MORRISTOWN
HAMBLEN COUNTY
TENNESSEE

# Downtown Core Commercial District
# Architectural and Historical Survey


*The City of Morristown*
*City Center*
*100 W. 1st North Street*
*Morristown, TN 37814*

*Tennessee Historical Commission*
*Clover Bottom*
*2941 Lebanon Road*
*Nashville, TN 37243*






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Thanks are due to many for their support during the development of this survey: Todd Morgan, now with Knox Heritage, for initiating this effort, and for his invaluable collection of historic photographs, postcards, and news clippings; Alan Hartman, City of Morristown Development Director, for acting as liaison with the City; Barbara Garrow, Director of Morristown Crossroads, for acting as liaison with the local business community; the volunteer staff at Hamblen County Archives; the individuals who have through the years taken upon themselves the often thankless task of recording local history; and, of course, the residents and businesspeople of Morristown for sharing their information, enthusiasm, and optimism.

The activities that have enabled this publication have been financed in part by funds administered by the Tennessee Historical Commission. We would also like to thank the THC staff for their guidance and assistance. Comments and opinions expressed in this document, however, do not necessarily represent those of the Tennessee Historical Commission.

BREWER
INGRAM
FULLER
*Architects Inc.*

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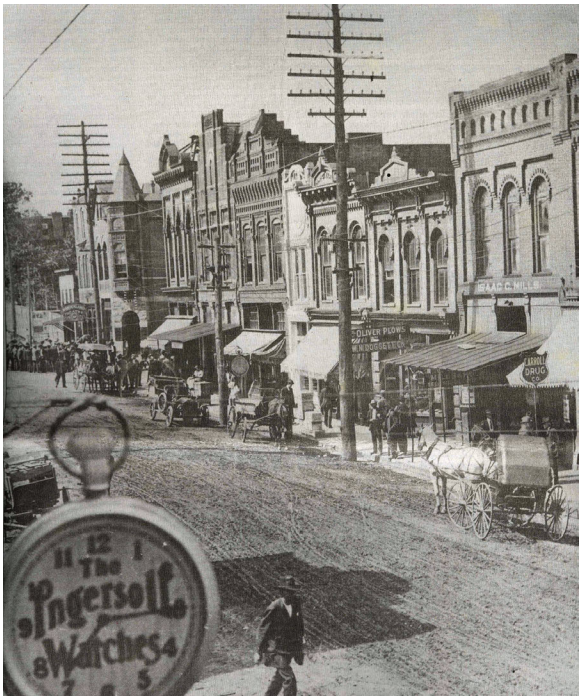
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*Historic postcard, W. Main Street.*

Funded by the City of Morristown and a grant by the Tennessee Historical Commission, Brewer Ingram Fuller Architects was engaged to conduct an architectural and historical survey of the city's Downtown Commercial Core. This project builds on a previous survey conducted by the Tennessee Historical Commission in 1980 and a draft National Register Nomination for a proposed "Main Street Historic District" completed in 1992. The defined survey boundaries consist of 92 property parcels and a lesser number of buildings; several buildings within this area have divided ownership since their original construction, and at least one parcel spans two historic buildings. The survey boundaries encompass the six blocks currently described as the Downtown Core.




*W. Main Street, ca. 1900.*

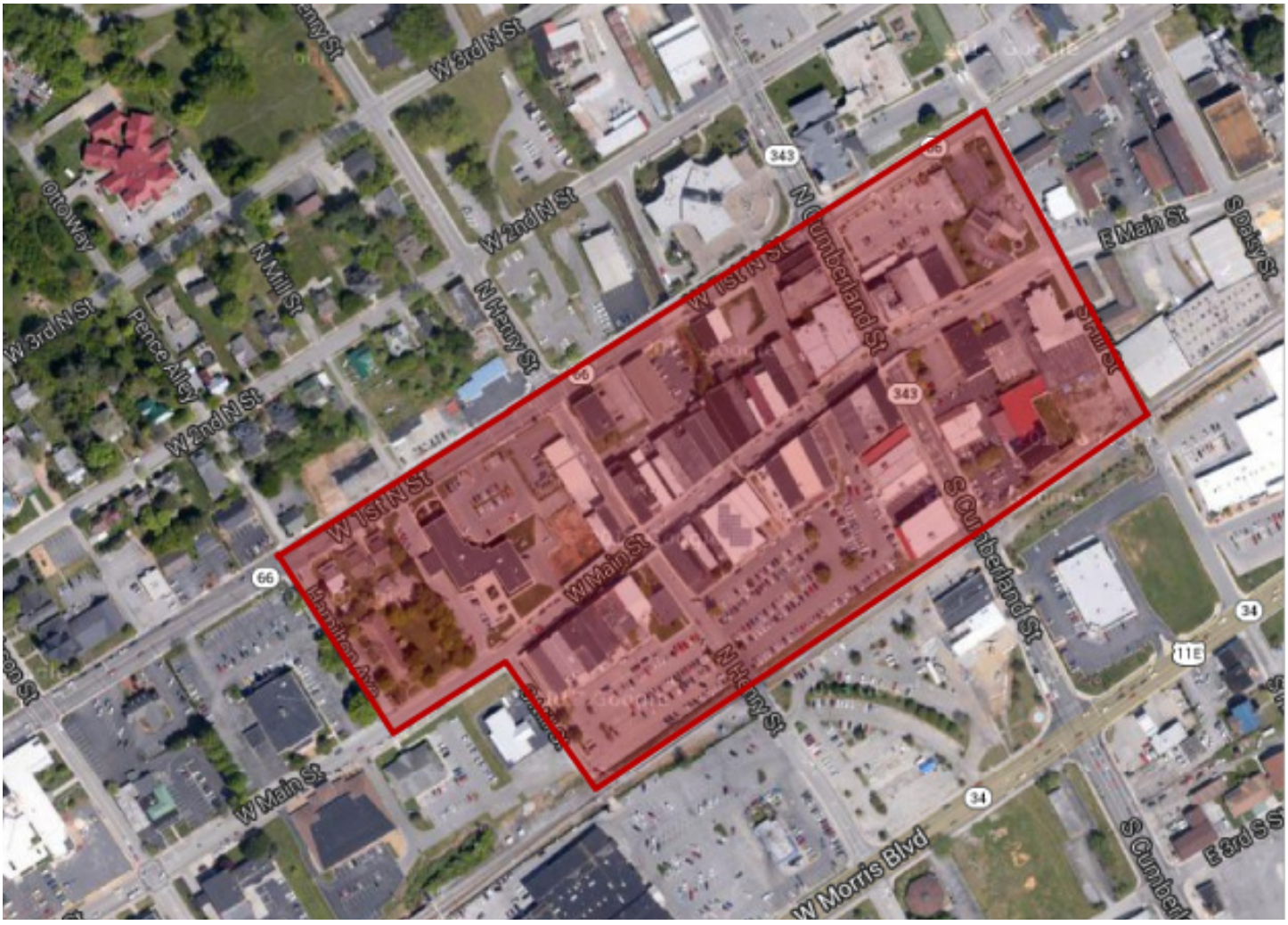
The Downtown Core Commercial District is located in the approximate center of the City of Morristown, bounded on the north by 1st North Street, on the east by Hill Street, on the south by the main line of the Norfolk & Southern Railway, and on the west by Mill Street and Hamilton Avenue. Morristown is the county seat of Hamblen County, though it pre-dates the establishment of the county, which was formed in 1870 from parts of Jefferson, Grainger, and Greene Counties. It is the only incorporated municipality in Hamblen County, the third smallest in area of Tennessee's 95 counties. The District is located on Turkey Creek. Historically, it grew around the intersection of the East Tennessee, Virginia and Georgia Railroad (the present Norfolk & Southern line), the North Carolina Branch of the E.T.V.&G. Railroad, and the Morristown and Cumberland Gap Railroad. U.S. Highway 11E previously was routed along 1st North Street at the north edge of the survey boundary, but is presently routed along a bypass one block south. U.S. Highway 25E previously was routed along Cumberland Street through the survey area, but currently bypasses the District a mile to the east. Interstate 81 passes five miles to the south of the survey area.

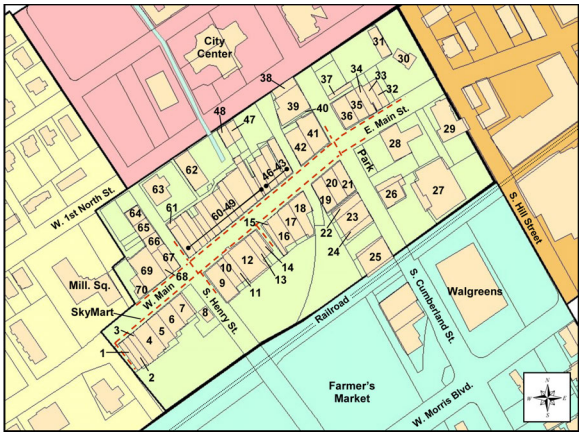


*Skymart at W. Main Street, ca. 1967.*

As the historical commercial center of Morristown, the survey area generally consists of a low-rise urban condition interspersed with surface parking lots. The district is generally at an elevation of around 1300 feet, with a shallow valley toward the center corresponding with the location of Turkey Creek, which is channelized at the northern boundary of the study area, but otherwise passes through the Downtown Core within a culvert.

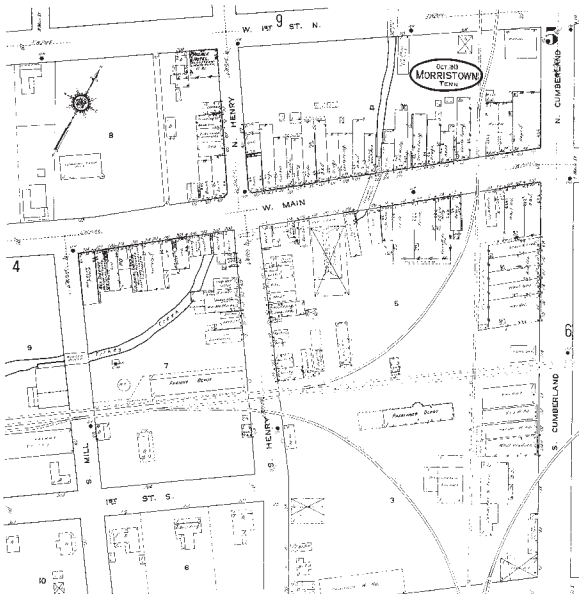
**Study Area Boundary**












Before beginning field work, maps were collected that covered the project area. A tax parcel map was provided by the City of Morristown's GIS department, and a numbered parcel map of the "Downtown Core" was provided by Crossroads Downtown Partnership, Morristown's Main Street Program. These maps were combined to create the map by which the survey was conducted, utilizing Crossroads' building numbering system for organizational purposes, with additional numbers appended to cover properties included within the study area but not included within their district map. Using the State of Tennessee's online Historical Commission Viewer, and correlating the data entries pertaining to the previous survey of Morristown undertaken by the Tennessee Historical Commission with THC's black and white photography from this earlier survey, each property was entered into a database. Properties that had been assigned County/Survey numbers during the previous efforts were then distinguishable from properties that have since fallen into the 50-year window for National Register consideration or which must otherwise currently be considered in a survey update.

Published histories of Morristown and Hamblen County were reviewed for their insights into the patterns of settlement and historical development of downtown Morristown. The local archive of historic photographs held by the Rose Center was examined, and historical maps were located. Old City Directories at Hamblen County archives were used to track building and former business names.

Of particular help in visualizing the urbanization of the downtown core was a remarkably complete set of fire insurance maps for Morristown, produced by the Sanborn Map and Publishing Co. of New York. Maps of the downtown area exist from 1887, 1892, 1897, 1903, 1908, 1913, 1922, 1931, and 1962. These maps indicate building sizes and heights, wall and roof construction materials, building uses, and in some cases, internal structural systems, stairway locations, and fenestration patterns.

Field reconnaissance began in December 2013 and was completed in March 2014. Dan Brewer and Arin Streeter of Brewer Ingram Fuller Architects, with the assistance of Ann Bennett, retired preservation planner formerly of Knoxville/Knox County's



Metropolitan Planning Commission, assembled notes on architectural styles and features of the structures within the survey boundary[1], filled out survey forms, interviewed selected building owners and tenants, and completed digital photography. Every building that is not obviously of a construction date after 1965 was included in the data-gathering process, with THC's "Tennessee Historical and Architectural Resource" forms completed for each, and with photography done on all buildings within the study area, regardless of construction era.

The majority of the subject buildings exhibit varying degrees of deterioration, and most exhibit characteristics of several periods of architectural updates, of varying quality. Most notable are changes made to the structures in conjunction with and in order to accommodate the Skymart, the elevated walkway system completed in 1965, and as part of the accompanying Urban Renewal project that cleared two half-blocks on the south of the study area for surface parking, encouraging adjoining property owners to modify the rear facades of these buildings, previously opening only to alleys, as public entrances[2]. These modifications were noted by the survey team.



Buildings were evaluated for their historical integrity, both individually and as part of the larger historical commercial district. The Skymart itself was photographed and evaluated as an example of 1960s urban planning ideals.

The evaluations of this survey were done in conformance with the criteria for eligibility for listing in the National Register of Historic Places[3]. Properties evaluated under these standards may be considered significant under four categories:

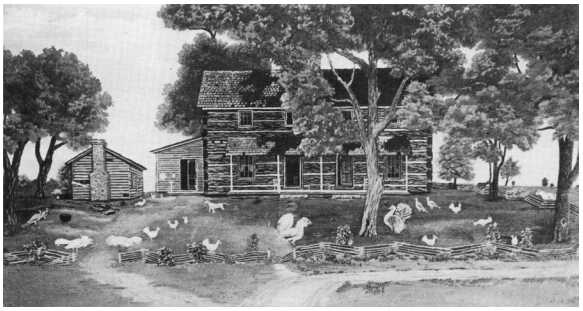
A. Association with events that have made a significant contribution to the broad patterns of our history.
B. Association with the lives of persons significant in our past.
C. Embodying distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.
D. Has yielded, or is likely to yield, information important to history or prehistory.

Although the preparation of a nomination to the National Register is not a part of this survey project, it is understood that this may be a desirable next step. As such, recommendations are included in this report for the boundaries of a potential Main Street Historic District. Under the National Park Service's criteria for evaluation, with the exception of the U.S. Post Office building at 134 N. Henry Street, which is already individually listed on the NRHP, the buildings of the district would be considered significant under Criterion C.

1. Good general architectural style guides include *A Field Guide to American Architecture – The Periods, The Styles, The Form and Function of Historical Buildings from Colonial Times to Today*, by Carole Rifkind, 1980; and *A Field Guide to American Houses*, by Virginia and Lee McAlester, 1984.
2. It was projected in the 1963 Urban Renewal report that the plan would stimulate $5,000,000 in new private construction and $900,000 in rehabilitation of existing structures.
3. See *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, published by the U.S. Department of the Interior, National Park Service, and available online.




*Nashville Public Square; HABS (R. Dunay); from* Rifkind. *Illustrating Italianate ornament.*

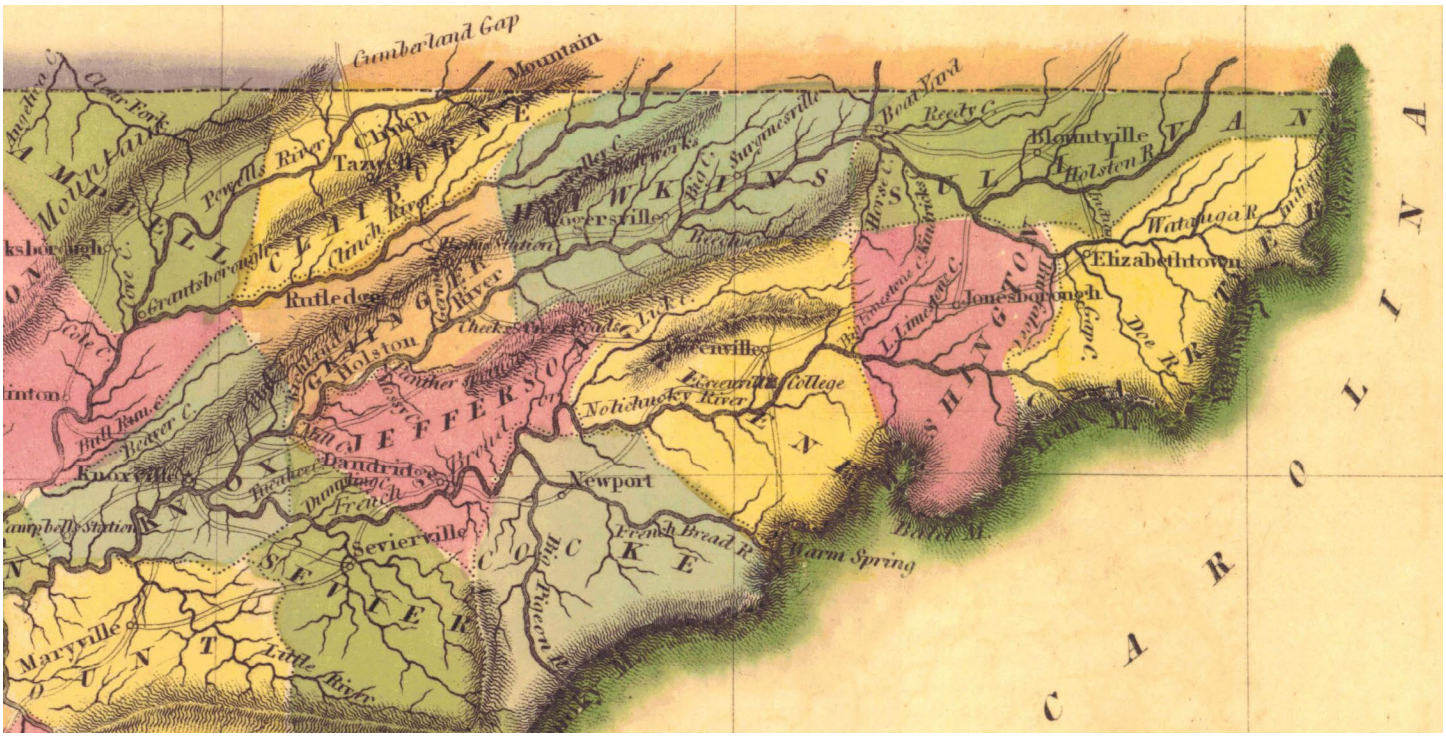


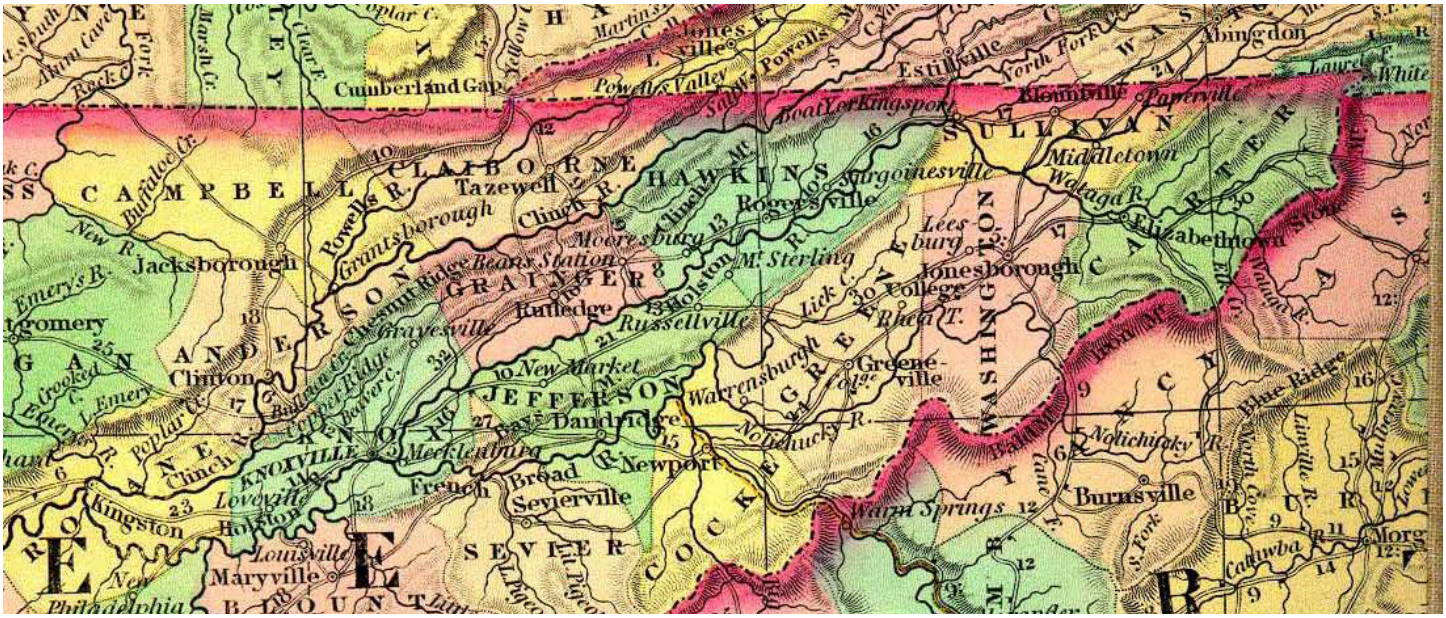
*Gideon Morris House, formerly located near S. Cumberland Street. From a painting by T. W. Purkey.*

While settlers began arriving in the valleys of the Watauga, Nolichucky, and Holston Rivers in the 1760s and 1770s, the area now making up Hamblen County was not settled until around 1783, with the arrival of Robert McFarland and Alexander Outlaw from Virginia, who settled on lands around Chucky Bend. In 1787, land grants were issued by the state of North Carolina to Edward and Jessie Riggs for over 1000 acres, and to Gideon Morris, of the Watauga Settlement, for 400 acres. An additional 200 acres were granted to Morris in 1791. Other settlers arrived from Watauga and Carter's Valley. The present city of Morristown is located almost entirely on the lands of Gideon Morris. From the very beginning, it was known as Morristown.

The town itself developed around a crossroads. The east-west trail had likely been an Indian trail, further developed in the 1780s as settlers moved in along the Nolichucky River. By 1792 it was surveyed as the stage road from Abingdon, Virginia, to Knoxville, known sometimes as the Great Road. Today, the line of this road follows Main Street through downtown Morristown. The north-south route, known as Buffalo Trail, likely began as an animal path to salt licks on the Clinch River. Continuing north to Cum-

*Northeast Tennessee section of* Geographical, Statistical, and Historical Map of Tennessee, *1822, by Carey & Lea, Philadelphia. The Morris Settlement is not shown, but was five miles west of Cheeks Cross Roads on the Great Road, at the border between Grainger and Jefferson Counties.*






*Northeast Tennessee from Henry Schenk Tanner's* U.S. Map Book*, 1834. Morristown is still not shown, though the development of its crossroads is evident between New Market and Russellville.*

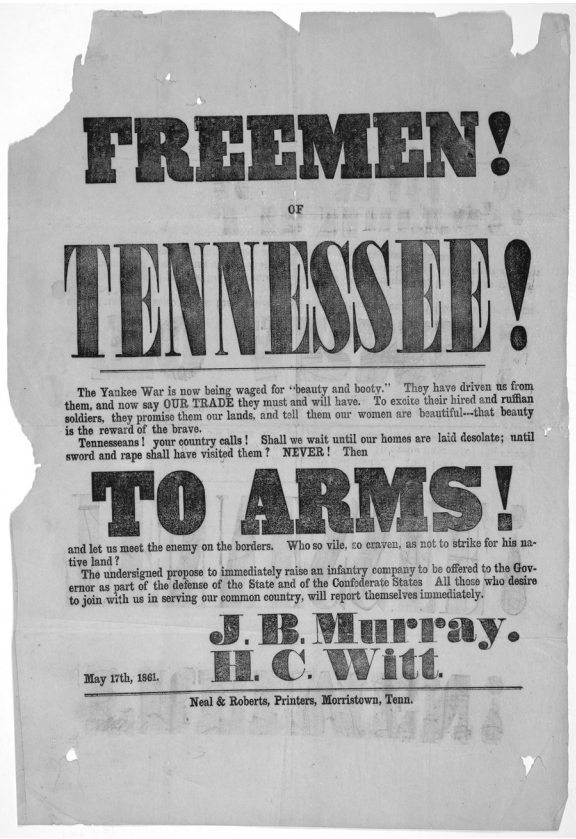
berland Gap, it became an extension of Daniel Boone's Wilderness Trail. Through the downtown area, this road is followed by present-day Cumberland Street. Some 200,000 settlers travelled these routes in the latter part of the 18th century.

By 1833, when a post office was established in Morristown, the town consisted of one store, a blacksmith shop, and several dwellings, mostly of logs. Most houses were located near Turkey Creek, then known as Cub Creek or Sweetens Creek. The stage road now stretched from New York to New Orleans. Morristown's location along this route encouraged persons of entrepreneurial spirit to develop accommodations and provisions for the travelers along this road. But travel of any distance was slow and laborious. No wholesale centers existed nearer than Baltimore, Maryland, or Charleston, South Carolina, and it was a journey of several weeks to reach either of these cities. As early as 1839, citizens sought to secure a railroad through Morristown. In 1852, the East Tennessee and Virginia Railroad was chartered. Completed in 1858 and later consolidated with the East Tennessee and Georgia Railroad as the East Tennessee, Virginia, and Georgia Railroad, it was the first railroad built in East Tennessee, roughly duplicating the path of the old stage road. Around the same time, a charter was given for work to begin on the Cincin-

nati, Cumberland Gap, and Charleston Railroad, which in Morristown paralleled the old Buffalo Trail, although no part of it was finished until 1867, following the Civil War.

Morristown was incorporated in 1855. By 1860, its population stood at around 500. Its first newspaper, *The American Statesman,* published by F. W. Wylie and H. C. Craig, was begun in 1857, but ceased publication soon after. H. C. Graves launched the *Religious Intelligencer* in 1858, which continued publication until 1861. Merchants in the 1850s included J. W. Nicodemus, M. Carriger & Bros., Sawyers & Jackson, John M. Coffin, Drury Morris & Co., Read & Noe, J. M. Mims, and J. W. Clyne. At least two inns were in operation. Manufacturing remained small-scale, although a mill had been established by Samuel & Milton Shields as early as 1830.

*Broadside printed in Morristown by Neal & Roberts, 1861. (Library of Congress)*



FREEMEN!

OF

TENNESSEE!

The Yankee War is now being waged for "beauty and booty." They have driven us from them, and now say OUR TRADE they must and will have. To excite their hired and ruffian soldiers, they promise them our lands, and tell them our women are beautiful---that beauty is the reward of the brave.

Tennesseans! your country calls! Shall we wait until our homes are laid desolate; until sword and rape shall have visited them? NEVER! Then

TO ARMS!

and let us meet the enemy on the borders. Who so vile, so craven, as not to strike for his native land?

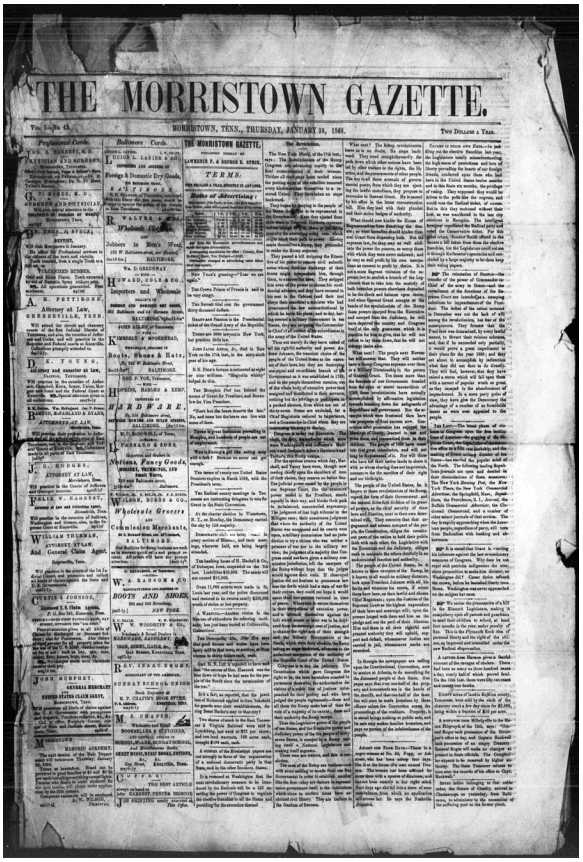
The undersigned propose to immediately raise an infantry company to be offered to the Governor as part of the defense of the State and of the Confederate States All those who desire to join with us in serving our common country, will report themselves immediately.

J. B. Murray.
H. C. Witt.

May 17th, 1861.

Neal & Roberts, Printers, Morristown, Tenn.

The outbreak of the Civil War brought an abrupt end to Morristown's early period of growth, paralyzing both business and industry. While the sympathies of East Tennessee were decidedly mixed, with rural areas generally supporting the Union, the town of Morristown was largely Southern. Nearly all the able-bodied men joined the Southern armies – three companies were raised from the male population of Morristown. Men supportive of the Union left to join Federal units elsewhere, or were forced to leave on account of bushwhackers from both sides, and to avoid conscription into the Confederate forces. Through the War, Morristown was held alternately by both sides. Union Generals Schofield and Stoneman both had headquarters in the town, as did Confederate General and former Vice President John C. Breckinridge. October 1864 saw the Battle of Morristown fought largely in the streets of the town, resulting in a Confederate retreat to Russellville. Gen. Breckinridge retook the city two weeks later, on November 12, 1864, again battling through the town.
After the Confederate surrender in April 1865, the former soldiers of Morristown began to return, to homes and countryside that had been desolated by years of conflict, and they began to rebuild. They were joined by new citizens arriving from the north. Firms that resumed business in 1865 included Waggoner & Bewley; Capt. James Bird; P. Smith & Co.; W. T. Gill; Brown & Noe; and Morris, Kidwell & Co. Publication of the *Morristown Gazette* began in 1866, with W. W. Neal as editor. It was



THE MORRISTOWN GAZETTE.

MORRISTOWN, TENN., THURSDAY, JANUARY 30, 1868. TWO DOLLARS A YEAR.

The Morristown Gazette, *January 30, 1868. (University of Tennessee)*



*Senator William Green of Hawkins County.*

purchased by John E. Helms in 1873, whose family continued its operation for 102 years.

In the early years of settlement of the area, the line dividing Jefferson and Grainger Counties was defined as the old stage road. To the city of Morristown, this arrangement created great difficulties. For legal or governmental purposes, residents south of Main Street were forced to travel several miles to Dandridge. Residents on the north side dealt with even more impediment, being required to cross the Holston River on the way to Rutledge. Citizens petitioned for the creation of a new county. In order to secure his recommendation for its formation, state senator William Green of Hawkins County was given the honor of naming it. Hamblen County, named for Senator Green's grandfather Hezekiah Hamblen, came into being on May 31, 1870, comprised of portions of Jefferson, Grainger, and Hawkins Counties. The courthouse in Morristown was built in 1874; the jail was completed in 1877.

This was a period of growth for Morristown. The population doubled in the mid-1880s. A steam flouring mill operated by G. B. McCrary and R. L. Gaut was joined by other burgeoning industries – H. Loop's sash, door, and blind factory, and the carriage works run by Herbert L. Witt, which became famous for its circus wagons. Drug stores, a paint store, doctors', dentists', and attorneys' offices, silversmiths, watchmakers, tailors, barbers, and other general merchandisers lined Main Street. Downtown had two banks during this time – Lookout Bank, organized in 1874, and the First National Bank of Morristown, structured in 1885.

By the turn of the 20th century, with the crossroads of both vehicular and railroad routes, downtown Morristown found itself ideally situated as a wholesaling center, bringing merchants from the surrounding countryside to the two block area at the east end of Main Street and S. Cumberland Street, where they could be supplied with hardware, dry goods, groceries and produce by wholesale concerns including Whittaker, Holtsinger, Myers, Hale Bros., Wells-Harrell, Hasson-Bryan, Taylor, and in later years, Wallace.

The Great Depression brought its share of struggles to Mor-

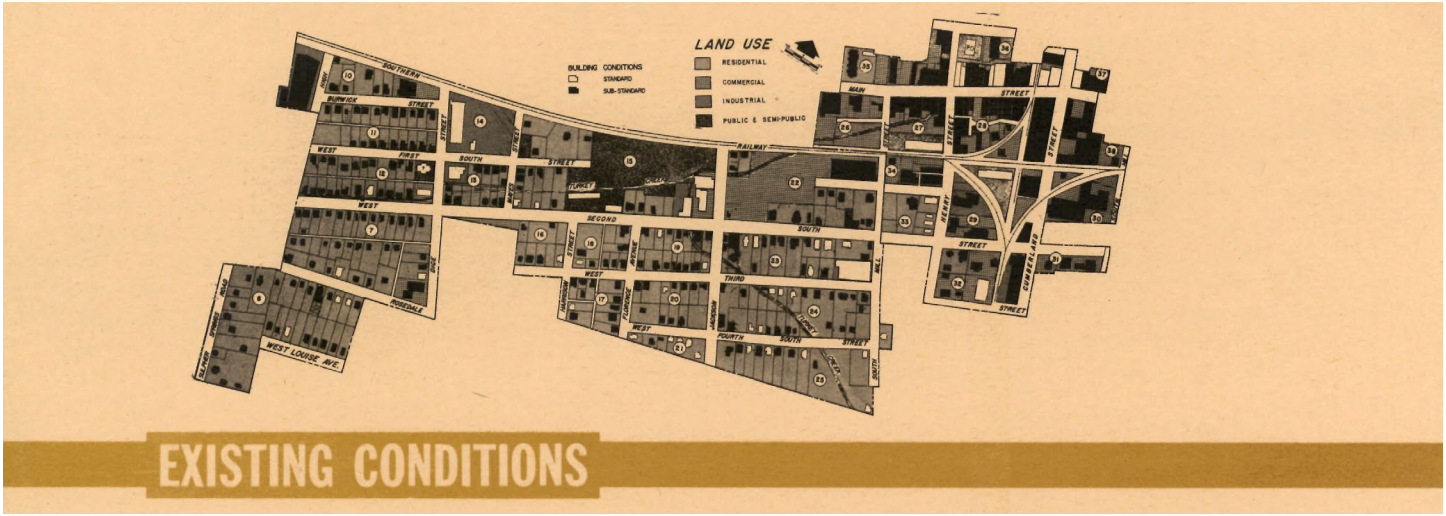



*Witt circus wagons in front of Dosser Bros. (later Parks Belk), ca. 1908. McFarland Opera House is in the background.*

ristown, but it also brought an economic boost by way of the Tennessee Valley Authority. Beginning in the 1930s, Hamblen County turned to an industrial economy. Morristown's Chamber of Commerce promoted it as an ideal industrial location, with an ample supply of cheap electrical power provided by the three TVA generating stations surrounding it – Douglas Dam, Cherokee Dam, and the John Sevier Steam Plant. The woodworking and furniture industries benefitted from the availability of affordable labor and timber resources. By 1952, the Morristown area was the third largest furniture manufacturing center in the South. The railroads allowed these goods to be shipped east to Washington, west to Memphis and New Orleans, north to Cincinnati, and south to Charleston via Asheville. Industrial employment of around 4,000 persons in 1950 increased by 13,000 new jobs by 1970, when Hamblen County was home to 69 manufacturing firms, producing furniture, synthetic fibers and textiles, chains, rubber molding products, light equipment, automotive seating, commercial paper, and printing.

Agriculture remained an important component of the local economy. In 1953, the Chamber of Commerce listed 10,000 farms and a population of 90,000 within the Morristown market area. Annual tobacco sales were around $5 million. Morristown was the largest horse and mule market in the southeast, and was an important poultry center, earning the nickname "Chicken Town," when "Morristown milk-fed chickens" were featured on the menus of the best hotels and restaurants. Southern Railway

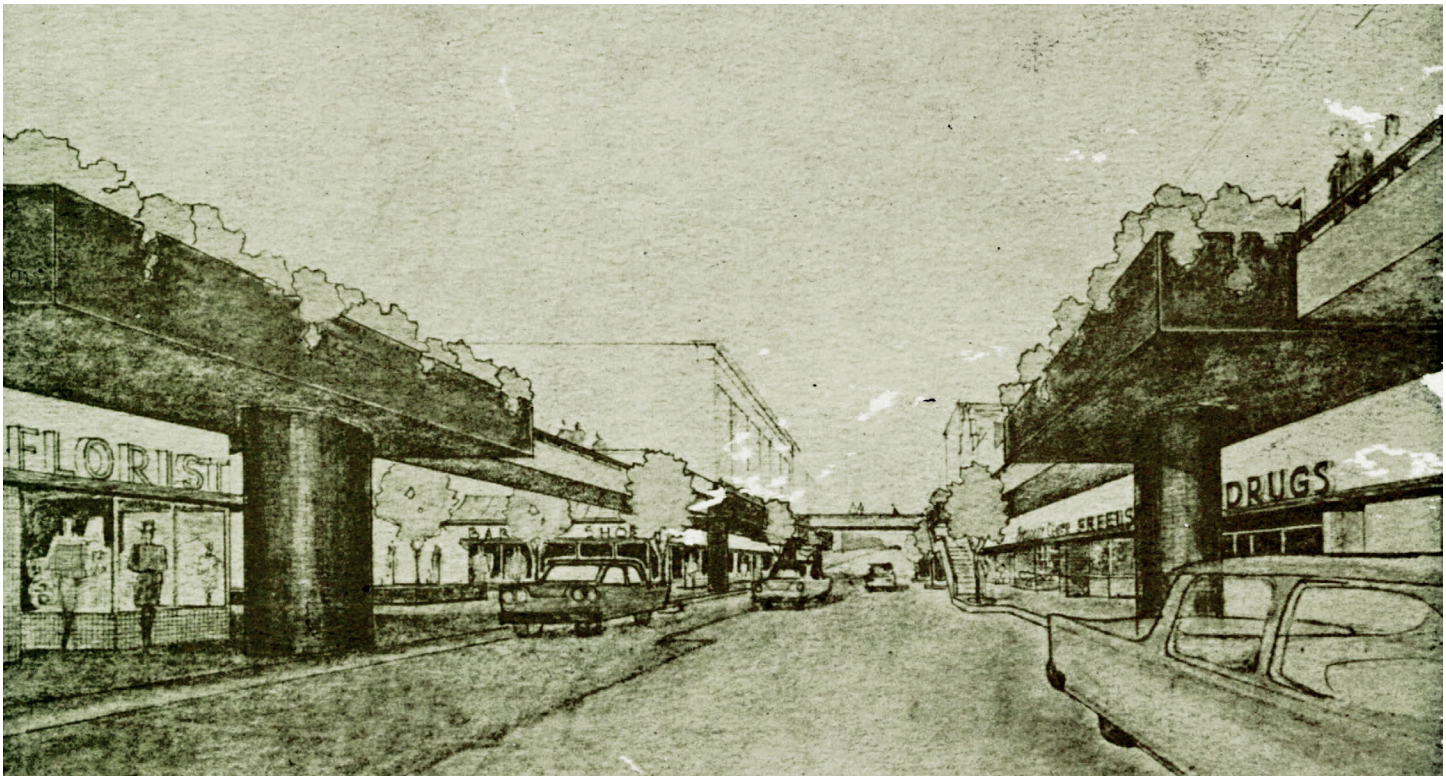
*Boundaries of Urban Renewal Project #2, 1963.*



operated a weekly Poultry Special to New York, carrying cars of live and dressed poultry and eggs.

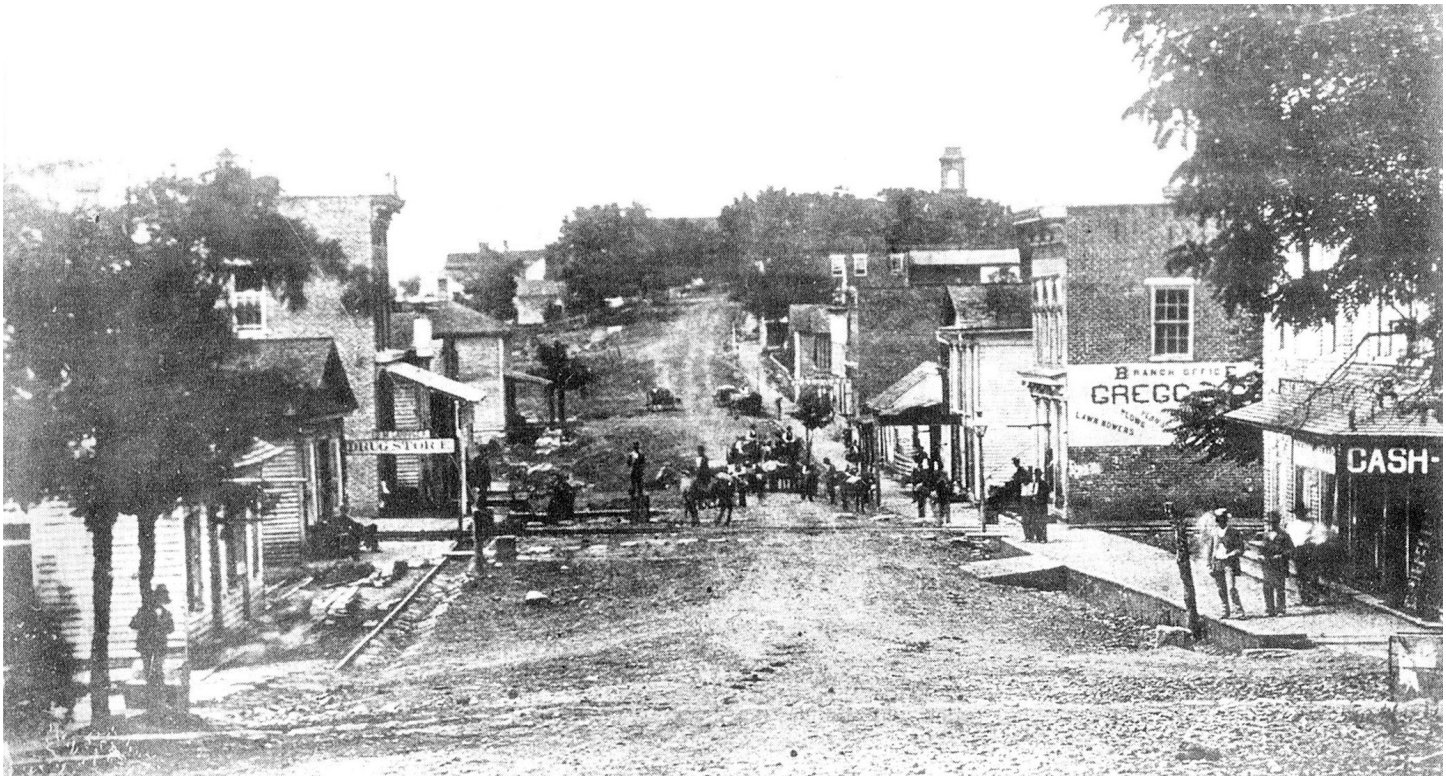
By the 1960s, with the nascent development of small-scale shopping centers outside the downtown core, buoyed by fears of decreased traffic due to limited parking and spurred by the catastrophic flooding of Turkey Creek in 1963, city leaders turned to the federal Department of Housing and Urban Development, with its ready funding for Urban Renewal programs, for solutions. Their plans for Morristown included rerouting and deepening the channel carrying Turkey Creek below downtown, the creation of ample parking in direct proximity to the major portion of the central business district, and, uniquely and innovatively, the construction of an elevated walkway along Main Street, to be known as the "Skymart," which encouraged downtown merchants to modernize their entrances, create access to the underutilized upper stories of their buildings, and in some cases, to create secondary entrances at the rear of their buildings directly accessible to the new parking.

*Skymart conceptual rendering from the 1963 Urban Renewal Plan, probably by Bebb & Fleming Architects, Morristown.*



During its earliest period of settlement in the 1790s, structures built in what is now the city of Morristown were constructed of logs, and were located near Turkey Creek in proximity to the crossroads of the Great Road and Buffalo Trail. The location of these crossroads dictated the future pattern of adjacent and intersecting streets. The home of Gideon Morris was built in the vicinity of what is now S. Cumberland St., and continued to be occupied by his descendants for several generations. In 1794, John Crockett built a log house a mile east of the Morris settlement; his son David was seven years old.[1] Buildings of variable residential and business use, clustered near the creek, developed to serve the needs of travelers on the roads – such as John F. Noe's Morristown Hotel (later part of the Virginia Hotel building), and the Phoenix House inn; and of the local population – including F. J. Cooley, carpenter and joiner, and David Russell, fashionable boot and shoe maker. The late 1850s saw the construction of buildings of greater size and substance. Morristown's *Religious Intelligencer* read:

*Main Street, looking west from Cumberland Street, ca. 1875.*



*It is considered that we have the most desirable location in E. Tennessee for a town of unlimited size. We are surrounded by rich and fertile valleys populated by shrewd and industrious farmers and being a central point, is favored with general trade. Morristown is being improved in various ways and particularly in the line of buildings. Several capacious brick buildings have been erected recently and we have hopes for a still brighter future in this respect.*



*The Livery Building in the center rear, pictured around 1910. It sits back from the street edge behind a platform built over the Turkey Creek channel. The later structures to either side were built over the channel.*

Notable buildings completed in the decade around the Civil War included the Harris & Whiteside Livery Building, the Masonic Building (Lookout Bank), older portions of the Virginia Hotel, and the McFarland Opera House. While older residential structures still remain around downtown Morristown, no structure built before around 1875 yet exists within the downtown core. The Livery Building survived until around 1920 as J. E. Mitchell Livery and Auto Service, but it outlived its usefulness as a building type; the Masonic Building was torn down around 1925 for the construction of the new Hamilton Bank Building; the Virginia Hotel burned in 1911; McFarland Opera House made way for Morristown's first skyscraper, the First National Bank Building,



*Main Street, looking east from Henry Street, 1906.*

in 1918. Portions of two buildings dating to around 1875 (at 124 and 127 W. Main St.) still exist, but in nothing resembling their original forms. The buildings of the Steam Flour Mill burned in 1878, and were rebuilt on the railroad line. These buildings also burned and were rebuilt around 1890.




*Morristown Centennial Celebration, 1955, showing a thriving downtown commercial district.*

The years leading to 1900 saw most of the remaining valley between the Virginia Hotel and Cumberland Street infilled with brick commercial buildings. Development in the two decades following centered on the two block area around Cumberland and Main Streets, with the construction of large wholesale warehouses. Downtown's streets were paved by 1912. Scattered buildings in the downtown area were replaced with larger structures, and several small alleys and gaps between buildings had new structures squeezed into them.

Downtown Morristown continued as the commercial center of the city into the 1960s, when development of small shopping centers on its periphery, with their emphasis on automobile access and convenient parking, threatened its continued viability. A new cultural emphasis on modernity ran head-on into the buildings of Morristown's downtown area, which had developed organically and somewhat haphazardly over the course of a century and a half. To remedy its perceived shortcomings, the community pursued Urban Renewal. Project #1 consisted of the removal of 41 acres of deteriorated housing in the Rheatown neighborhood south of downtown. Project #2 covered 118 acres, encompassing nearly the entirety of the historic town – from W. First North St. south across the Southern Railroad line to W. Louise St., and from Hill St. in the east to Sulphur Springs Rd. in the west. Despite including a downtown area that had almost no commercial vacancies, the plan counted 350 of the 417 structures within the plan area as "substandard." It was described as a blighted neighborhood, with deteriorated buildings crowded together on small lots, and much of it subject to flooding by Turkey Creek. Uniform and modern it was not. For downtown, the plan called for the creation of additional parking for convenient access and vehicle circulation, and for the wholesale clearance of "bad" structures, saving only the "good" ones that were "not in the way of the development plan" – a bit of architectural triage.

*Demolition along S. Henry Street, ca. 1965, making room for the ample parking called for by the 1963 Urban Renewal Plan.*






*Kalamazoo, Michigan's conversion of its main downtown shopping street, ca. 1959, earning it the sobriquet "Mall City."*

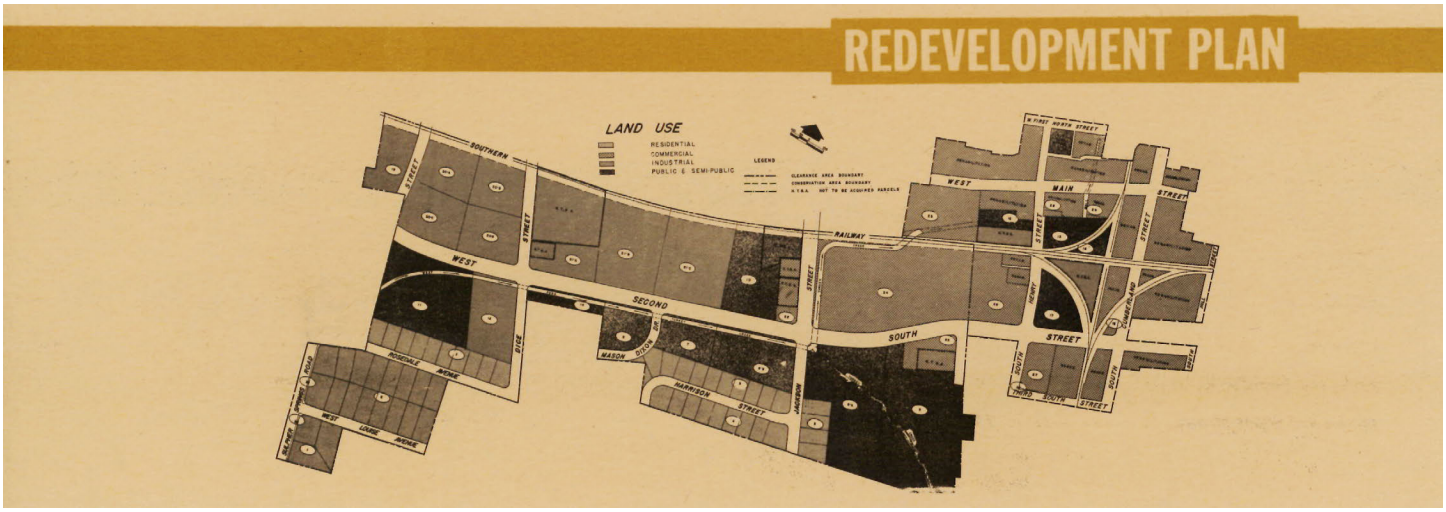



*Knoxville, Tennessee's "Market Square Mall."*

It was common belief among contemporary urban planners that the historic model of downtown shopping districts was an impending failure, and they strove to mold them into a new model. Kalamazoo, Michigan, created the first Modernist downtown "mall" in 1958 and 1959, pedestrianizing three blocks of Burdick Street, landscaping the former roadway with pools, fountains, picturesque bridges, benches, grass, and trees. Nearer afield, Knoxville demolished its fire-damaged Market House in 1960 and refashioned its hundred-year-old Market Square as "Market Square Mall," a pedestrian zone where shoppers were surrounded by ranks of mushroom-shaped concrete canopies. Morristown sought to remedy what was perceived as the major failing of both these plans – the lack of provision for additional parking,[2] by including area for the creation of 1200 new parking spaces, requiring the clearance of nearly two blocks immediately south of Main Street. Signaling in no uncertain terms the new dominance of the automobile over railroad transportation, this area included the demolition of the old Southern Railway Passenger and Freight Depots.

Main Street itself was to get a new canopy system, uniting the disparate structures under a uniform aesthetic in much the same manner as Knoxville's plan for Market Square, but with a unique and innovative difference – the top of this canopy would double as a second story walkway. Its architect, Hubert Bebb, described it as a "graceful and artistic, yet functional design." Not only

*Morristown's proposed Urban Renewal Plan, 1963.*





*Southern Railway Passenger Depot, Morristown, demolished to make space for some of the 1200 new parking spaces in the Urban Renewal plan for downtown.*

would it provide a uniform appearance through consistent street lighting and decorative planters, but usable retail and professional space within the district would be increased dramatically by the new ease of access to the second level of every building.

A 1968 promotional brochure proclaimed it as an unmitigated success, touting the complete transformation of downtown in a period of only five years. The project "successfully created urban aesthetics from the hodge-podge of a hundred-year-old downtown area." "The renewal of downtown Morristown with exciting overhead sidewalk, ample parking and the rehabilitation of existing buildings has been spectacular," it claimed. And making it crystal clear what threat the project was intended to combat, it "transformed a depressing, dilapidated central city into a modern, bright and enticing commercial district which shoppers now eagerly visit, and aesthetically places downtown at par with any shopping center." Perhaps ironically, the same brochure, packed with photos of the exciting walkway, manages not to include a single photo with any shopper utilizing the second level Skymart. Built at a cost of $170,000 including the private funds of 97 downtown merchants, and passing over the frontages of over 60 buildings, only 20 businesses constructed second level




*Promotional image of the newly -completed Skymart.*



*Staged photo capitalizing on the gee-whiz factor of the Skymart. It was promoted as a tourist draw.*



*A band performance on the Skymart, simply for the novelty of playing above the traffic passing below.*

entrances. Definitely innovative, perfectly representative of the urban planning ideals of its period, garnering at least one award, from the Southern Regional Council of the National Association of Housing and Redevelopment, in practice the Skymart was perhaps more of a gimmick than it was a practical adaptation of a modern downtown.

Architecturally, the Skymart's impacts on Main Street and the downtown core are varied. It does, in fact, do much to unify, for better or worse, the buildings at street level. The horizontal emphasis of the heavy walkways has two impacts on the design of the existing buildings. First, by visually severing the first story from the upper stories, the structure provided an impetus for modern alterations to the historic façades that had lined Main Street, resulting in the boarding or removal of transoms and the replacement with aluminum storefronts. Second, by providing ready access to the upper floors of downtown buildings, the walkway encouraged modifications to the second story of those façades. Many of the changes carried out during the construction of the Skymart, along with the Skymart itself, are now nearly fifty years old, and form a distinctive pattern in downtown Morristown.

1. That is, Davy Crockett, frontiersman, politician, and folk hero.
2. A 1968 Skymart promotional brochure states without qualification, "The life of any downtown renewal is the creation of an abundance of parking."



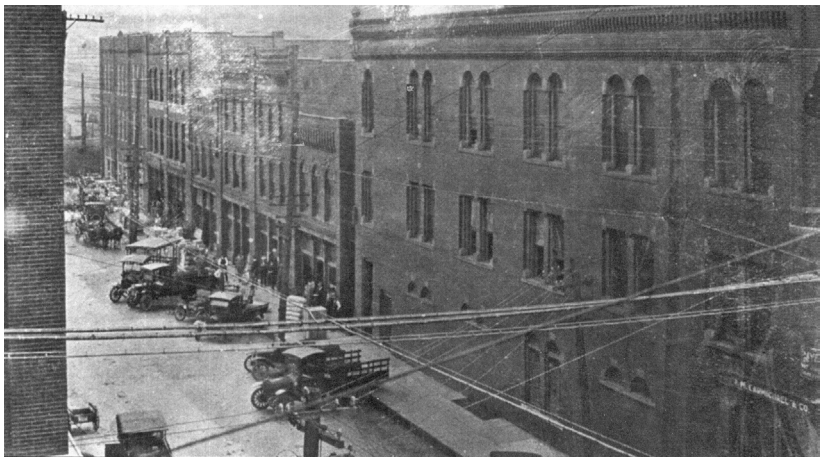

*This building, constructed around 1880, still stands at 161 W. Main Street, and is the oldest building remaining in the Downtown Core District retaining much of its original appearance.*

The architectural designs of buildings in downtown Morristown are reflective of its major periods of growth. Nothing recognizable remains from Morristown's earliest days other than the street pattern. Log and wood frame buildings were progressively displaced by more permanent brick buildings. The earliest of these buildings have generally been replaced as well. Although photographic evidence exists of buildings of some architectural distinction in Early Victorian styles (e.g. Gothic Revival in the Masonic Building, and Romanesque in the Livery Building), the earliest style of any prevalence in extant buildings of downtown Morristown is Italianate, representing the beginning of the period of rebuilding and growth following the Civil War.

From the late 1870s to the turn of the 20th century, the buildings of this period of commercial development transitioned through variations of Queen Anne style and romantic revivals (such as the Dutch Colonial Revival building at 186 W. Main St.) to simpler Classical Revival styles in the early part of the 20th century. All of these styles were adapted to the commercial nature of the party-wall blocks. The large wholesale warehouses that were developed around the intersection of Main and Cumberland Streets, spurred by the railroads and by population growth within Morristown's market area, are largely reflective of this more classical style. They were joined in the years prior to the Great Depression by the two Classical Revival corner bank towers – the First National Bank Building of 1918 (101 E. Main St.) and the Hamilton Bank Building, ca. 1925 (188 W. Main St.).




*161 W. Main Street, 2014*



*A portion of the Wholesale District along S. Cumberland Street, 1922.*

A second period of rebuilding and expansion occurred beginning in the late 1930s, when the Tennessee Valley Authority's supply of cheap and ample electricity spurred industrial development throughout Hamblen County. The new wealth and prosperity this brought offset the decline in the wholesale industry. Downtown continued as the commercial hub of the local area. Several of the large wholesale warehouses were converted to retail purposes, and storefronts were modernized to newer styles. A few new buildings were added to the commercial core during this period, at the end of E. Main Street, and along First North Street.



*Parade for the grand opening of the Skymart, May 4, 1967.*

The third period of architectural change occurred during the 1960s, when the threat of developing suburban commercial locations was realized, and great efforts went toward modernizing downtown and making it more convenient for vehicular access. The Skymart is a built result of these efforts.

The architectural significance of Morristown's downtown buildings comes from two sources: 1) original construction details that reflect the architecture prevalent during the time of their construction; and 2) changes that accompanied the construction of the Skymart and the Urban Renewal plan for the downtown area, epitomizing contemporary urban planning ideals of the 1960s for retaining the economic dominance of downtowns across America. Architectural styles found in the downtown core district reflect these two sources and include interpretations of Italianate, Queen Anne/Eastlake, romantic revivals, Colonial Revival, and 19th and 20th Century Commercial styles. Many of the changes made as part of the Skymart construction have achieved architectural significance, and are guided by the desire to make upper floor spaces readily marketable, and by the demarcation created by the horizontal line of the walkways, causing first floor façades and upper story façades to be treated as separate entities.

The buildings of the survey area for the Downtown Core Commercial District are organized on the following pages alphabetically by street name, and then in order by address number.

*Downtown Morristown from the south, ca. 1950.*






## Bellaire Clinic

HB-00606

110 N. Cumberland Street

*(ca. 1920; ca. 1950; ca. 1990) Classical Revival*

Two story, one bay building with stucco finish over Permastone that was noted in previous survey. Six-over-six double-hung windows. Recessed entry with metal, full glass door. Rear chimney. Altered by modifying cornice and rear entrance. (NC)




## Cherry Cafe

HB-01500

111 N. Cumberland Street

*(ca. 1930) 20th Century Commercial*

One story, one bay brick building with corbelled cornice. Portion of exposed, unpainted signboard area above storefront reveals tapestry brick. Wood full light entry door. Transoms over entry and storefront, which rest on brick bulkhead. (C)




### Bradley's Hardware Company HB-00667

113-115-117 N. Cumberland Street
*(ca. 1920; ca. 1935) 20th Century Commercial*

Four story brick building with wire cut face brick veneer at front façade. Two story party-wall addition to north side, of same material and design. Two bays on four story portion, each with two paired windows on upper stories. One bay on two story portion, with three paired windows on second story. Original wood windows, one-over-one, with cast stone sills. Centered above each pair of second story windows are inset cast stone diamond-shaped motifs. Large metal cornice above fourth story. Two recessed storefront entrances in four story portion, with paired full-light wood doors and flanking storefront windows on brick bulkhead, with remnants of Vitrolite facing. One door removed at southern entrance. Topping storefronts is a flat metal cornice, with transom above of obscure glass. Storefront on two story portion is of matching design, with central recessed entry. A sign painted on the brick across the width of the entire façade identifies "Bradley's HARDWARE CO., INC." (C)




### Wite House Cafe Building HB-01501

121 N. Cumberland Street
*(ca. 1935) 20th Century Commercial*

One story brick with two front entries, two side entries, fixed glass windows, early or original. (C)




## Donaldson & Holtsinger Building

HB-00663

110 S. Cumberland Street

*(ca. 1900; ca. 1990) Italianate with 20th Century Commercial influence*

Two story brick with reconstructed façade. Corbelling above second story arched windows and below cornice (now removed). Soldier brick forming window hoods and keystones. Replacement six-over-six windows and replacement sunburst transom panels. Modified storefront with fixed pane windows. Building likely once matched 118 S. Cumberland St. (C)



## J. F. Goodson Co. Building

HB-00664

114 S. Cumberland Street

*(ca. 1900; ca. 1905; ca. 1910) Italianate with 20th Century Commercial influence*

Three story, two bay brick building. Two stories of north side built ca. 1900; two stories of south side built ca. 1905; third stories added ca. 1910. Cast iron columns. Modern aluminum framed storefronts with modified transoms. Segmental arched six-over-six windows. Corbelling below projecting pressed metal cornices. Raised parapet above with square gridded inset pattern. Rear entrances. (C)



### Little Dutch Restaurant HB-01502

115 S. Cumberland Street

*(ca. 1948; ca. 1990) 20th Century Commercial*

One story frame with stucco wall covering, and brick veneer below tripartite fixed windows. Entrance under gablet. Pent roof canopy with metal roof covering. (NC)




### J. F. Goodson Co. Annex HB-00665

118 S. Cumberland Street

*(ca. 1900) Italianate with 20th Century Commercial influence*

Two story, one bay brick building with arcaded corbelling at roofline; original pedimented parapet above removed. Soldier courses at arched windows of second story, outlined in darker brick. Window openings infilled. Pilasters at each end highlighted with darker brick. Modern aluminum storefront with central entry. Transoms covered. Cast iron columns. (C)



## Morristown Grocery Company HB-00666

128 S. Cumberland Street
*(ca. 1920) 20th Century Commercial*

Three story, three bay brick building with bays divided by pilasters. South storefront bay modified for overhead freight door. Remaining two storefronts with bulkheads and central entry, each topped by small three light transom. Flanking storefront windows; transoms above. Two upper floors contain three replacement windows or painted panels in each bay, in original openings. Corbelled cornice. Small central pediment on central parapet. Rear of building divided into three bays, each with three segmental arched windows on each of upper two stories, all bricked in. Entry door and windows in each bay of first level, with shed roof covering extending from building. (C)




## Trombley Electronics HB-01503

115 W. First North Street
*(ca. 1953) 20th Century Commercial*

Two story, two bay brick veneer on concrete block building. Street face in buff brick. Rear and east wall in painted concrete block. Additional story below at rear. Steel casement windows. First story recessed central entry with flanking fixed pane storefront windows. Front partially obscured by raised level of street. Distinctive blade sign at corner of building. Unroofed rear entries and metal fire stairs. (C)



## Tinsley Building

HB-01504

121-123 W. First North Street

*(ca. 1953) 20th Century Commercial*

One story, two bay brick building, with additional story below at rear. Roman brick façade. Rear wall in painted concrete block, part of same wall as 115 W. First North St. Flush storefront in each bay with plate glass window to the east of full glass wood entrance doors. Three-part transoms above, below cantilevered flat canopy. Cast stone coping at front; terra cotta coping tiles at side wall. Front partially obscured by raised level of street (ca. 1965). (C)




## Moore Motor Co. Building

HB-01505

135 W. First North St.

*(ca. 1923) Classical Revival with 20th Century Commercial influence*

One story brick building with raised basement. Front gable roof with asphalt shingle roof covering and stuccoed pediment. Louvered attic vent centered under front gable, replacing original stepped brick parapet, now removed; three louvered vents in rear gable. Recessed front entry with flanking six light windows with transoms fit into brick panels infilling original storefront. Matching windows on west side in original openings, with brick soldier window hoods. Rear entrance at lower level. (C)



## 307 W. First North Street

HB-00623

*(ca. 1915) Craftsman*

One and one-half story frame with weatherboard wall covering. One story full front porch with shed roof on cantilevered beam with two tapered square wood columns and later-added posts at center. Brick railing and buttresses with cast caps. Exterior side chimney; square bay on side. Small paned transom and sidelights at full view wood door; beveled glass. Double-hung wood windows, six-, nine-, and twelve-over-one. Shed dormer at front and rear. Shared early garage outbuilding with 313 W. First North St. (ca. 1930). One of three matching bungalows built by the same builder. (C)



## 313 W. First North Street

HB-00624

*(ca. 1915) Craftsman*

One and one-half story frame with weatherboards covered by aluminum siding. One story full front porch with shed roof on cantilevered beam with two tapered square wood columns and later-added post near center. Brick railing and buttresses with cast caps. Exterior side chimney, with top partially removed; square bay on side. Small paned transom and sidelights at full view wood door; beveled glass. Double-hung wood windows, six-, nine-, and twelve-over-one. Shed dormer at front and rear. Early rear addition. Shared garage outbuilding with 307 W. First North St. (ca. 1930). One of three matching bungalows built by the same builder. (C)



## 317 W. First North Street

HB-00625

*(ca. 1915) Craftsman*

One and one-half story frame with brick veneer. Decorative projecting brick soldier window headers. One story full front porch with shed roof on cantilevered beam with two tapered square wood columns. Brick railing and buttresses with cast caps. Exterior side chimney; square bay on side. Small paned sidelights at full view wood door; beveled glass; no transom. Double-hung wood windows, six-, nine-, and twelve-over-one. Shed dormer at front and rear. Two story early rear addition under shed roof with six-over-one windows. Aluminum siding on addition and on front and rear shed dormers. One of three matching bungalows built by the same builder. (C)



## Wilmyer Court

HB-00626

104-112 N. Hamilton Ave.

*(ca. 1923) Classical Revival*

Two story apartment building with brick veneer wall covering. Applied cast stone keystones at first floor windows, with brick jack arches. Six-over-one double hung windows. Entrances under a series of four one-story porticoes with hipped roofs, tapered round Tuscan columns and engaged pilasters. Two end porticoes are topped by projecting second story casement windows with molded pilasters and urns, under small gable roofs. Brick chimneys and foundation. Concrete tile roof. Cornerstone on W. Main St. façade identifies building as "Wilmyer Court", and is located beside another larger one-story hipped portico with paired wood Tuscan columns, covering a twelve-light half-view door with sidelights. Modillions at portico cornices. Brick interior chimneys. (C)



## Helms Market Building

HB-00670

113-115-117 N. Henry Street

*(ca. 1910) 20th Century Commercial*

One story, two bay brick building with cornerstone marked "HELMS". Stacked bond header and stretcher pilasters with matching soldier and rowlock horizontal bands, all of buff brick. Parapet panels of brown brick with inset basketweave diamond above each bay. Stepped parapet above roofline. Original storefront configuration; each bay divided in half, with wood three-quarter glass entrance door and plate glass window in copper storefront framing over brick bulkheads. Prism glass transoms obscured by modern metal awnings (ca. 2000). (C)




## Jarnagin Building (Helms Building)

HB-01506

118 N. Henry Street

*(ca. 1890; ca. 1960) 20th Century Commercial*

Two story brick building with altered façade (ca. 1960) of Roman brick. Aluminum full-glass entry doors on first story, with central plate glass window; covered transoms. Second story aluminum jalousie windows. Cast stone panel with building name (HELMS) centered above second story windows, although old City Directories identify it as the Jarnagin Building. Side and rear elevations stuccoed; replacement windows. (C)



## Morristown & Industrial Savings & Loan

HB-00669

123-125-127 N. Henry Street

*(ca. 1905; ca. 1935; ca. 1950) 20th Century Commercial*

Two story, two bay building with numerous alterations; narrow central section providing access to second story. South bay (ca. 1905) has three segmental arched windows on second story, with replacment windows. Permastone facing and modren aluminum storefront with recessed entry and Permastone bulkheads. North bay (ca. 1935) has modified window openings with replacement windows. Enameled metal panel facing on second story; ribbed metal facing on first story, with altered aluminum storefront. Newer metal panelled roof built over top of both bays. (NC)



## Helms Building

HB-00668

131-133 N. Henry Street

*(1927) 20th Century Commercial*

One story, two bay brick building, with raised parapet with corbelled inset panels. Two bays have vertical division in brick between, indicating slightly different dates of construction, but both are joined by engraved stone panel in center reading "Helms 1927." South bay has central replacement full-view aluminum entrance door; north bay has central full-view wood entrance door. Flanking storefront windows and transoms boarded in. Newer metal panelled roof built over top of both bays. (C)



## UNITED STATES POST OFFICE

HB-00621

134 N. Henry Street

*(1914) Classical Revival*

National Register listed property (NR #0083003037). Oscar Wenderoth, Supervising Architect. (C)

*Postcard view, 1926*





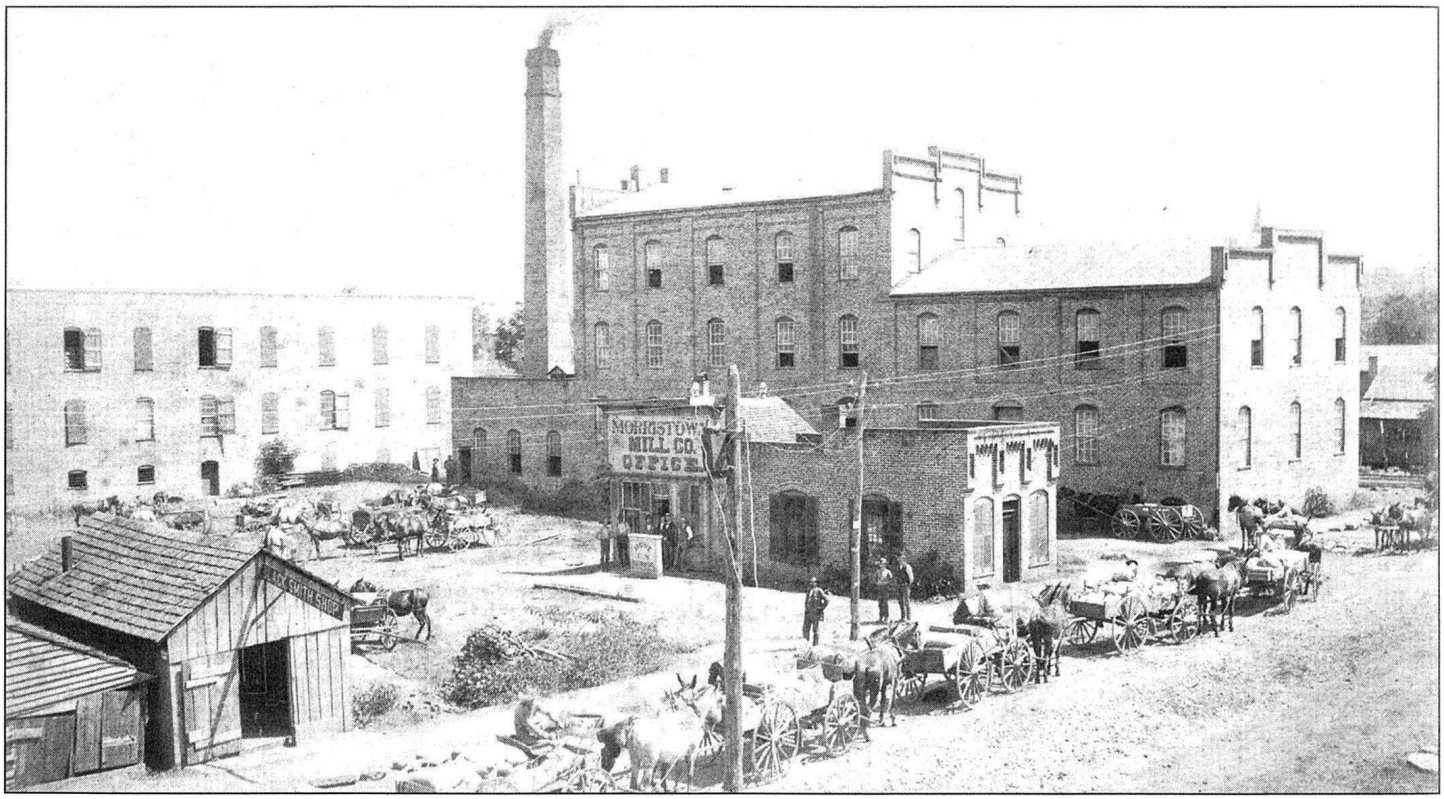
## Pinnacle Mills

HB-00620

124 S. Hill Street
(ca. 1890; ca. 1930) 20th Century Commercial

Five story and attic, brick building with brick pilasters separating windows. Twenty-light rectangular steel windows with center-pivoting awnings. Metal freight door facing railroad tracks. Single story attached building to northwest remains, with modified entrance and glass block surrounding replacement windows. Lower structures on north and east sides. Structure to north is two story brick, of same era. Structure to east (ca. 1900) was two and three story, but has been demolished down to first story walls, and is open to the sky. Older buildings to the west, fronting on S. Cumberland St., have been demolished, and are evident only in the engaged west wall of the remaining structure, where segmental arched openings have all been bricked in. (C)

*These ca. 1890 mill buildings fronting on S. Cumberland Street were demolished in 1992.*



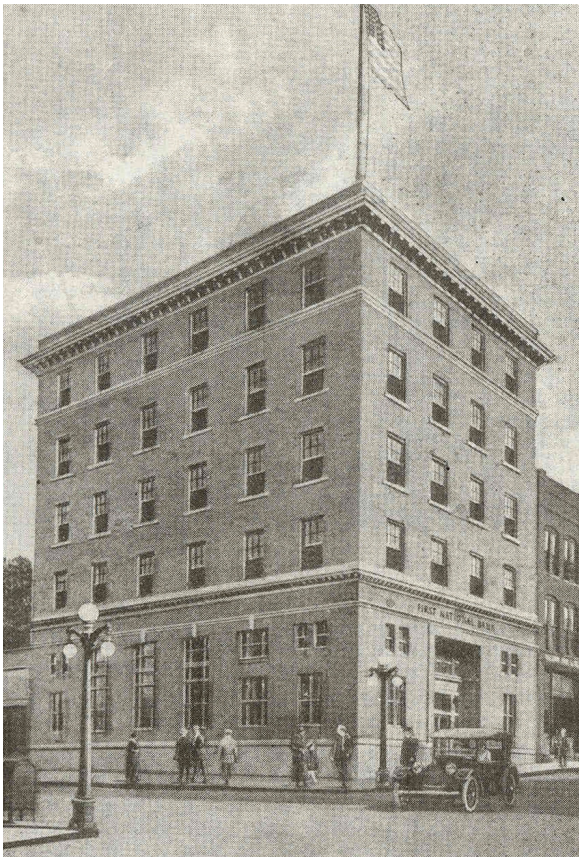



## Bank of Commerce Building HB-00605

101 E. Main Street

*(1918) Classical Revival with 20th Century Commercial influence*

Five story building of yellow brick, altered storefront. Single one-over-one windows - four along front façade and six along west, all replacements. Cast stone belt course with overhanging cornice and modillions separating first and second stories. Cast stone course below fifth story windows in simplified acanthus pattern. Overhanging cast stone cornice below roof parapet; modillions missing. Cast stone window sills, with inset soldier brick surrounds. Brick at mezzanine band and between fifth story windows in stacked header pattern. Large windows of first level with cast stone keystones; all windows replaced with glass block on west elevation, and infilled with stucco on front. Front and side entrance refaced in black granite panels. Limestone ashlar base. Single story matching extension to rear with raised parapet. (C)



*Morristown's first "skyscraper," the First National Bank Building was completed in April 1918.*



## Sheeley Piano Building

HB-00604

109-113 E. Main Street

*(ca. 1900) 20th Century Commercial*

Three story, three bay brick building, with paired windows with stone sills under segmental brick arches. Brick corbelling at bottom and top of windows, and at cornice. Pilasters dividing building into three bays. Altered storefronts (c. 2000). In westernmost bay, pair of windows at elevated walkway level has been removed and opening converted to entry. At western two bays, paired windows are one-over-one, with decorative cutwork panels in the insets of the arches. At eastern bay, second level entry is at central opening, with wood door. Remainder of window openings infilled with aluminum storefront. Street level of eastern bay faced with modern brick in arched opening arrangement emulating upper levels (ca. 2000). Rear wall of eastern bay partially removed at third story due to past fire. (C)



## Taylor, Reams, Tilson & Harrison

HB-01507

116 E. Main Street

*(ca. 1940; ca. 1990) 20th Century Commercial*

One story building with synthetic stucco wallcovering. Recessed entry. Fixed glass windows. (NC)



## Anderson Building

HB-01508

117 E. Main Street

*(1945) 20th Century Commercial*

Two story, one bay brick veneer building with cast stone coping. Replacement windows and storefront. Brick soldiers at second story window lintels. Rectangular panel of brick headers above. Rear entrance with two entry doors under metal awnings. Metal awnings at second story replacement windows. (C)



## The Park & Shop

HB-01509

119 E. Main Street

*(ca. 1955) 20th Century Commercial*

Two story, one bay brick veneer building with central entry at first story façade. Secondary entry and windows on second story. Cast stone coping. Artificial siding at first story storefront. Side and rear elevations of painted concrete block. Two first story entries on rear, with metal balcony at door from second story apartment. (C)



## Stetzer's Funeral Home

HB-00608

146 E. Main Street

*(ca. 1915) Classical Revival*

Two story frame with brick veneer wall covering, hipped metal roof, two story gabled front portice with round Doric columns. Full width front porch with smaller Doric columns. Sawn wood balustrade on front porch and second story one bay balcony. Windows bricked in on west elevation. Nine-over-nine windows on front and east elevations. Original entries on first and second story façade with paneled door and small light transom and sidelights. Bay window on east elevation, with secondary entry located in two story addition to rear. Cast stone retaining wall at sidewalk. (C)




## Myers Building

HB-00648

101 W. Main Street

*(ca. 1890) Queen Anne with 19th Century Commercial influence*

Three story, one bay brick corner building with octagonal corner turret with segmented conical roof. Cast iron columns supporting cutaway corner and front façade name Fair, Day and DeKlyne of Knoxville, Tenn. as manufacturers of the iron work. Full arched third story windows with keystones. Flat arched second story windows. Windows of east elevation follow same pattern, but paired. Additional arched windows on street level. Central second story window of primary façade removed to allow entry to be installed, without modification to window framing. All windows appear to be replacements, in four-over-four configuration, with arched transoms on third story. Corbelling on corner turret and above third story windows. Central panel of front parapet reads "Myers Building". Primary modified storefront with recessed entry at corner; secondary storefront on east elevation; wood paneled secondary entry at rear of east elevation. Added wrought iron balconies appear at many of the paired second and third story windows of the side elevation, and at third story windows on the front. (C)




## Felknor Building

HB-00649

103 W. Main Street

*(1907) 20th Century Commercial with Classical Revival influence*

Four story, two bay building of yellow iron-spot brick. Three story flattened bay windows in each bay, arched at fourth floor. Four one-over-one windows with transoms at second and third stories, with central windows removed at western bay of second story, double entry doors with transoms and sidelights (ca. 1990) infilling the space. Fourth story windows also one-over one, but under the full arched openings, only central window pairs have transoms. Engaged pilasters at each side and dividing the two bays, with carved Tennessee marble blocks at springing course, with egg and dart ornament, and bas-relief "1907" incised at central pilaster. Corbelling at arches, top of bays, and above each pilaster. Modified storefront. (C)



*Historic postcard view of the central Wholesale District.*




## Parks Belk Building

HB-01510

104 W. Main Street

*(ca. 1905; altered ca. 1960) 20th Century Commercial with remnants of 19th Century Commercial*

Four story brick with green metal panels installed on upper three stories of front façade and first two bays of east elevation (ca. 1960). Other modifications include green and white marble cladding on storefront and pavement of recessed entry, white marble cladding on first bay of east elevation, with insertion of octagonally shaped display window. Metal framed storefront windows with bulkheads flanking central entry. Lettering in ca. 1960 "PARKS BELK" lighted sign changed to read "PAINT BALL". Northern bays of east elevation not altered by ca. 1960 changes show paired segmental flat-arched windows, bricked in, above altered storefront with recessed entry flanked by octagonal windows and topped by the remants of a suspended flat metal canopy. Northernmost bay contains round arched windows, also bricked in. (C)



*The Parks Belk Building (on right) was built ca. 1905 as Dosser Bros., millinery and dry goods.*




## Hasson-Bryan Hardware Co. HB-00647

114 W. Main Street

*(ca. 1900 with larger ca. 1908 addition) 19th and 20th Century Commercial*

Four story, two bay brick building showing two obvious periods of construction. Eastern bay contains a separate three-story façade with three small rectagular windows on second story, and three two-over-two full arched windows on third story. Corbelling above each window and heavy corbelling at cornice, now falling below fourth story windows of addition. The west bay contains three one-over-one windows with continuous cast stone sills on each of the upper stories. This same window arrangement appears as the fourth story of the eastern bay, giving the entire building four stories. Brick pilasters with inset cast stone banded capitals appear at each end of the building and between the two bays. Paired console brackets at each end and quadrupled console brackets at the center support an overhanging metal cornice with modillions. Dentil band below. The storefront of the western bay still displays its transom windows and recessed entry configuration. The eastern bay retains no original storefront, but does display two original cast iron columns. The exposed west elevation of the building is plain, except that the engaged pilaster turns the corner from the façade and shows the same design in cast stone banding, brackets, modillions, and cornice. (C)




## Mims-Goodson Building HB-00650

115 W. Main Street

*(ca. 1920) 20th Century Commercial*

Four story, three bay brick building. Fenestration bricked in on front façade and west elevation; cast stone window sills remain. Basketweave pattern brick in panels between stories. Cornice removed on front façade, but remains on west elevation, and is pressed tin with console brackets. Black Vitrolite storefront with recessed entry, Modern aluminum framed store windows, and short, multi-compartment display windows to left of recessed entry. (C)



## Wallace Hardware Co. Building

HB-01511

124 W. Main Street

*(ca. 1875; ca. 1964; ca. 1980) 20th Century Commercial*

Two story brick building with three story front section. Windows and decorative elements of façade completely obscured by applied brick veneer covering. East side elevation has replacement windows with flat-arched front and segmental-arched rear windows. Storefront with aluminum framed windows, recessed entry with replacement door. Obscured transom and signboard location. (NC)




## Skelton's Bakery Building

HB-01512

127 W. Main Street

*(ca. 1875; ca. 1920; ca. 1964; ca. 1980) No Style*

One story building of single bay, with recessed aluminum framed storefront on Permastone bulkheads. Raised parapet at walkway level covered in vinyl siding. Original brick visible on east elevation. Rear wall rebuilt, with Masonite siding. Historic maps and images indicate a two story building on site (ca. 1870), with a third story added ca. 1920, still evident by fire doors in side of neighboring building. (NC)



## Roberts & Turner Building HB-00646

128-130 W. Main Street
*(ca. 1885) Italianate*

Two story brick building with mansard roof, with three story tower at eastern end. One-over-one windows on second story in segmental arched openings with alternating pyramidal billets. One window in western bay modified by the insertion of a door and transom. Above inset is a metal cornice with console brackets and modillions. Window added into center of face of mansard roof. Third story tower exhibits similar bracketed metal cornice. Eight-over-eight window replacing paired narrow full-arched windows. Tower is missing original steep pyramidal roof. Modern metal storefront, with recessed central entry flanked by storefront windows. Transom and signboard above storefront are removed or obscured. Originally one building with 132-134 W. Main St. (C)



## Roberts & Turner Building HB-00645

132-134 W. Main Street
*(ca. 1885) Italianate*

Two story, one bay brick building with window shapes, arch detailing, insets, corbelling, and cornice identical to 128-130 W. Main Street. Four segmental arched one-over-one windows at second story, with three in one inset and eastern window within its own inset, corresponding to street level entrance to stairs to second story. Cornice with console brackets and modillions, missing central raised section with mortar and pestle motif. Recessed aluminum framed storefront with brick bulkheads and central recessed entry door. Transoms and signboard removed or obscured. (C)



## J. W. Arnold and Weesner-Reams Building

HB-00651

133-135 W. Main Street
(ca. 1910) 20th Century Commercial

Three story, two bay brick building, with only western bay still illustrating most original design details. Exaggerated metal cornice with modillions and paired console bracket terminals. Marble stringcourse appears at base of brackets. Marble sill course below windows of upper two stories. Rectangular headered surround at each row of windows in each bay. Fenestration on the upper two stories has been removed, covered, or altered in both bays. Modified recessed entry in east bay, with storefront windows over Permastone bulkhead. Modified storefront in west bay set back from edge of sidewalk. Transoms covered or removed. (C)




## Carriger & Berry Building

HB-00644

138 W. Main Street
*(ca. 1890) Queen Anne with 20th Century Commercial influence*

Two story, painted, one bay brick building with two replacement windows at second story in modified openings, flanking added entry door, all topped by unoriginal arched fan lights. Original parapet design, with applied dentils below cornice, topped by pent roof of metal fishscale shingles, with brick arcaded corbelling. Ca. 1964 aluminum storefront with recessed double entry and flanking plate glass storefront windows. (C)



## Dyer Building

HB-00643

142 W. Main Street

*(ca. 1915) No Style*

Two story, one bay building with vinyl horizontal siding obscuring original finishes. Added second story entry door and metal replacement windows. Cornice and console brackets obscured by metal covers. Transom and sign board obscured. Central recessed entry with butt-glazed showcase windows over brick bulkheads. (NC)



## Johnson & Christmas Building

HB-00652

143 W. Main Street

*(ca. 1905) 19th Century Commercial with Queen Anne influence*

Three story, three bay brick building with five segemental arches on second and third stories, containing paired replacement windows. Center pair of second story modified for entry door from elevated walkway. Brick sills and soldier courses separated by brick pilasters. Ornamental cornice removed; supporting brick corbelling remains. Ca. 1950s aluminum recessed storefront with bulkheads below windows. Transoms covered or removed. (C)




## Snyder's Building

HB-01514

144 W. Main Street

*(ca. 1905; ca. 1960; ca. 2010) 20th Century Commercial*

Two story brick building altered by application of synthetic stone on first floor and bottom half of second story. Synthetic stucco above to cornice. Canvas awning above added entry door with applied surround and unoriginal arched window opening (ca. 2010). Metal storefront with recessed entry. Ca. 1905 building was three stories; upper story removed after 1962. (NC)




## J. G. McCrory Co. 5 & 10 Cent Store

HB-00642

148 W. Main Street

*(ca. 1915) 20th Century Commercial*

Two story brick one bay building with raised pedimented parapet, overhanging metal cornice with modillions above terra cotta Greek key string course with central corbelling. The corbelling tops rectangular attic windows, painted over; they in turn are flanked by two rectangular panels of corbelled brick. Six windows with transoms are centered below these panels and the attic windows, with one removed for a door opening to the elevated walkway. Ca. 1964 aluminum storefront with paired aluminum full-view doors. Transom above doors; remaining transom area above storefront has been covered or removed. Storefront has been combined with eastern bay of adjacent structure to the west (156 W. Main Street). Turkey Creek passes through culvert below building. (C)




## Clifton Building

HB-01515

149 W. Main Street

*(ca. 1890; ca. 1960) 20th Century Commercial*

Two story, one bay brick building, likely altered from a ca. 1890 building. Bricked-in fenestration on second floor front façade. Applied paneled green pebble-dash cornice at the roofline on three exposed elevations. Brick in the center of the exposed side elevation (west) is laid in a textured Flemish pattern. Recessed storefront of green Vitrolite surrounding butt-glazed mill-finish aluminum showcase windows and entry. Terrazzo-paved entry. Single store window and entry door on west elevation. (C)



## Carroll Drug Co. Building

HB-00641

156 W. Main Street

*(ca. 1900) 19th Century Commercial with Queen Anne influence*

Two story painted two bay brick building with small central bay providing second story access. Deep corbelling supporting arcaded parapet. Pilasters marking central bay and at each end of building, topped by corbelled ziggurats. Diocletian windows in each end bay of second story with soldier arches and replacement windows. Entry to second level inserted into central bay. Ground floor of west bay contains wood storefront with bulkheads and small transoms. Transom and signboard area above removed and solid stuccoed. Storefront of eastern bay incorporated into 148 W. Main Street. At small central bay, segmental arched opening contains secondary entrance. (C)



## A&P Tea Co. Building

HB-00653

157 W. Main Street

*(ca. 1920) 20th Century Commercial*

Two story, one bay brick building with three one-over-one replacement windows on second story, inset panels above windows with diagonally laid brick framed by corbelling, corbelled cornice and brick pilasters at each side of façade. Replacement metal storefront retaining original recessed storefront plan. (C)




## R. M. Rogers & Co. Building

HB-01516

160 W. Main Street

*(ca. 1890; ca. 1964) 19th Century Commercial, modified ca. 1964*

Two story brick veneer building with synthetic stucco cornice. Original terra cotta façade removed ca. 1964 and entire building refaced in white brick. Central opening on second story modified with applied surround. Two flanking false windows with canvas awnings. Recessed storefront (ca. 1964) with anodized metal windows on bulkheads, and central entry. Transom covered or removed. (NC)






## Hill & McCrary Building

HB-00654

161 W. Main Street

*(ca. 1880) Italianate with 19th Century Commercial influence*

Two story, one bay brick building with modified ca. 1964 aluminum storefront, retaining recessed central door configuration, and bulkheads under storefront windows. Transom and height of storefront windows removed or covered by newer paneling. Three arched surrounds above second story replacement windows under lower flat lintels; windows shortened to height of surface of elevated walkway. Brick dentil and sawtooth corbelling above, to top of the parapet, where there is a central arch with an arched inset panel of molded brick. Terra cotta accents in the center of the arched inset, the center of the saw-tooth soldier course, and in the face of the pilasters at the edges of the façade. (C)




## Freel's Drugs

HB-01517

166 W. Main Street

*(ca. 1890; ca. 1950) 20th Century Commercial*

Two story brick building. Rear indicates remainders of ca. 1890 building on site; front façade remodeled ca. 1950. Second level entry inserted ca. 1964, with pebble-dash surround. Remaining openings have aluminum windows. Aluminum storefront with two pairs of entry doors. Showcase windows at either end over recessed bulkheads. Inlaid terrazzo pavement at entrance with notation of "Freel's Drugs," a mortar and pestle, and a prescription notation "Rx." Additional recessed entry at east end accessing upper level. Shallow, flat aluminum canopy across entire storefront. (C)




## Taylor Building

HB-01518

167 W. Main Street

*(ca. 1964; ca. 1990) Contemporary Commercial*

Two story brick veneer with three multi-paned windows and one entry on second floor (ca. 1990). Two bay aluminum anodized storefront with recessed central entries. Bulkheads under storefront windows. (NC)



## Doggett Hardware Building

HB-00640

172 W. Main Street

*(ca. 1885) Italianate with 19th Century Commercial influence*

Two story brick building, one bay, divided into three insets on second story. Western two insets with two pane arched sash below decorative metal window hoods; location where lower sash should be is obscured by elevated walkway. Easternmost window modified to accommodate entry to second level. Corbelling above windows and below pressed metal overhanging cornice supported by paired console brackets at ends and between each opening, and modillions between brackets. Storefront modified ca. 1964; shortened windows with pebble-dash concrete tile bulkheads and pilasters, flanking double aluminum full-glass entry doors. Transom covered or removed. (C)




## D. A. Pless Building

**HB-00639**

174 W. Main Street

*(ca. 1885; ca. 1990) Italianate*

Two story brick building with projecting pressed metal cornice on large brackets, with terminals. Central arched motif above with ghost outline of missing metal lettering reading "Hardware." Dentil moulding formed by brick corbelling below cornice. The three full-arched window openings with decorative hoods that were extant during previous survey at second story have now been completely removed. Single entry door inserted at west, and small rectangular replacement window with false shutters inserted at east. Aluminum recessed storefront angling back from west to entrance at east. Mosaic tile covering face of pilasters at ends. (C)




## Walker Building

**HB-00655**

175 W. Main Street

*(ca. 1892; 1968) Plain Traditional*

A one story, one bay brick building, with modified applied storefront. Corbelling above storefront at original roofline is likely a remnant from the original building. Storefront contains two picture windows without transoms, which may remain behind storefront covering. Original cast iron columns on either side of recessed entry, consisting of a contemporary door with an oval glass inset. Raised parapet contains a panel marked "WALKER" with the date 1968. Previous survey notes anecdotally that this is the oldest commercial building downtown, though it does not appear on Sanborn insurance maps until 1892. (NC)



## McCanless & Taylor Block

HB-00656

177-181 W. Main Street

*(ca. 1915) Neoclassical Revival*

Three story, three bay brick building. Westernmost two bays have one-over-one paired double-hung windows on second and third stories, with a modification on the second story that substitutes a door for one of the paired windows. Eastern bay has replacement windows on second story, with one pair modified to allow the insertion of an entrance door (ca. 1964). Removed elaborate tin cornice at parapet, above storefront, and at secondary entrance on west façade; bricked in openings where original three-pane single windows centered above window pairs of third story have been removed. Brick pilasters marked by corbelling between each pair of windows on front façade and at northernmost bay of west façade. Modified storefront (ca. 1964) retaining recessed door configuration. Transoms covered or removed. Storefront is aluminum, with short bulkheads. West elevation fenestration pattern is irregular, with single one-over-one windows except above former secondary entrance, where they are paired; original window locations below third story are bricked in. One bay modern storefront in northernmost bay of west elevation. Later single-story addition at rear of building. (C)

*Historic postcard view*






## Western Union Building

HB-00638

178 W. Main Street

*(ca. 1900; ca. 1964) 19th Century Commercial*

Two story, one bay brick building, with round opening at attic level (boarded up). Arched brick cornice with central inset brick panel in half-circle. Pilasters with edge-set brick columns and recessed rectangular corbelling. Angle-set dentil band below parapet. Corbelling above rectangular window of second story, boarded up and partially obscured by elevated walkway. Modified recessed aluminum storefront in Permastone facing. Permastone also covering transom. (C)




## Bettis Building

HB-00637

180 W. Main Street

*(ca. 1900; ca. 1964) 19th Century Commercial with Italianate influence*

Two story, one bay brick building with upper level divided into three recesses. Elaborately corbelled and arched arcaded cornice, with a pattern of rectagular insets below. Original upper part of parapet removed. Dentil molding below recess band, which continues as pilasters with brick bases. Brick infill in original window recesses, now containing two small horizontal windows flanking a central entry. First floor has recessed entry on west, set apart by applied pilasters over artificial brick wall covering, and tripartite storefront window. (C)




## Corner Drug Store

HB-00636

Jerry Seals Photography (Common Name)
186 W. Main Street
*(ca. 1892; ca. 1964) Dutch Colonial Revival with 19th Century Commercial influence*

Two story brick building with Flemish stepped gable with rusticated stone copings and lintels. Front-sloping roof behind gable, of modern asphalt shingles. Full arched stone surround tops louvered attic vent. Rusticated stone beltcourse between three windows and transom band. Central transom panel houses stone panel with engraved name "HELMS". Two eastern openings with replacement windows. Western opening modified for insertion of entry door and boarded transom. Storefront modified ca. 1964. Transom closed in or removed. Aluminum framing with paired full-glass entry doors. (C)

## Hamilton Bank Building

HB-00635

188 W. Main Street
*(ca. 1925; ca. 1964) Classical Revival with 20th Century Commercial influence*

Four story brick with arched corbelling at roof line. One-over-one windows on south and west façades, with soldier brick lintels and cast stone sills. Cast stone string course at sill line of fourth story. One window opening on front modified to entry from elevated walkway. Stone panels and watertable at street level. Modified storefront with aluminum paired entry doors in granite surround. Arches with cast stone voussoirs at street level of west elevation, bricked in. Side entrance within flat-arched cast stone surround. Cast stone dentil moulding above arches. (C)





## City National Bank Building

HB-00634

200 W. Main Street

*(ca. 1880; ca. 1915) Queen Anne with 19th Century Commercial influence; Classical Revival*

Three story, one bay brick building. First and second stories built ca. 1880. Cutaway corner entry with arched transom below rusticated stone arch on battered stone piers; full view wood door. Altered storefront on front façade, fixed plate glass. First story of east elevation with three secondary entrances. One-over-one windows with transoms, with stone string course at sills and stepped stone headers. Second story replacement windows below original arched transoms; stone string course sills, and arched window heads of alternating stone and brick voussoirs. Corner projecting bay with replacement windows and original wood arched transoms, with pressed metal cladding. Third story added ca. 1915; with one-over-one replacement windows, stone sills, stepped stone headers. Tall pressed metal projecting cornice below pedimented parapet; low brick pediment at front façade. (C)




## Gamble Building (Powell Building)

HB-00633

204 W. Main Street

*(ca. 1880; ca. 1905; ca. 1964) 19th Century Commercial*

Three story, one bay brick building; name panel in raised parapet changed from "Gamble" to "Powell". Recessed storefront with aluminum framed plate glass store windows; transom removed or obscured. Segmental arched window openings, boarded up at second story, and two central openings modified to one single opening (ca. 1964), now boarded up, with added door accessing elevated walkway. Brick coping between second and third stories marking where third story was added, ca. 1905. Three segmental arched windows on third story. Corbelling at parapet, below terra cotta coping tiles. (C)



## Globe Book Co. Building

HB-00657

207 W. Main Street

*(ca. 1915; ca. 1964) 20th Century Commercial*

Two story, two bay brick building with low triangular pediment in parapet containing cast stone panel reading "Helms". Corbelling and dentils above second story windows, which are three part, with transoms, all replacements. Modified opening at center of building for second story entrance. Recessed metal storefront in east bay; metal storefront in west bay flush with sidewalk. Rear entrances into each bay, and replacement windows in original openings. (C)



## Rose Building

HB-00658

215-219 W. Main Street

*(ca. 1900; ca. 1964) 19th Century Commercial*

Two story, two bay brick building with small central section. Repetitive corbelling design at parapet, with small diamond-pattern insets above. Pilasters at each end matching projection of central bay. Open central entry at first story, with iron gate. Window in central bay of second story modified with aluminum entrance. Remaining arched window openings boarded. Corbelled egg and dart molded brick course below windows. First story storefronts altered ca. 1964, but retain recessed entry configurations; bulkheads below storefront windows. Transoms enclosed or removed. One story brick additions at rear; each bay with entry doors (boarded up) under shed roofs. (C)



## J. P. Walker Co. Building

HB-00659

225 W. Main Street

*(ca. 1905; ca. 1990) 20th Century Commercial*

Two story, two bay brick building with segmental arched inset window openings on second level; insets infilled with stucco and narrow modern metal windows. Pilasters framing bays. Corbelling at parapet. Altered storefront of stucco and narrow aluminum windows. Rear elevation reconstructed (ca. 1990), with gabled portico and metal railings, separate entraces into each bay. (NC)



## Old Post Office Building

HB-00660

233-235 W. Main Street

*(ca. 1890) Italianate with 19th Century Commercial influence*

Two story, two bay brick building, with central entry section, each framed by brick pilasters. High parapet with corbelling and blind arched arcades. Brick arched projecting panel above each bay. Four segmental arched window openings in each bay and one in center. Replacement windows with infill above. Original cast iron sills remaining at west bay. Central opening modified to entrance to second story from elevated walkway. Altered storefronts of synthetic stone and double-hung windows. Central entry with modern glass and aluminum door. (C)



## Fitzgerald Building

HB-00661

237-239 W. Main Street

*(1892) Queen Anne with 19th Century Commercial influence*

Two story, two bay brick building with projecting square central tower. Tower has two blind arches at third story, surmounted by an arched metal signboard reading "Fitzgerald Building 1892"; corbelling below metal-shingled hipped roof with finial and small triangular gables on visible sides, containing fanlight cutwork. Modified entrance at street level of tower, with arched fanlight (possibly original, painted over). Three full arched openings in each bay of upper level, with corbelled hoods and cast iron sills; windows replaced. Matching opening in tower modified for entrance to upper level. Corbelled dentil band above, below inset rectangular brick panels in high parapet. Additional corbelling at roofline. East bay altered storefront with central entry; west bay altered storefront with recessed entry, respecting original storefront configuration. (C)




## Strand Theatre Building

HB-01513

243 W. Main Street

*(ca. 1895; ca. 1964) No Style*

Two story brick buildling. All windows covered or altered. Front façade covered with pebble-dash concrete panels. Ca. 1964 entrance to upper level boarded up. Storefront altered. (NC)





## SKYMART

**HB-01519**

From 200 block of W. Main Street to 100 block of E.Main Street
*(1964-1967) Brutalist*

Poured concrete walkway with straight spindled steel pipe railing, over precast concrete structural spanning units, supported by concrete pillars with asymmetric belled caps, which elevate the Skymart to the second level of most downtown buildings, while providing some cover against inclement weather. Walkway is accessed by ramps or stairs at cross streets. Bridges span over the roadway, connecting north and south sides. Original planters modified; unoriginal lampposts. (C*)



*Far left: Facing south along 104 W. Main St.*

*Lower left: Ramp from parking, between 149 and 157 W. Main St.*

*Left: Sidewalk level, facing east in front of 186 W. Main St.*

*Right: General view of the south side of the 200 block of W. Main St.*

*Below: Looking east from the 200 block of W. Main St.*





The following properties are located within the survey boundary area, but are not yet 50 years old, so are not considered for historical significance.



### Methodist Dental Lab
112 E. First North Street
(ca. 1983)



### Millennium Square Building
225 W. First North Street
(ca. 2000)

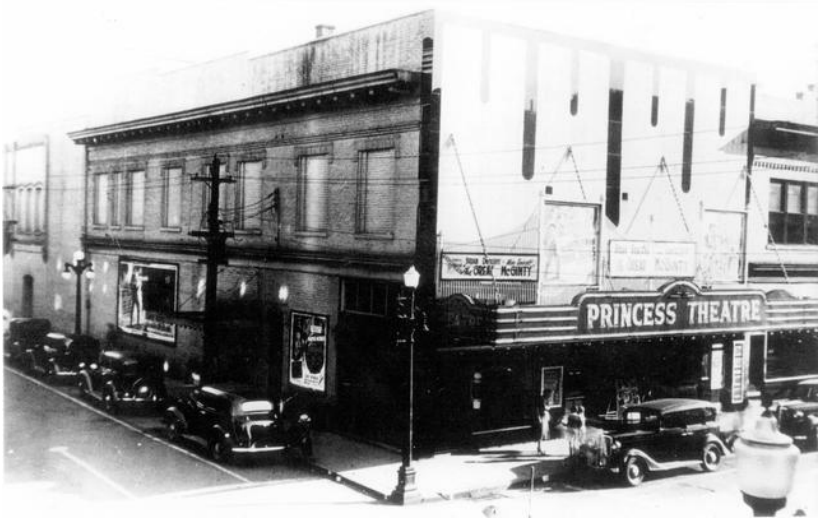


### Jefferson Federal Bank
143 E. Main Street
(2002)




## Java Garden

203 W. Main Street
(2002)

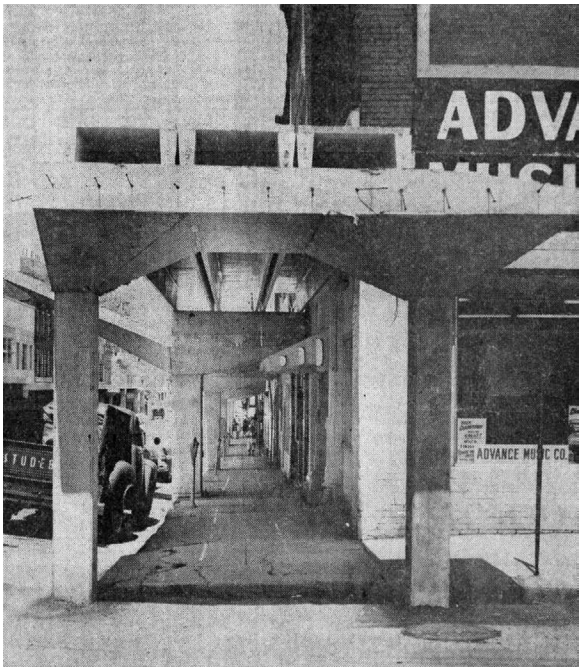



*Java Garden occupies the former site of the Princess Theatre, demolished in 1995.*

## Contributing Properties

111 N. Cumberland St.
113-117 N. Cumberland St.
121 N. Cumberland St.
110 S. Cumberland St.
114 S. Cumberland St.
118 S. Cumberland St.
128 S. Cumberland St.
115 W. First North St.
121-123 W. First North St.
135 W. First North St.
307 W. First North St.
313 W. First North St.
317 W. First North St.
104-112 N Hamilton Ave.
113-117 N. Henry St.
118 N. Henry St.
131-133 N. Henry St.
134 N. Henry St. (NR-listed)
124 S. Hill St.
101 E. Main St.
109-113 E. Main St.
117 E. Main St.
119 E. Main St.
146 E. Main St.
101 W. Main St.
103 W. Main St.
104 W. Main St.
114 W. Main St.
115 W. Main St.
128-130 W. Main St.
132-134 W. Main St.
133-135 W. Main St.
138 W. Main St.
143 W. Main St.
148 W. Main St.
149 W. Main St.
156 W. Main St.
157 W. Main St.
161 W. Main St.
166 W. Main St.
172 W. Main St.
174 W. Main St.
177-181 W. Main St.
178 W. Main St.
180 W. Main St.
186 W. Main St.
188 W. Main St.
200 W. Main St.
204 W. Main St.
207 W. Main St.
215-219 W. Main St.
233-235 W. Main St.
237-239 W. Main St.

## Contributing Properties




*Skymart under construction, June 1965.*



*Skymart nearing completion, ca. 1967.*

**The Skymart**

As a general rule, structures do not qualify for listing on the National Register of Historic Places until they are 50 years old. Completed in 1967, Morristown's Skymart would, by default, be considered non-contributing until 2017. However, the National Register acknowledges that this is not an inviolable rule, but is intended to provide for a long enough period of retrospection to support a settled belief that structures possess enduring historical value.

To be considered eligible for being individually listed on the National Register, a structure less than 50 years old requires *exceptional importance* at a national, state, or local level. To be considered as contributing within a National Register District, a structure less than 50 years old is required to be an *integral part* of a district that is otherwise eligible for listing.[1]

Our understanding of history does not progress mechanically in one-year increments. Rather, it consists of periods of time that can logically be examined together. In this specific example, the Skymart can be considered as a built object representative of 1960s urban planning ideals. Inarguably integral to Morristown's downtown core, the Skymart has had an architectural impact on every structure it touches. If the period of significance of Main Street Historic District is defined to include the period of impact of these 1960s urban planning decisions, then the Skymart must be considered a contributing structure within this district.

1. For further reference, see *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years*, published by the National Park Service, and available online.

## Non-Contributing Properties

110 N. Cumberland St.

115 S. Cumberland St.

123-127 N. Henry St.

116 E. Main St.

124 W. Main St.

127 W. Main St.

142 W. Main St.

144 W. Main St.

160 W. Main St.

167 W. Main St.

175 W. Main St.

225 W. Main St.

243 W. Main St.

### 129 S. Cumberland Street — HB-00620

**Morristown Flour Mill**

*Buildings on rear part of site partially remain. Presently addressed as 124 S. Hill Street.*

### 211-213 W. First North Street — HB-00622

**Price Beals Building**

### 225 W. First North Street — HB-00630

**Kingmyer Hotel**

### 100 E. Main Street — HB-00607

### 203 W. Main Street — HB-00662

**Princess Theatre**

### 226 W. Main Street — HB-00632

**Daily Gazette and Mail Building**

### 228 W. Main Street — HB-00631

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*Hamblen County Courthouse*
*photo by Brian Stansberry*

*Mountain Makins Festival at the Rose Center*

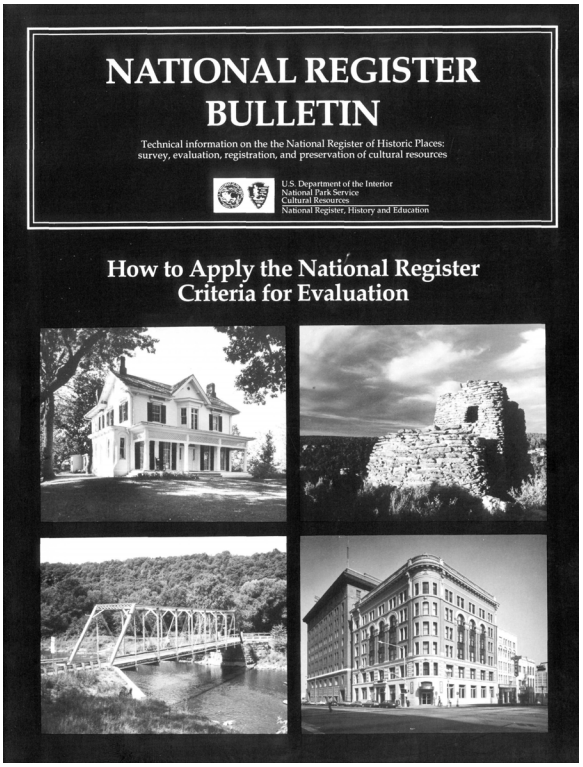



Historic preservation has been demonstrated in several studies to be a successful economic development tool.[1] While there is no rule that says that historic preservation is invariably profitable, it has been shown to have several valuable advantages:

- The economic impact of historic preservation compares favorably to other local investments, per dollar spent, for number of jobs created, household income, and state and local taxes collected resulting from the investment.
- The creation of local historic districts has been demonstrated to have a positive impact on property values when compared with properties falling outside such districts. The understandable concern that the creation of a local historic district, in that it constitutes an additional layer of regulation for affected property owners, would, *prima facie*, have an adverse effect on property values has been found repeatedly not to hold up to analysis of the data.
- Heritage tourism is one of the fastest growing segments of that industry.
- Downtown revitalization encourages a local sense of "place," and increases the local property tax base.
- Historic preservation is inherently environmentally sustainable, taking advantage of the embodied energy represented by existing structures, and utilizing existing municipal infrastructure investments.

Additionally, being listed on the National Register of Historic Places makes income-producing properties eligible for a 20% federal tax credit on qualified rehabilitation expenditures, when renovations follow National Register standards.[2]

Although this current survey is not intended to include all aspects and requirements of a National Register nomination for any building or collection of buildings within the study boundary, it is understood that this this is an intended next step. As such, opinions of "Contributing" or "Non-Contributing" status (see Section 4.3) have been made according to the National Register Bulletin, "How to Apply the National Register Criteria for Evaluation." This analysis resulted in the recommendation for the creation of two historic districts within the study boundary. This is a notable change from the draft National Register nomination



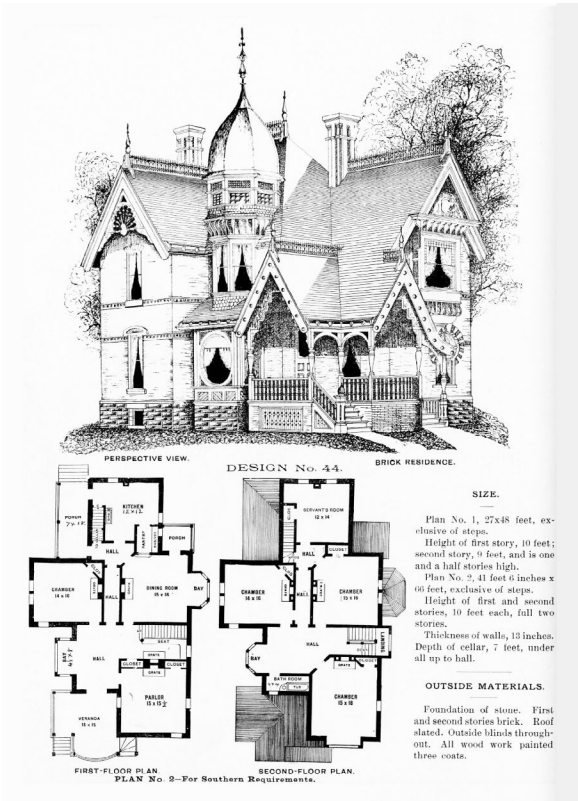

for Morristown Main Street Historic District completed in 1992, explicable by two major changes:

- Under the general requirement that properties be at least 50 years old in order to be eligible for listing on the National Register, several building on First North St. and the east end of Main St.are now old enough to fall under a relevant period of significance. The Skymart will be 50 years old in 2017.
- The demolition of the Kingmyer Hotel and surrounding structures and the redevelopment of the current Millennium Square building has caused the westernmost residential portion of the Main Street Historic District to no longer be contiguous with the main commercial core. It does, however, remain an intact collection of buildings, notable in its consistency of design and in having been constructed by one individual, capable of standing on its own as a smaller historic district.

1. This survey does not attempt to make an exhaustive argument in favor of historic preservation, relying on available sources. For additional data, see *The Economics of Historic Presevation: A Community Leader's Guide*, by Donovan D. Rypkema, 2005. For information on additional studies, see *Economics and Historic Preservation: A Guide and Review of the Literature*, by Randall Mason for The Brookings Institution Metropolitan Policy Program, 2005.
2. See the *Secretary's Standards for Rehabilitation* and *Illustrated Guidelines for Rehabilitating Historic Buildings*, both published by the National Park Service, and available online, for infomation on appropriate treatment of historic structures. For general guidance on available tax credits, see NPS Technical Advisory Service's publication, *Historic Presservation Tax Incentives*. Specific benefits and limitations can be found in the IRS publication, *Investment Tax Credit for Qualified Rehabilitation Expenditures* [Treasury Regulation Section 1.48-12].

The current survey was limited to the six blocks of the downtown core of Morristown. It was noted, however, that significant historic architectural resources exist outside these boundaries, notably the collections of residential structures in the Old Town East and Old Town West neighborhoods flanking downtown. A recommended concurrent step is undertaking an additional architectural survey of these neighborhoods with the goal of establishing local historic district boundaries for these areas, adoption of historic overlay zoning utilizing the enabling legislation already in place, and ultimately the nomination of these districts to the National Register of Historic Places.

*Design No. 44 from architect George F. Barber's* Cottage Souvenir #2, *1891.*


PERSPECTIVE VIEW. BRICK RESIDENCE.

DESIGN No. 44.

FIRST-FLOOR PLAN. SECOND-FLOOR PLAN.

PLAN No. 2—For Southern Requirements.

SIZE.

Plan No. 1, 27x48 feet, exclusive of steps.

Height of first story, 10 feet; second story, 9 feet, and is one and a half stories high.

Plan No. 2, 41 feet 6 inches x 66 feet, exclusive of steps.

Height of first and second stories, 10 feet each, full two stories.

Thickness of walls, 13 inches. Depth of cellar, 7 feet, under all up to hall.

OUTSIDE MATERIALS.

Foundation of stone. First and second stories brick. Roof slated. Outside blinds throughout. All wood work painted three coats.

*Phillips House, 307 E. 2nd North Street*
*photo by Bravidos*






Morristown's downtown has a rich architecture reflective of its history and enhanced by a unique example of the physical attempt to counterbalance competing suburban expansion – the Skymart. Dominantly two and three story brick buildings, its storefronts illustrate the architectural styles of almost 100 years, drawing from the commercial designs of the 19th and 20th centuries. Passersby are greeted with recessed storefront windows, many examples of ornate pressed tin cornices, corbelled brickwork, cast iron columns, and multi-colored brick. Caring for the architectural details of downtown Morristown is essential.

The National Park Service maintains a set of Preservation Briefs detailing appropriate repair and maintenance methods for elements of historic buildings at
www.nps.gov/tps/how-to-preserve/briefs.htm
General summaries of the most relevant topics from these guidelines are included in Section 6.3.

Any project that uses federal funds as part of the rehabilitation funding MUST follow the requirements and suggestions contained in these documents.[1] Inasmuch as Morristown's existing Façade Improvement Grant program distributes revitalization funds originating from the United States Department of Housing and Urban Development, care needs to be given that the work covered by these grants is consistent with these standards.

Understanding that the city's Façade Improvement Grant program limits funds to visible exterior portions of the buildings, it is recommended that other maintenance operations undertaken by building owners, as part of a comprehensive building improvement plan, be considered acceptable for the required funding match – there is little long-term benefit, for example, in helping to fund repainting of a building's façade when the roof above is collapsing. Vacant buildings or portions of buildings will not survive indefinitely without some planning for minimal maintenance. When funds are insufficient to put the entirety of a building back into usable condition, it is recommended that grant funding be made contingent on a long-term plan[2] consisting of:

1. Documentation
2. Condition Assessment
3. Stabilization

4. Moisture Control
5. Pest Control
6. Security
7. Ventilation
8. Maintenance and Monitoring Plan




### 1. Documentation

The specific historical importance of a particular building may not be readily evident. Local historical resources such as the Hamblen County Archives and the Rose Center can assist in determining the dates of building and a chronology of additions and building alterations. By understanding the history of a building, deteriorated elements that may not immediately be recognized as significant may be spared from being removed or thrown away. A photographic or video record of the building exterior and of the interior spaces will provide an invaluable record of existing conditions at a given point in time.

### 2. Condition Assessment

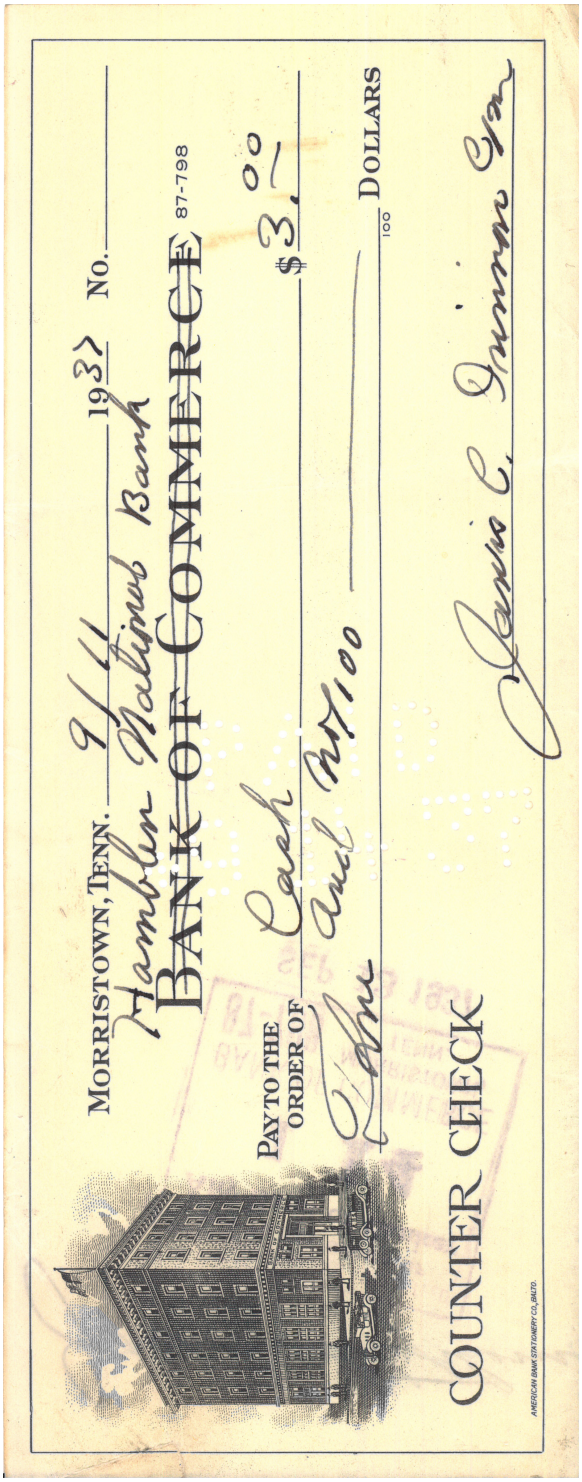
If the building is not greatly deteriorated, this assessment need not be exhaustive. A preservation specialist, an architect, and, in some cases, a structural engineer, can help set priorities for building stabilization.

### 3. Stabilization

Roofs and foundations are locations particularly prone to deterioration over time. Walls and interior framing may require additional reinforcement. This work should be done by a qualified contractor under the direction of a structural engineer.

### 4. Moisture Control

Repairing leaks from deteriorated or damaged roofing is usually one of the most-effective things that can be done for retaining the future viability of underutilized buildings – the money spent on a roof can be many times less than the amount that would need to be spent in the future to repair damage caused by a roof failure. Avoid "quick fix" solutions such as tar patches, as they will generally fail within a year and may make future repairs more difficult.




In some instances, deterioration of foundations can be slowed dramatically by adjusting water run-off on site, carrying water away from the building.

Deteriorated mortar joints in masonry walls are another source of water intrusion. Painting or sealing of masonry should not be viewed as a "waterproofing" solution – if mortar joints have weathered and become too soft, they will continue to fail behind the paint, and will eventually also cause paint failure. The worst locations may require some spot repointing. In no instance should these repairs be done using modern premixed mortars, which will ultimately lead to further irreversible masonry damage, often requiring complete replacement of damaged brick. Always use mortar that matches the historic mortar in composition, strength, color, and tooling.[3]

Deteriorated wood and metal components of a building will generally benefit from repainting, even if complete repair is not undertaken. Cracks around doors and windows can be beneficial in providing ventilation to an unoccupied interior, and should not be sealed unless necessary for keeping out water or insects.

### 5. Pest Control

Rodents, bats, snakes, birds, etc., can do significant damage to the interior of a building. It is important to rid the building of unwanted pests and to seal off their access. Close off unused chimneys and basement vents with metal screens. Termites and carpenter ants must be exterminated. Keep annual termite control contracts up to date. Damp wood may benefit from treatment with borate or other preservatives.

### 6. Security

The sealing of unused entry points to the building is critical. Historical buildings are irreplaceable, and no entity is as capable of causing sudden and complete building loss as a human intruder. It is recommended that monitoring or alarm devices be installed to protect the building from vandalism and fire.

### 7. Ventilation

A secure and weathertight exterior envelope can encourage an interior environment in which humidity levels may rise to the point at which mold, rot, and insect infestation are encouraged. Adequate ventilation must be provided.

### 8. Maintenance and Monitoring Plan

Develop a schedule for building inspection to ensure that the foregoing measures remain adequate to the long-term stability of the building and its architectural features.

1. The National Historic Preservation Act of 1966 (Public Law 89-665; U.S.C. 470 *et seq.*) limits federal actions that may have an adverse effect on properties listed on, or eligible for listing on, the National Register of Historic Places. Section 106 of this Act mandates a review of effects that a federally-funded project may have on such properties.
2. See *Preservation Brief #31: Mothballing Historic Buildings*.
3. See *Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings*.

There is far more information and guidance available in the National Park Service's Preservation Briefs than there is room to cover here. The following items should be considered only as basic summary guidelines.

## Masonry

- Brick and stone work requires ongoing maintenance. The longevity of mortar joints varies with exposure conditions, but will generally be between 25 and 100 years; most buildings in downtown Morristown are probably overdue for some repair to their masonry. Deteriorated mortar joints must be repointed using mortar that matches the historic mortar. Modern mortar contains a greater proportion of Portland cement, causing it to be harder and more expansive than historic brick. Its use, especially in the repeated freeze-thaw cycle of the East Tennessee climate, will cause the old brick to spall and crumble, necessitating much more expensive repairs in the future.
- With the exception of its use for advertising signs, paint was not originally used as a finish for brick buildings in downtown Morristown. Do not paint brick buildings that have not been painted in the past, and do not expect paint to be a substitute for repointing of defective mortar joints. Allow the rich texture and colors of the bricks to show. If removing paint from existing historic masonry, never sandblast.[1]

*Consult* Preservation Brief No. 2: Repointing Mortar Joints in Historic Masonry Buildings *for more detailed explanations and guidance on appropriate mortar mixes.*

*image: Google*



*Care needs to be taken in defining appropriateness of repairs and building changes. This 2008 image (top) illustrates that the original windows of this building were badly deteriorated. However, in the renovated façade, the pane configuration has been changed, altering the historic character of the structure. This type of change is not appropriate.*



## Windows

- The upper story front windows of downtown buildings are an important element in their design. Unfortunately, many of them have been replaced with new windows that are incorrectly sized or have pane divisions that are not historically accurate, altering the historical appearance of the building. Consult historic photos to determine what those original windows looked like and replace or recreate them in wood version, sized to fit the original openings, matching the originals in size, profiles, and pane configurations.



*Where existing mortar joints are soft and powdery, no amount of new paint will arrest this deterioration. Defective mortar joints require repointing, using special mortar mixes.*




*Existing storefronts such as this one, while not original to the time of construction of the building, fall within the period of significance of the Main Street district, and should be preserved.*



*Elements such as the Fitzgerald Building's name plate are important character-defining features, and should be repaired and retained.*

- If a building's original windows exist, repair and retain them.

*Consult* Preservation Brief No. 9: The Repair of Historic Wooden Windows *for guidance on window restoration.*

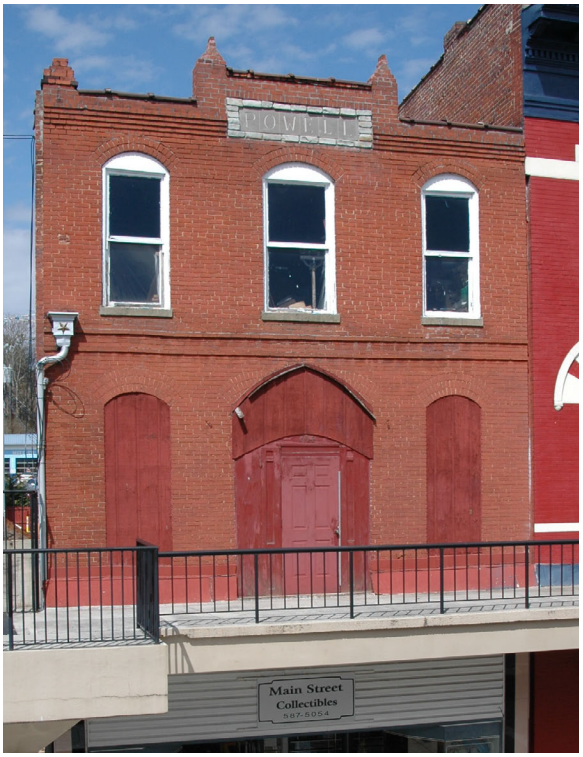
## Storefronts

- Many storefronts were replaced during the era when the Skymart was built; those storefronts with their metal framing, recesses, and large store windows, being within the same period of significance, should be retained. Later storefronts utilizing small windows, synthetic stucco and stone facings, or wood composite panel infill are inappropriate, and should be replaced with more sympathetic designs as renovations occur.
- Unfortunately, most of the sign boards and transoms were removed or covered at that time of the construction of the Skymart. Recreating them would add to the pedestrian character of downtown Morristown.

*Consult* Preservation Brief No. 11: Rehabilitating Historic Storefronts *for guidance in determining an appropriate course of action for storefronts of all time periods and for recommendations on the design of replacement storefronts.*

## Building Details

- Pressed metal cornices, brackets, and signs naming the buildings are important architectural details. Repair and retain these significant elements of the building's design. Recreate them using historic photographs if they are missing.




## Second Story Entrances

- On some downtown buildings, second story entrances were introduced by removing windows or by altering the size and configuration of original openings in a manner destructive to existing building character, utilizing materials of a lesser quality and longevity than the original construction. This is not an appropriate treatment for the front of a building.
- New second story entrances should be achieved by using an interior stair that enters from the storefront, from the historic location of a secondary building entrance, or by introducing an entrance at the rear of the building.

*Second story entrances such as this one, in which two windows openings were clumsily combined to allow the insertion of a single modern doorway, are inappropriate in that they do not respect the historic character of the building's façade.*





*THC file photo*

*A new second story entrance on this building involved the removal of original metal brackets and window hoods, and the obliteration of the original arched opening configuration. This loss of historic character is not an appropriate modification.*

1. See *Preservation Brief #6: Dangers of Abrasive Cleaning to Historic Buildings.*