

The SouthSide Neighborhood 2006



...about the Tree Streets Historical Neighborhood

In 1996, the Tree Streets gained its' first historical recognition by being accepted for the National Register of Historic Places. The Tennessee State Historical Commission awarded our neighborhood Historical Status as the only such neighborhood in Tennessee.

Welcome to the Southside Neighborhood, the Historic "Tree Streets" District of Johnson City. We would like you to share our pride and enthusiasm as we preserve and revitalize one of the most unique and picturesque areas of our city. We designed a brief, self-guided walking tour of the District. As you stroll the neighborhood, we want to heighten your awareness of what you see by pointing out and briefly describing some points of interest. As with most private property, we ask that you confine your stroll to the sidewalks and not invade the privacy of the property owners. The architecture styles used in the neighborhood are quite varied, from log homes to stately manor houses. This pamphlet will help you discover and name a few of these styles. We will give brief comments on just a few of the more unique structures and areas along your path, and also tell you about some of the interesting people who have lived here.





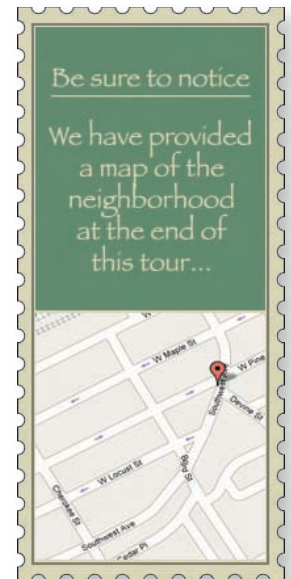
1. Legion Park

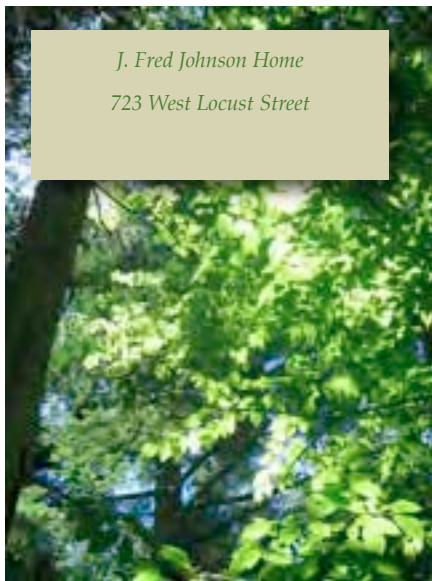
This is an old city park that now joins the new South Side Elementary School grounds. George Carter, a prominent community leader and land developer, created this section of our neighborhood that includes the western portion of our Historic District. This, the Southwest Addition, with the nickname of the Carter Addition, was created in 1909, and planned by John Nolen.

During the early development of the Southwest Addition and Legion Park, the city was in dire need of money. A local business partnership wanted to purchase the park property and build a service station for automobiles. Fortunately for our neighborhood, the property was kept by the city. During WWI, the park was a "Victory Garden," and was planted entirely in wheat. After the war, the American Legion placed a monument in the park honoring all the men from Johnson City who had served in the military and had lost their lives in the defense of freedom. The park was dedicated on the Fourth of July 1922, and was named "Legion Park." It is currently named "Veteran's Park."

2. Young Cemetery

Some of the homes in this area were built before there was any organized settlement in what we now call Johnson City. The first settler to our extended neighborhood was Robert Young, who received a land grant from the King of England in the amount of 640 acres. His grandson, James T. Young built the first home of record about 1780 in the area just off Cedar Place and Virginia Street. He built a log cabin and established a burying ground beside it. The family cemetery is still there, bordering on Virginia Street.





3. Cedar Place

After building his log house on Cedar Place, he had constructed in 1812, a new colonial-style brick house in front, at 1117 Cedar Place. This was remodeled in 1900. The walls are four bricks thick. In this house, people of the area met for religious study and organized the First Christian Church of Johnson City. They later moved to a structure downtown. This home is the oldest occupied house in Johnson City.

4. Log House, 105 Boyd Street

This two-story home was built in 1933 by the father of the current resident, who simply wanted to live in a log house. It is constructed from materials of two log barns that stood in Embreeville, TN, near Jonesborough. The workmen were paid 50 cents an hour to build it, with the total construction cost at \$3,500.

5. 1107 Southwest Avenue

This Art Deco style home is interesting in that it was the home of Mr. and Mrs. Leonard Hashy. Mr. Hashy worked for Tennessee Eastman and was such a noted

inventor that the list of his inventions covered two pages.

6. 800 West Locust Street

This large white house was built by George L. Carter for his minister, a Reverend Vaught. The guest house in back was built from the old brick from the local tannery. The home had extensive grounds, going all the way to University Parkway. It was planted with a large apple orchard on the west side. The small white building directly behind the main house was a storage building with the cellar specially constructed and ventilated in the bottom so that apples could be stored at a certain temperature all winter without spoiling. There was also a horse and buggy barn. We are told that the apple orchard was for George L. Carter. He lived across the University Parkway from Locust Street, on what is now University grounds.

7. J. Fred Johnson Home, 723 West Locust Street

Mr. Johnson was a developer and businessman. He attracted many other businessmen to build not only this neighborhood, but all Johnson City. He later moved to Kingsport and helped develop it. He was a brother-in-law of George L. Carter. One of its attractive features is the leather-paneled library.

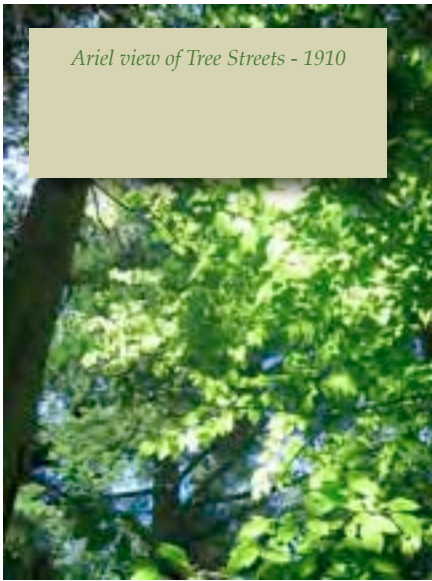


8. Montrose Court, 701 West Locust Street

This originally was a 28-unit apartment building designed by architect D.R. Beeson, Sr. and built in 1922. It featured its own dining and social room as well as a soda shop called the "Montrose Grill." There are unsubstantiated stories that the notorious Al Capone used to visit here frequently. The building was renovated and outwardly restored

around 1984. It was individually listed on the National Register of Historic Places.

Aerial view of Tree Streets - 1910



9. 618 West Pine Street

This one and one-half story brick home once was the home of the Susong Family. Mrs. Susong told us several years ago that this was originally a "firehouse" around 1918-20. The fire engine was kept underneath the house and a driver lived upstairs. The fire engine would often wake her at night as it responded to area fire calls. The derivation of the word "firehouse" comes from just this kind of arrangement. A later style firehouse, built expressly for that purpose, stands behind it at the corner of Boyd and West Walnut Streets.

10. Trolley Car Route

The trolley car route, from downtown where the former Johnson City Power Board was (100 North Roan Street) came up Southwest Avenue and turned right onto the 600 block of West

Pine. The route was specifically developed in 1911 to serve the newly opened East Tennessee State Normal School, now called East Tennessee State University.



11. John Alan Maxwell House, 428 Locust Street

This was the home and studio of this famous illustrator. Until some three years ago, one could see the huge skylight extending from the back roof. Mr. Maxwell was best known for illustrating the dust covers of historical novels from the 1940's through the 1960's. He also rendered historical commemorative plates, maps and murals. His

art work decorates the covers of such novels as *Fighting Angel* by Pearl S. Buck and *Mutiny on the Bounty*.

12. Wood Family Home, 119 West Pine

The Wood family lived in this two-story wooden home for many

years. The most famous family member was Catherine Wood, who married a preacher from Scotland by the name of Peter Marshall. Peter was a chaplain of the United States Senate and at his death Catherine wrote the book, *A Man Called Peter*. She then wrote about her mother in *Christy*. She had three best sellers on the New York Times book list at one time. Catherine wrote and researched most of *Christy* while staying with her aunts. A movie based on *Christy* was filmed in the Great Smokey Mountains around 1994.

13. McMackin House, 1304 Spring Street

We are told that within the walls of this clapboard siding home stands a log cabin! The current structure grew around the log house as family space needs changed. The cabin is from unknown origin and stood near the spring nearby that gives Spring Street its name.

Postcard of First United Methodist Church, Spring Street



14. 1st United Methodist Church

This Church was built and opened for worship in 1928. Its interior woodwork and stained glass are classic and unrivaled within East Tennessee. Throughout the main Church structure one may find splendid examples of early Christian symbolism in the windows, tile floors and oak leaf carvings. An extensive restoration of the Church was completed in 2005. We have a neighborhood display just inside the main lobby door at 900 Spring Street.

15. 200 West Maple Street

This two-story home built circa 1882 by Union General John T. Wilder. He was the highest ranking general in this area during the War of the Great Rebellion. The small building to the rear of the house was his office. There was a big barn on the west side where he kept horses and milk cows. General Wilder was a speculator and developer. One of his most memorable ventures was the Cloudland Hotel, built atop Roan Mountain on the TN / NC state line in 1885. He helped establish a railroad, the Carnegie Land Company, a blast furnace and purchased numerous acres out-of-state for coal mining purposes.



Defining Architectural Style in the Tree Streets

Colonial Revival

The Colonial Revival style has clearly become one of the most dominant styles of architecture in the 20th century. Towards the end of the 19th century, American society became intensely preoccupied with preserving its historical past. This was due, in part, to the massive immigration that resulted after the Industrial Revolution. Identified by a more classical, symmetrical facade with a central doorway, the Colonial Revival home finds its inspiration from the early homes of our colonial past. This style encompasses a range of adaptations such as the Georgian (monumental porches, elaborate detailing), Federal (flat facade, lighter details) or Dutch Colonial (clipped or gambrel rooflines).



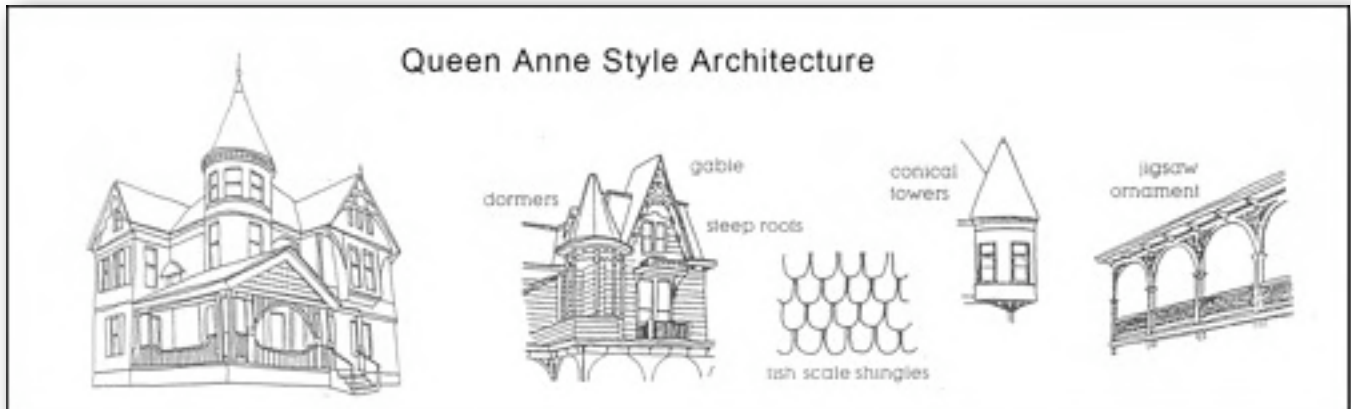
Bungalow

Simple and straightforward in design, the bungalow was in direct contrast to the more formal 19th century Victorian home. The bungalow became a popular building type at the turn-of-the-century as the middle-class population began to rapidly expand. Bungalows were affordable and practical, and because one could be built by anyone who knew how to use a hammer they encouraged a return to pre-industrial craftsmanship. Many, in fact, could be mail ordered and assembled on site by the owner. The typical bungalow is usually a one-story structure with a wide, flat-pitched roof. Structural members like roof rafters are often exposed and emphasized. The bungalow always has a covered front porch with its roof supported by piers of stone or brick.



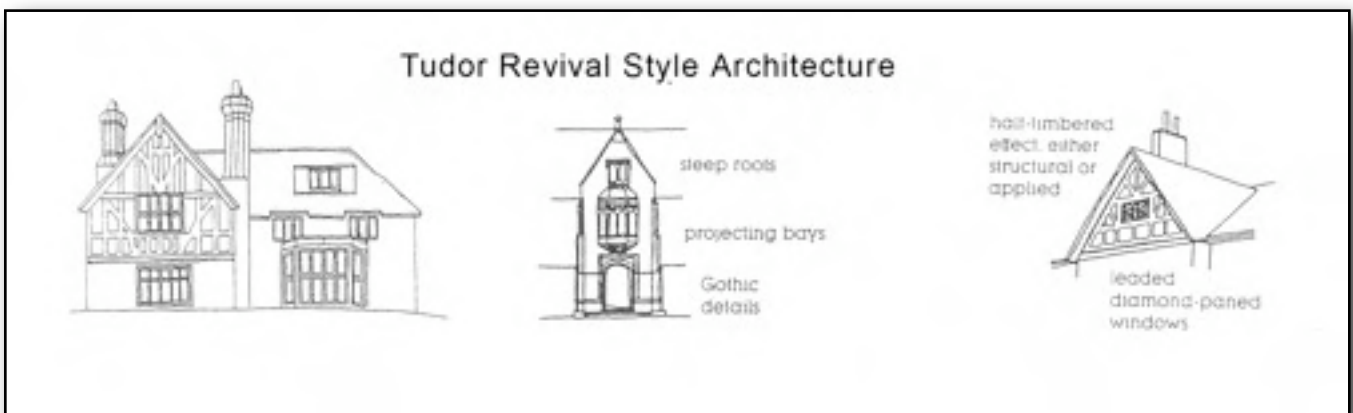
Queen Anne

Decoratively rich in appearance, the Queen Anne style is composed of a variety of textures, materials, colors and forms. The term originated in 18th century England to describe a style of architecture in which a variety of classical forms are attached to a structure modeled after an earlier medieval pattern. In 19th century American society this style became popular among the newly rich, symbolizing the wealth and success brought about by the industrial era. As you walk through the neighborhood, look for distinctive Queen Anne elements such as an irregular design, conical towers, multi-gabled rooflines, elaborate woodwork, wrap-around porches and multi-colored exteriors.



Tudor Revival

The "Old English" or Tudor style reached its peak of popularity in America between 1920 - 1940. Its clean and simple lines are patterned after a later English medieval architecture, particularly that of the Elizabethan and Jacobean eras. On earlier medieval buildings the structural timber posts and beams would have been filled with clay or mud. This style is most easily identified by its steep gabled rooflines and decorative half-timbering. The most prominent example of the Tudor Revival style in the Tree Streets is Montrose Court. However, variations of this style can be found on several single-family homes in the neighborhood. On your stroll, keep an eye out for the following elements:



Architecture Styles in the Neighborhood

Tudor Revival	Adaptation	Yr Built
<i>701 West Locust</i>		<i>c. 1922</i>
<i>706 Southwest</i>		<i>c. 1920</i>
<i>1121 - 1125 Cedar Place</i>		<i>c. 1940</i>
<i>727 West Pine Street</i>		<i>c. 1935</i>

Colonial Revival	Adaptation	Yr Built
<i>1113 Southwest</i>	<i>Federal</i>	<i>c. 1940</i>
<i>1117 Southwest</i>	<i>Georgian</i>	<i>c. 1910</i>
<i>701 West Pine Street</i>	<i>Georgian</i>	<i>c. 1920</i>
<i>732 West Pine Street</i>	<i>Dutch</i>	<i>c. 1944</i>
<i>709 West Pine Street</i>	<i>Dutch</i>	<i>c. 1920</i>

Bungalow	Adaptation	Yr Built
<i>1107 Cedar Place</i>		<i>c. 1935</i>
<i>515 West Maple</i>		<i>c. 1931</i>
<i>608-614 West Maple</i>		<i>c. 1920</i>
<i>618 West Maple</i>		<i>c. 1932</i>

Queen Anne	Adaptation	Yr Built
<i>700 West Locust</i>		<i>c. 1890</i>
<i>707 West Pine Street</i>		<i>c. 1910</i>
<i>106 West Pine Street</i>		<i>c. 1900</i>

Map of the Tree Streets Neighborhood



A MAP FOR THE STROLLING TOUR OF THE SOUTHSIDE NEIGHBORHOOD "TREE STREETS" HISTORICAL DISTRICT

- | | | |
|-------------------|--------------------|--------------------------|
| 1. LEGION PARK | 6. REV. VAUGHT | 11. JOHN ALAN MAXWELL |
| 2. YOUNG CEMETERY | 7. J. FRED JOHNSON | 12. CATHERINE WOODS |
| 3. CEDAR PLACE | 8. MONTROSE COURT | 13. MCMACKIN |
| 4. LOG HOUSE | 9. "FIREHOUSE" | 14. 1ST UNITED METHODIST |
| 5. HASHY HOUSE | 10. TROLLEY ROUTE | 15. GENERAL WILDER |

