being called the best extant example of a downtown saloon in the southeastern United States.

The establishment of the large scale wholesale and processing companies, coupled with the arrival of rail passengers at the depot, quickly spawned the growth of smaller businesses, particularly along the 100 block of South Central Avenue - saloons, restaurants, bookstores, hardware stores, barber shops, boarding houses, and even the Hotel Atkin, since demolished. Typically, the proprietor of a store in a farm community surrounding Knoxville would travel by train to the city, order whatever stock his store needed from the wholesale merchants who specialized in agricultural implements, seeds, china or glassware, clothing, processed meats, coffins, groceries, cloth, candy, sugar, and other needed goods, and return to his home on the same evening. The wholesale

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

Acreeage of nominated property Approximately 33 acres

Quadrangle name Knoxville, Tennessee

Quadrangle scale 1:24000

UTM References

A

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

B

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

C

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

D

1	7	2	3	6	3	6	0	3	9	8	4	0	3	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 Gail L. Guymon/Planning Technician, Ann Bennett/Planner, and Teresa Irwin/Summer Intern

organization Knoxville/Knox County Metropolitan Planning Commission

date July, 1985

street & number 400 Main Avenue - Suite 403

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. Byer

title Executive Director, Tennessee Historical Commission

date 10/1/85

For NPS use only

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

Entered in 1985
National Register

for Herbert L. Byer
Keeper of the National Register

date 11-18-85

Attest:

date

Chief of Registration

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businesses employed drummers (salesmen), some of whom traveled throughout the region. Others (the street drummers) met incoming passengers at the terminal, guided them to their employers' establishments and to the saloons, restaurants, and other businesses in the area, and then back to their train at day's end.

Residential uses were also present in the area; the upper floors of many two story buildings along the west side of South Gay Street and the 100 block of South Central Avenue were used as lodging, either permanent or transient in nature. In addition, outside and adjacent to the area were residential neighborhoods of large and small frame houses, which have since been demolished. These residential occupants also traded with the businessmen located along South Central Avenue.

Until the construction of the Gay Street Viaduct in 1918-1919, traffic around the terminal was very congested. When the viaduct was constructed it was elevated across the tracks; this construction resulted in sealing off of many original storefronts in the 100 block of South Gay Street, where storefronts were reconstructed at the new street level. Other, more recent street changes have resulted in the realignment of Vine Avenue and its intersection with South Gay Street and the rerouting of First Creek on the southeastern border of the area.

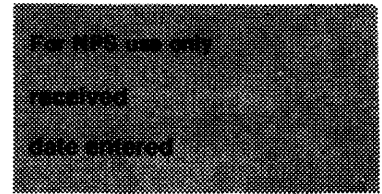
By the late 1910s the growth of the regional wholesaling function of the district stabilized, although the local retailing and wholesale use of the district continued to grow until the 1930s. In later years the diminished importance of rail transportation and the shrinking population of nearby farm centers have combined with other economic and distribution system changes to lessen the vitality of the businesses within the district and of the district itself. Local impressions of the area now combine an appreciation of its history and architecture with a perception of seaminess which has developed in recent years. This perception is probably incorrect, since the area has always had a raucous, seamy facet to its character, even in its heyday.

In the aggregate, the structures comprising the Southern Terminal and Warehouse Historic District illustrate architecture and styling unique to Knoxville and to this region. Basically vernacular in design, the commercial buildings exhibit Romanesque Revival, Classical Revival, Renaissance Revival and Italianate detailing. This grouping of eighty-one buildings and one structure presents a microcosm of the architectural styles present in Knoxville during the late nineteenth and early twentieth centuries, and clearly expresses the commercial prominence achieved by Knoxville through the development of the rail system serving it.

While some of the buildings in the Southern Terminal and Warehouse Historic District have been altered by the application of false coverings on the facade, their scale and the features they retain clearly illustrate their origins. Private rehabilitation is already completed or underway for a number of buildings, while many others have recently been optioned or acquired by local developers interested in rehabilitating them. In addition, that portion of the district along Gay Street is included in the Main Street project of the National Trust for Historic Preservation which will take place in Knoxville over the next three years.

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MAJOR BIBLIOGRAPHICAL REFERENCES

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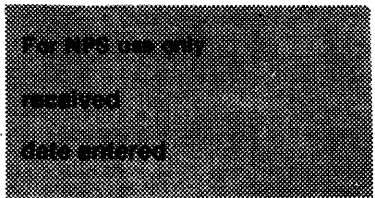
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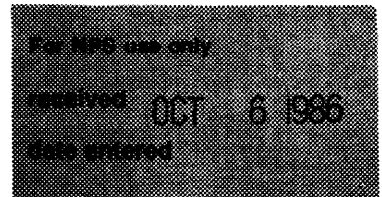
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VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION

The Southern Terminal and Warehouse Historic District is an irregularly shaped area generally including the properties along both sides of East Jackson Avenue in the 100 block, along West Jackson Avenue in the 100 through 500 blocks, along both sides of the 100 blocks of North and South Central Avenue, along both sides of the 100 block of South Gay Street, the property at 106 Depot Avenue, the Gay Street Viaduct, and the Southern Railway Terminal Complex at 306 Depot Avenue. The borders are generally drawn along rear property lines, and include the concentration of commercial and industrial buildings remaining in the area. The district is bounded by areas which have lost integrity, have different uses, or are less than fifty years old.

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The Jackson Avenue Warehouse District (NR 4/11/73) and the Jackson Avenue Warehouse District Extension (NR 3/10/75) encompass a small area of Knoxville that is significant because of its wholesale commercial activities and late nineteenth century architecture. The principal form of transportation for the merchandise was the railroad. As the commercial and wholesale activities in Knoxville expanded during the late nineteenth and early twentieth centuries, making Knoxville a regional center, more warehouses and commercial buildings were constructed near the railroad depot. On November 18, 1985 the Southern Terminal and Warehouse Historic, comprised of the Jackson Avenue districts and additional buildings, was listed in the National Register of Historic Places. This area contains buildings of a similar style and function as the older districts and best represents the late nineteenth century to early twentieth century importance of Knoxville as a wholesale commercial center. The names of the Jackson Avenue Warehouse District and Jackson Avenue Warehouse District Extension (already encompassed by the new district) should be formally changed to reflect the expansion of the area as the Southern Terminal and Warehouse Historic District.

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10/6/88

date entered

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Multiple Resource Area
Thematic Group

Name _____
State _____

Nomination/Type of Review

Date/Signature

Additional information approval
Jackson Avenue Warehouse District ^{+PI} name changed
~~included in~~ the Southern Terminal
and Warehouse Historic District

Keeper	<u>A. Schlegel</u>	<u>11/17/88</u>
Attest	_____	_____
Keeper	_____	_____
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