

# Kingsport: Boat Yard to Model City

## Founders, Early Homes, & Neighborhoods

by Jeff Fleming



**5:30 pm**

**Tuesday, October 10, 2023**

**3rd Floor, Kingsport City Hall**

**415 Broad Street**

**Archives Open House**

**5th Floor, 4pm**

**Betty Gibson Memorial Lecture Series**

# Kingsport, Tennessee

STRONG NEIGHBORHOODS.  
SMART GROWTH.

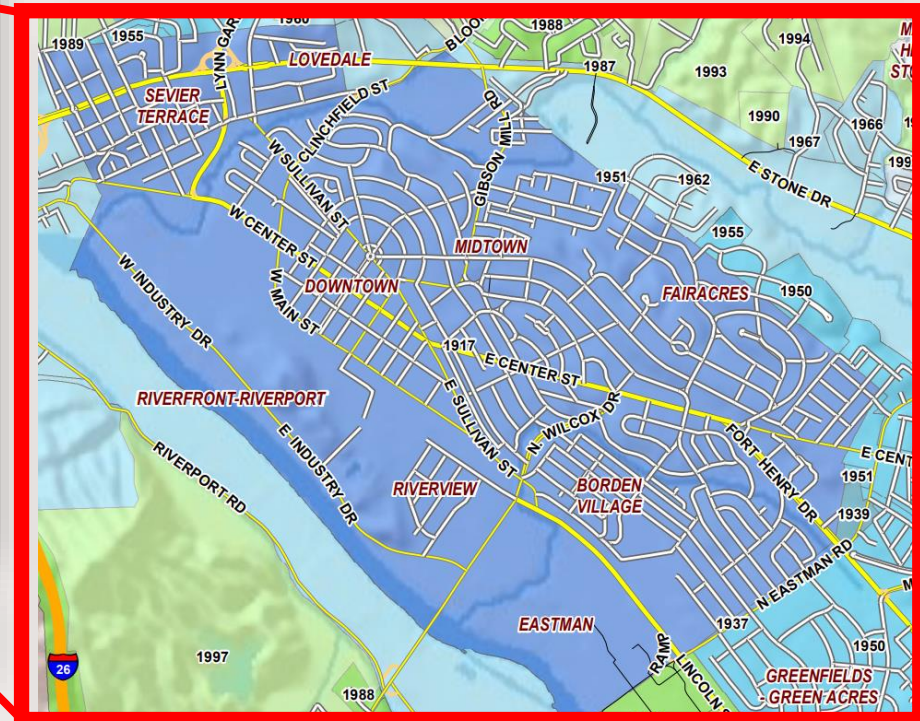
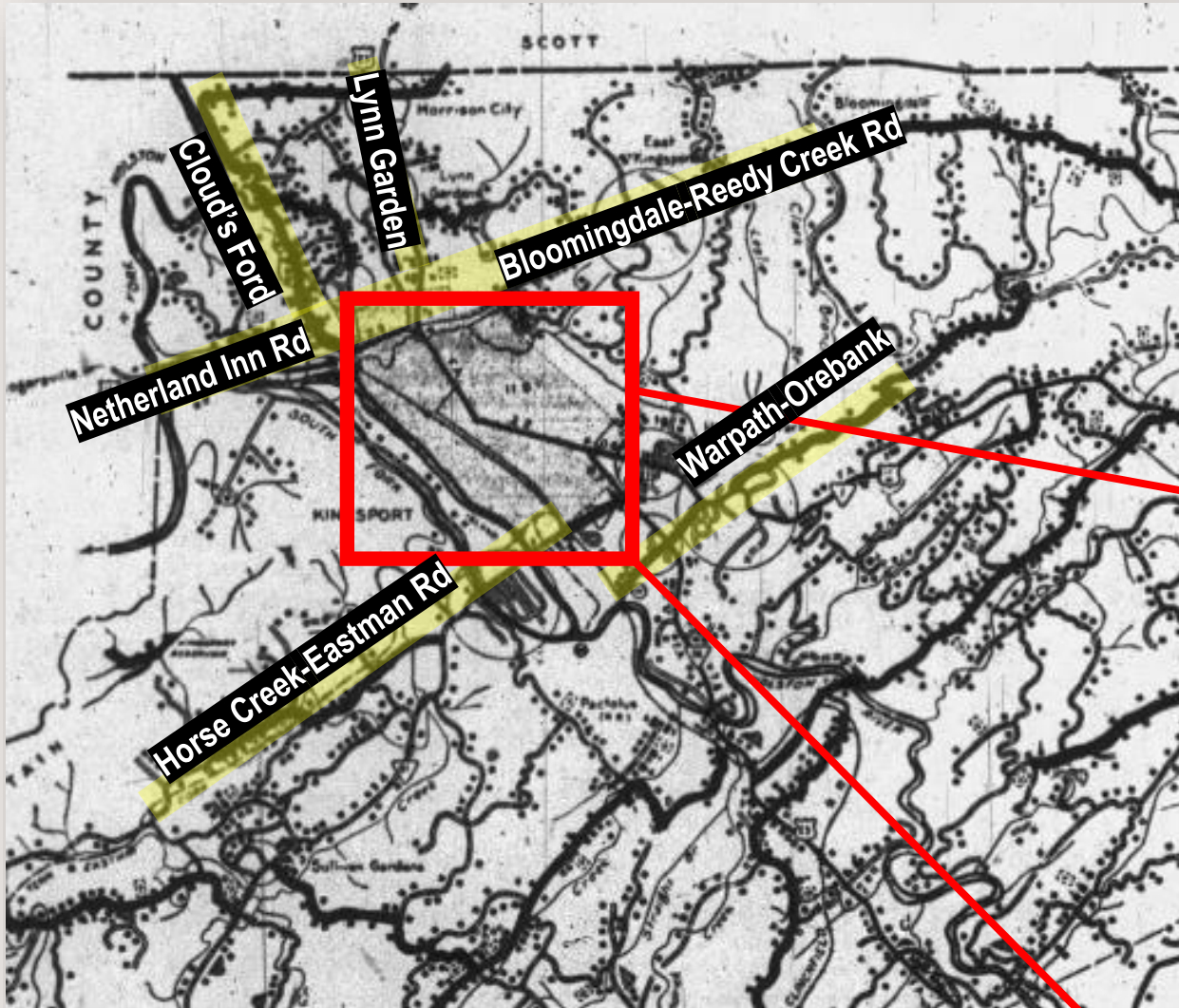
1. What were the development patterns prior to the Model City?
2. What were the original limits of the Model City & what neighborhoods sprung up just outside the city limits (some of which were later annexed)?
3. What are some of the homes that pre-existed in the Model City?
4. Who founded modern Kingsport & what national trends influenced them?
5. What does the evolution of neighborhoods look like from 1917-1959?



# Much of present Kingsport was outside the city limits

What's missing in 1947?

- Stone Drive
- John B. Dennis Hwy
- Interstate highways



The  
Original  
City  
(1917)

**Roads To Be Blacktopped Under County Improvement Plan**

1947 Kingsport Times

Nov. 1916  
**KINGSPORT**  
TENN.

**Radial Streets**

**Five Points**

**Oak Street**

**Pulp Village**  
**Extract Village**

**TANNERY**

**EXTRACT**

**PULP**

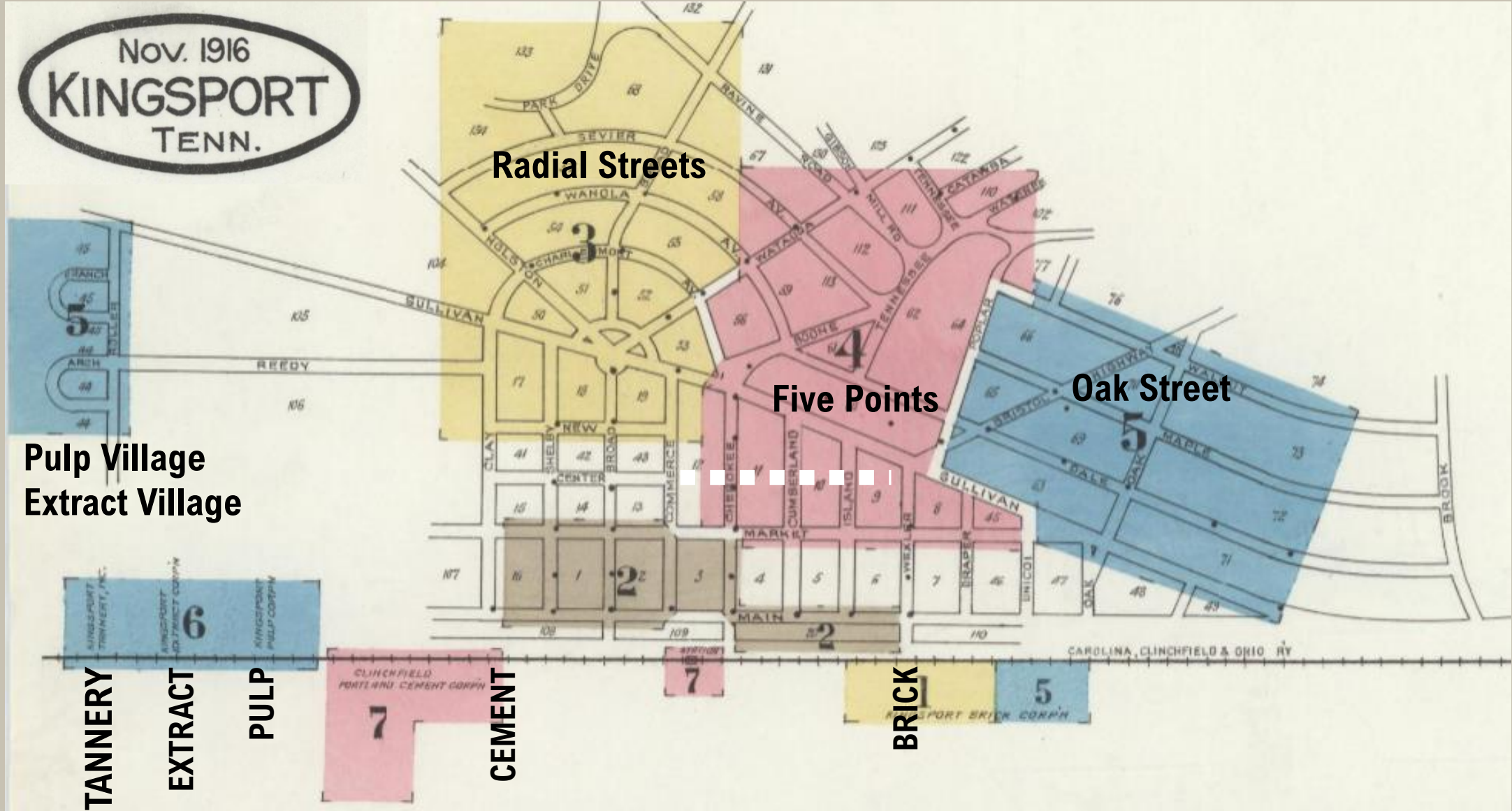
**7**

**CEMENT**

**7**

**BRICK**

**5**



Nov. 1919.  
**KINGSPORT**  
TENN.

**Pulp Village**  
**Extract Village**

**Gibson Town**

**Radial Streets**

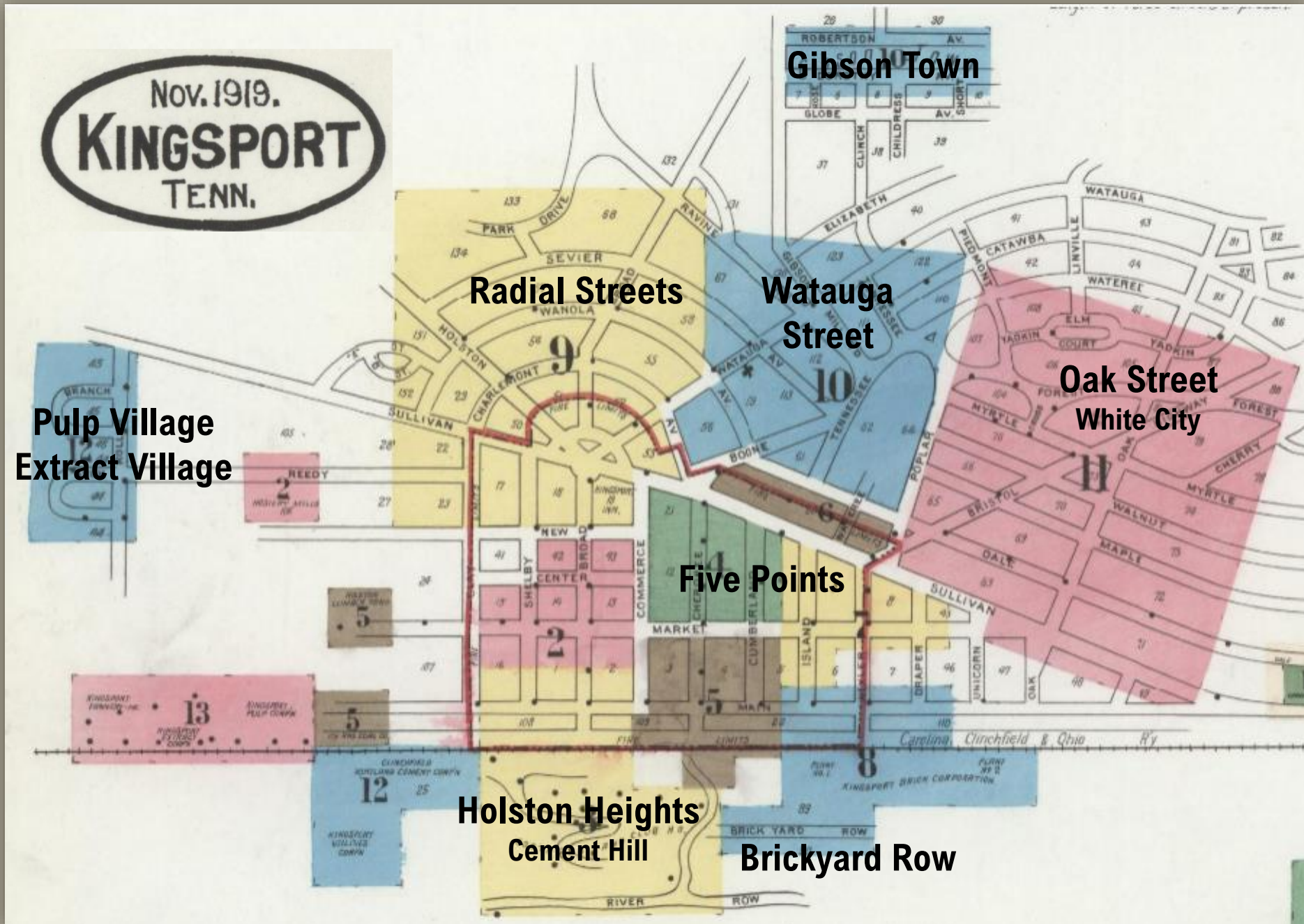
**Watauga Street**

**Oak Street**  
**White City**

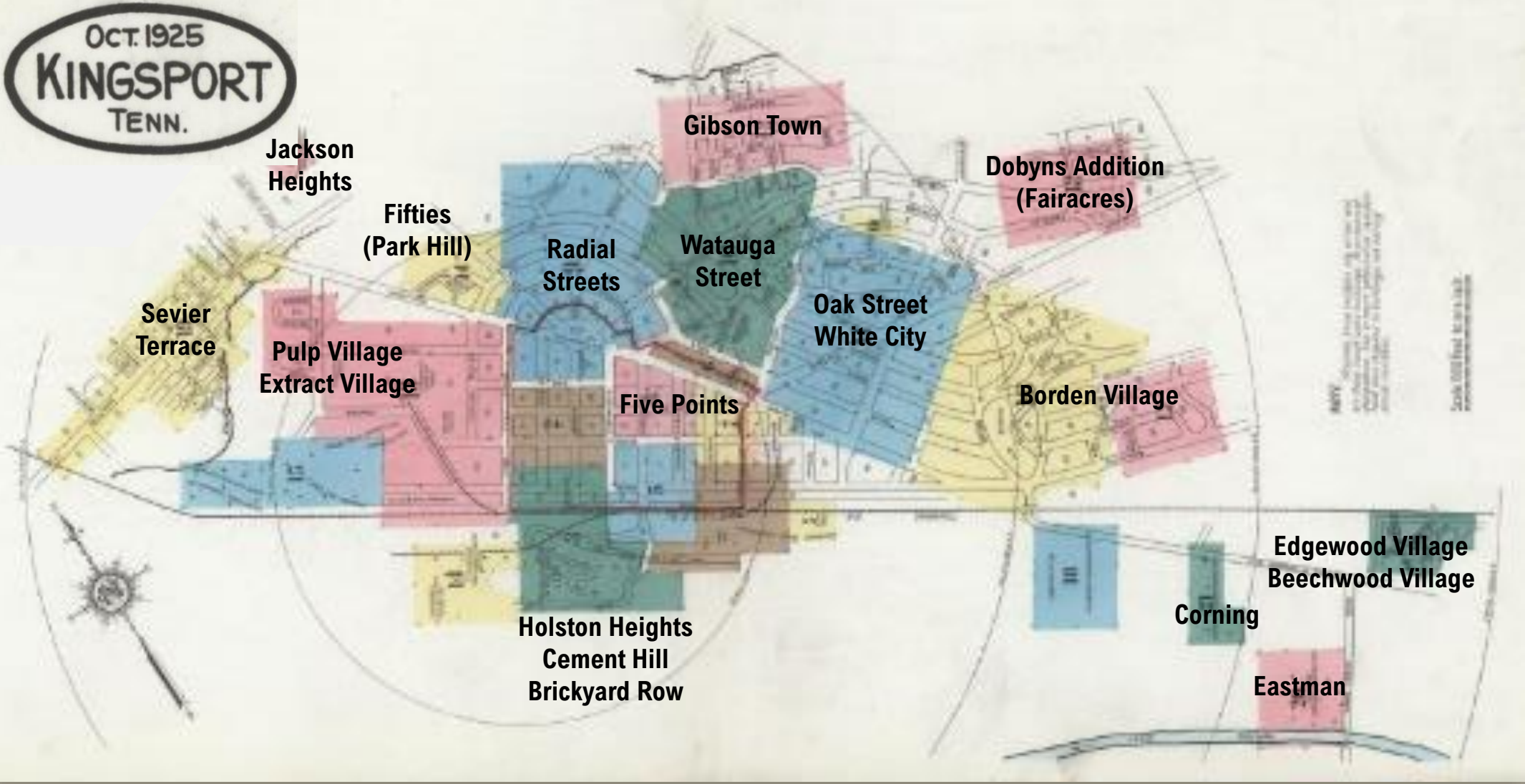
**Five Points**

**Holston Heights**  
**Cement Hill**

**Brickyard Row**



OCT. 1925  
**KINGSPORT**  
TENN.



Jackson Heights

Fifties (Park Hill)

Radial Streets

Gibson Town

Dobyys Addition (Fairacres)

Watauga Street

Oak Street White City

Sevier Terrace

Pulp Village Extract Village

Five Points

Borden Village

Edgewood Village Beechwood Village

Holston Heights Cement Hill Brickyard Row

Corning

Eastman

# What were the development patterns prior to the Model City?



- Blue roads pre-existing the Model City
- Red roads are current
- Yellow is the limit of the Model City plan
- The dashed line is South Eastman Road (thru-street blocked)



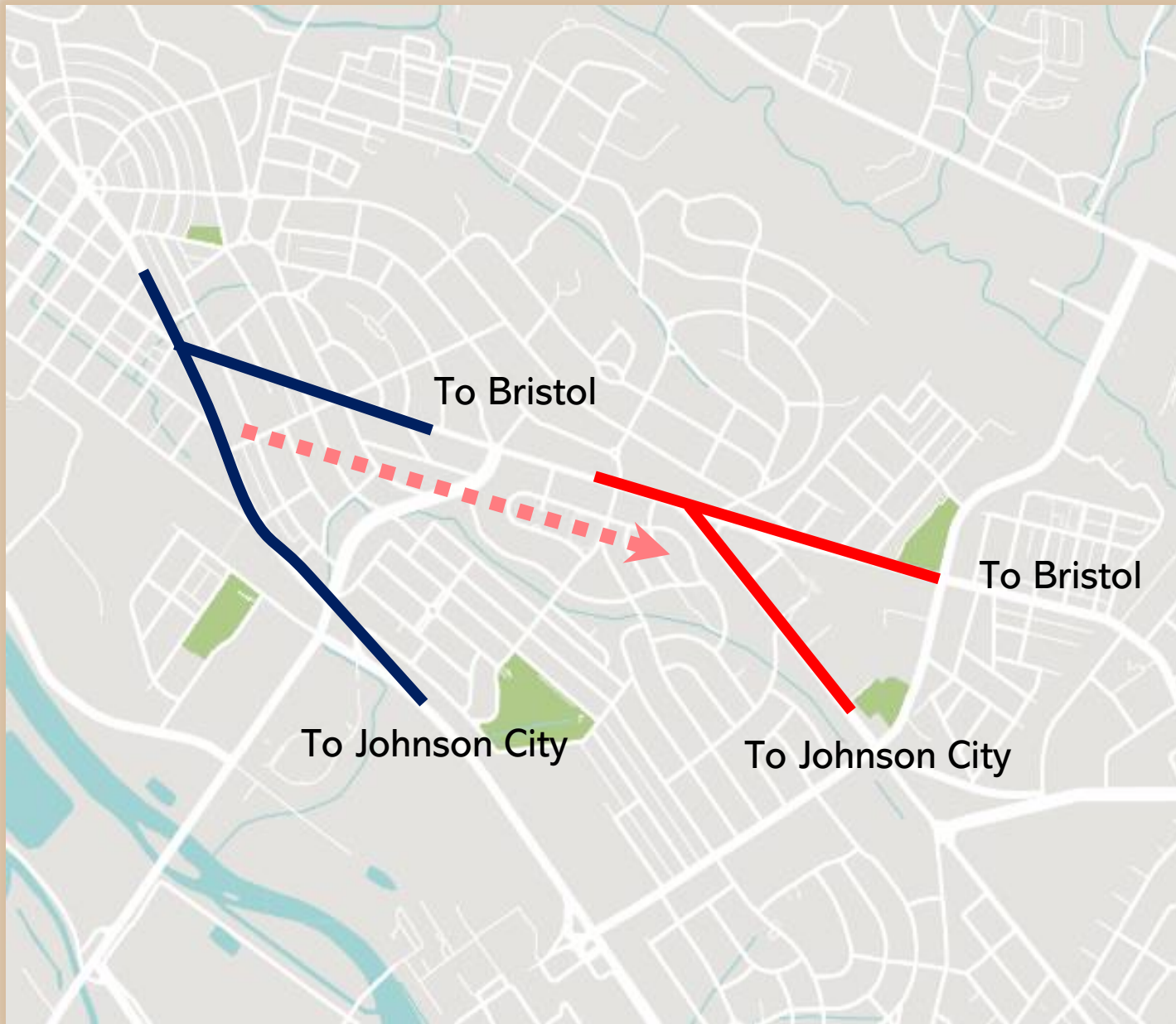
“Ah Ha Moments”

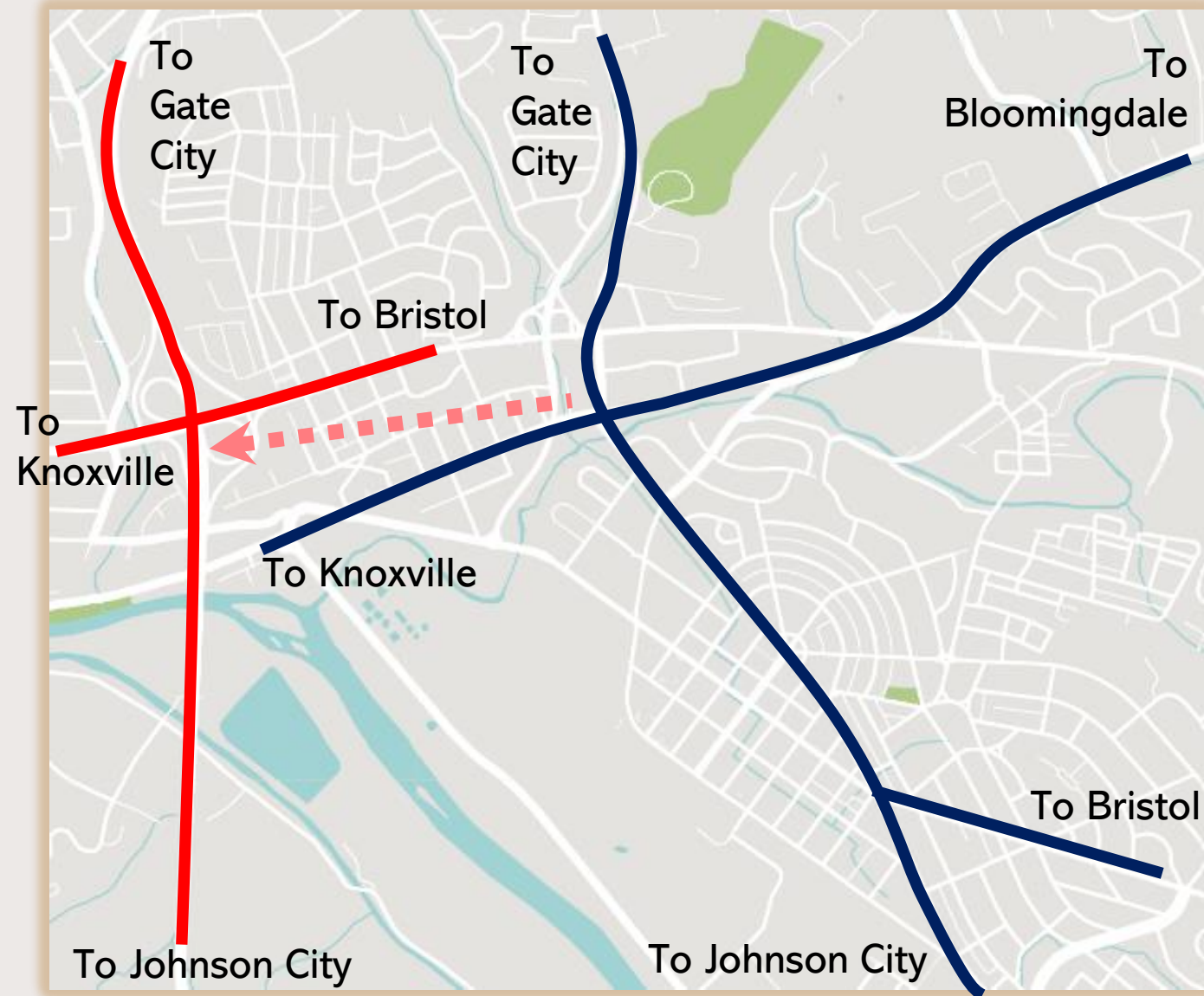
**The alignment of U.S.  
11W simply shifted  
northeast.**



## “Ah Ha Moments”

The highway “split” towards Bristol and Johnson City got shifted east. The changing traffic pattern de-emphasized the importance of Sullivan/Lincoln Street for through traffic.





## “Ah Ha Moments”

The most strategic intersection in Kingsport was the Sullivan / Donelson / Lovedale intersection, and Sullivan Street was the ‘main street’. That node got shifted west to the I-26/Stone Dr interchange.



## “Ah Ha Moments”

**Wilcox Drive became the “new” Eastman Road. Neighborhoods in Long Island, Edgewood, and Beechwood got absorbed into the plant expansion.**

# Kingsport, Tennessee

STRONG NEIGHBORHOODS.  
SMART GROWTH.

What neighborhoods sprung up just outside the city limits (some of which were later annexed)?



# Satellite villages sprung up around the Model City without zoning or land use codes

## Lynn Garden



## Bloomingtondale



## Highland



## Hillcrest



## Fort Robinson



## Litz Manor



## Sullivan Gardens



## Colonial Heights



# Kingsport, Tennessee

STRONG NEIGHBORHOODS.  
SMART GROWTH.

What are some of the homes that pre-existed in the Model City?





# 3401 Netherland Inn Road

Built 1818

*Rotherwood*

- 1818 – built by Rev. Frederick Ross
- 1847 – Joshua Phipps
- 1906 – George L. Carter (occupied by James Dobyns)
- 1916 – John B. Dennis
- 1943 – temporarily sold to Army for Holston Defense
- 1945 – John B. Dennis sold to Herbert Stone
- 1980 – Sold at auction to Sam Pickering
- 1984 – Roger Baugh
- 1991 – Dr. Lenita Thibault spent 7 years renovating

# 2505 Netherland Inn Road

Built 1820

## *The Peach House*



1878 - Charlie Phipps Showalter ("C.P.") born at Rotherwood

1917-1950 - C.P. Showalter home

Married Lula Rogan, a descendant of Presbyterian minister

Son, Rogan Showalter, married Cleo Blankenbecler

Daughter, Betty Jo Showalter, married Mack Beau Gibson

Betty Gibson—is why we're here today





# 1010 Sevier Terrace Drive

Built 1790, 1840, 1884

## *Sevier Terrace*

Mount Ida: The log house was built c. 1790 for David Ross, who ran a nearby iron furnace. His heirs sold the property to David D. Sevier and Annis Netherland in 1817. The Seviers lived in the log home for a time until they built a comfortable brick mansion on the estate in 1884.

# Kingsport, Tennessee

STRONG NEIGHBORHOODS.  
SMART GROWTH.

Tennessee  
statehood  
1796

**Robert Sevier** (1749-1780) died at King's Mountain  
(brother of John Sevier, 1<sup>st</sup> Governor of Tennessee)  
**Keziah Robertson** (1753-1806)  
(sister of James Robertson, Founder of Nashville)

**Valentine Sevier V** (1780-1854) died in Greene County, TN  
**Nancy Dinwiddie** (1786-1844)

**David Deadrick Sevier** (1821-1890) died in Kingsport  
**Annis Rutledge Netherland** (1825-1898)  
(daughter of Richard Netherland, Netherland Inn)

← *Sevier Terrace*

**Nellie Sevier** (1863-1910)  
**Henry "William" Roller, Sr.** (1855-1931)

← *Ridgefields House*

Brothers: "D. & W. Roller"  
**William Roller Jr** (1890-1971) – no biological children  
**David Sevier Roller** (1896-1959) – no children



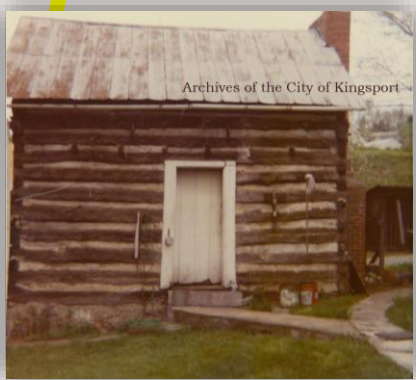


# 774

## Bloomington Pike (Clinchfield St)

Built 1861

*Grass Dale*



circa 1819

The log house dates back to Capt. Joseph Everett's purchase from the David Ross heirs. Martin Roller bought the plantation from Everett heirs in 1852 and four years later sold it to Joseph Groseclose Sr. for \$4000. In 1856, Groseclose began construction of the brick mansion. The Civil War interrupted construction. The long galleried two-story back ell was not completed until 1886. The house was inherited by M.C. Groseclose who married Gladys Roller, daughter of R. Pearce and Mary K. (Titsworth) Roller.



## 'Ridgefields' Will Be Shown In Pilgrimage

Another one of the outstanding homes to be shown in Kingsport during Tennessee Week, sponsored by the local chapter of the Tennessee Society for the Preservation of Antiquities, is "Ridgefields," home of Mr. and Mrs. C. P. Edwards Jr., located on Ridgefields Farm, next to the Ridgefields Country Club.

Here again the charm of the Old South is combined with modern convenience, in this home of Victorian design, first built in 1850 by Martin Roller. Later it was added to by his son, William Roller, upon his marriage to Miss Nellie Sevier. The present owners, Mr. and Mrs. Edwards, have made still further additions, among which are the attractive stone terraces overlooking the Holston River, which flows by the house.

Kingsport Times-News 1953

# 2320 Pendragon Road

Built 1850

## Ridgefields

Today this location seems off the beaten path, but it was originally the main entrance to Ridgefields Farm via ferry. The only vehicular access was across the sluice (today's Riverport Road).



# 3309 Memorial Boulevard

Built 1840

*Hillcrest*

Directly across from the Great Body Company is the Enoch Shipley house (think Shipley Ferry). Buried in Dickson-Shipley Cemetery on Montclair Road. Married Lucy Ann Roller, a descendant of the Roller Family who bought much of the original Pendleton land grant that is now Kingsport. The Rollers owned Roller-Pettyjohn Mill on Fall Creek Road.



# 1612 Watauga Street

Built 1900

## *Highland Park*

Located at the corner of Watauga & Barnes Streets. Who was E.C. Barnes? I found his name mentioned in “Cantrell, TN” (historical) alongside old Sullivan County names like Gunnings, Shipley, Droke, Hamilton, Harr, Vance, Anderson & Booher



1618 Park St



1626 E. Center



1714 E. Center

## *Highland Park*

Each built in 1900

17 years before incorporation, now located directly across from Dobyns-Bennett High School. Built along one of the oldest roads to Blountville & Bristol (the main settlements), now known as Watauga St, Center St, & Memorial Boulevard (the other being the Reedy Creek Road aka Bloomingdale Pike).

OPTIONS ON LANDS  
NEAR AND IN KINGSPORT.

Special to the Banner.

Bristol, Tenn., August 12.—Options taken on lands at and near Kingsport, due to the prospects of the construction of the South & Western Railway by way of Kingsport, aggregate about \$600,000. Options have been taken on all the lands from Gibson's Mill, on Reedy Creek, to the Holston River and as far north as the upper end of the big island at Kingsport. Some of the options have already been closed, and it is believed that others will be as fast as they fall due. The options embrace some fine springs, with a view to providing Kingsport with water when in the future that place becomes a city.

Nashville Banner  
1905



1010 Gibson Mill Rd



1405 Rufus Rd

Each built in 1900

## Gibsontown & Nelsontown

“A mill had continually operated on the site since 1814”  
(Muriel Spoden, 1991)





# 1434 Watauga Street

Built 1878

## *Fair Acres*

At one point, this house was the centerpiece of the plantation that covered all of Fair Acres. Andrew F. Martin was married to Elizabeth Bachman, daughter of the plantation owner, and Martin built the house in 1878. Their family cemetery is on Linville Street. Most know it as the 20<sup>th</sup> century home of our first mayor, James Dobyns.

# Kingsport, Tennessee

STRONG NEIGHBORHOODS.  
SMART GROWTH.

Who were the people behind the plan &  
what national trends influenced them?



# Kingsport was developed by New York's elite...

**Nichols:**  
instrumental in building the chemical supply business in the U.S.

**Sagamore Hill.**  
Among other fine estates in the section are the following: The home of Mrs. Theodore Roosevelt, Sagamore Hill; the John A. Weeks property, with a frontage of 1,000 feet on Oyster Bay Harbor; the Gerard Beekman place, comprising 50 to 60 acres; the estate of Bertram G. Work of the Goodyear Rubber Company; the famous tulip farm of Zandbergen Brothers, John B. Dennis homestead on the shore front, east of Ship Point; the Lucy Trotter place; the E. M. Townsend property, on both sides of Cove rd.; the Gouverneur Smith estate, formerly the Richard Parrish property, 36 acres, with big house; the Sterling

Brooklyn Daily Eagle  
1926

Colonel Theodore Roosevelt and Mrs. Roosevelt will arrive in Oyster Bay next week after a short visit with Mr. and Mrs. John N. Barker at Pass Christian, Miss. Mr. Barker is the Bull Moose leader of Louisiana.  
Among the members of the summer colony who have opened their homes here for the season are the following from Brooklyn and New York: Henry H. Wood, at Wunadin Farm; William H. Nichols Jr., at Applewarth; Commodore J. Stuart Blackton, Albert E. Smith, Edward F. Whitney, Phillips Abbott, Donald Abbott, William Loeb Jr., L. Cass Ledyard, James A. Blair, Gerard Beekman, Walter S. Gurnee Jr., E. Reeve Merritt, R. H. Carleton, W. R. Caminoni, Fay Ingalls, John B. Dennis, Robert H. Ingersoll, John A. Eckert, W. Emlen Roosevelt, W. L.

Brooklyn Daily Eagle  
1915

**Ledyard:**  
personal counsel to J.P. Morgan

**Beekman:**  
dating back to New Amsterdam

**Gurnee, Sr:**  
built the largest tannery in the west, 14<sup>th</sup> mayor of Chicago

**Ingalls:**  
owned Homestead Hot Springs Resort

**Ingersoll:**  
invented the pocket watch & Mickey Mouse watch

They weren't just venture capitalists & investors in Kingsport, they had national and global interests, including Chicago's "L"

The transfer of the elevated lines to Blair & Co., according to one who has had an active part in the negotiations, is the first step in a consolidation of all the elevated roads here. The deal puts the Northwestern, Lake Street, and Union Loop elevated roads under one control, and it will be necessary to acquire the Metropolitan and South Side elevated roads. A consolidation has been attempted before, but without success. It has been a favorite scheme of Blair & Co., and it is now believed they are in a position to carry it through.

Meetings of the Directors of the various Yerkes companies affected by to-day's deal have been called for Wednesday. Clarence A. Knight will be continued as general counsel of the elevated roads, and in addition will be made President of the Lake Street line and Vice President of the Union Loop. Mr. Yerkes will retire from the Presidency of the Union Loop, to be succeeded by John B. Dennis of Blair & Co. Although Mr. Yerkes held a big slice of Union Traction stocks and bonds he was not represented in the Directory of that corporation, so no changes will be necessary in that road.

Brooklyn Daily Eagle  
1926

# Who was John B. Dennis?

**Davison:**  
Helped lay the foundation for the Federal Reserve

**Kahn:**  
best known as a partner at Kuhn, Loeb & Co. who reorganized and consolidated railroads

**Constructive Philanthropy.**  
A quarter of a century ago, more or less, **John B. Dennis**, a rich New Yorker, purchased the Rotherwood farm below Kingsport. He introduced pure bred Jerseys and he put a man in charge capable of making it a model for the territory. Through the years the efforts of Mr. Dennis have attracted attention, thousands of breeders interested in the enterprise calling at his place and seeing the herds and the modern facilities. Outside of the cattle at Biltmore, on the other side of the mountain, there was nothing in this region to compare with the herds at Rotherwood or the facilities.  
Several years ago Mr. Dennis' herd won national honors and now the honor has come again to Rotherwood, the owner being one of six Jersey breeders in the United States to win the honor twice, according to the American Jersey Cattle club. Qualification is on a yearly basis and only Jersey men whose herds meet exacting requirements for production, conformation, freedom from disease and for the proportion of home-bred animals can receive the award.

Bristol Herald-Courier  
1939

**SEVEN FUTURE KINGS  
IN FINANCE WORLD**  
**Thomas Fortune Ryan Names Them, and  
Here They Are to Be Looked  
Over.**  
NEW YORK, June 25.—Thomas Fortune Ryan, who sailed for Europe this week, made a remarkable statement just before his departure in which he declared that there could never be but one J. P. Morgan, but that he, Mr. Ryan, had great confidence in the younger men of the financial group and in their ability to guide the country through the perils and panics of the future. He named the following seven as the future kings of finance:  
**J. PIERPONT MORGAN, JR.,  
HENRY P. DAVISON,  
OTTO H. KAHN,  
MORTIMER L. SCHIFF,  
JOHN B. DENNIS,  
GEORGE F. BAKER, JR.,  
JAMES STILLMAN, JR.**

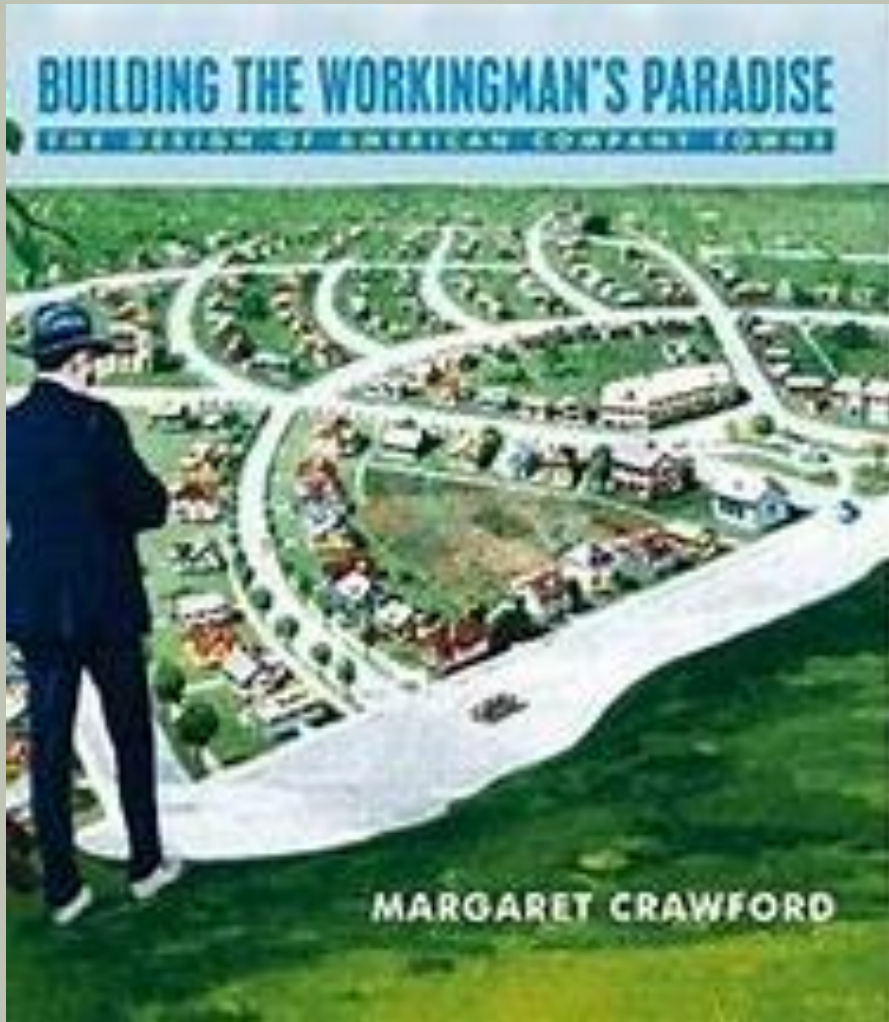
The Tennessean  
1910

**Schiff:**  
Family financed RR's (Penn, L&N, B&O) and Westinghouse, Western Union, and helped govern Union Pacific RR, Wells Fargo, appointed to original Federal Reserve Board

**Stillman:**  
Founder of Citi Bank. The descendants married Carnegie and Rockefeller.

**Baker:**  
"Dean of American Banking", 3<sup>rd</sup> richest man in America behind Henry Ford and John D. Rockefeller

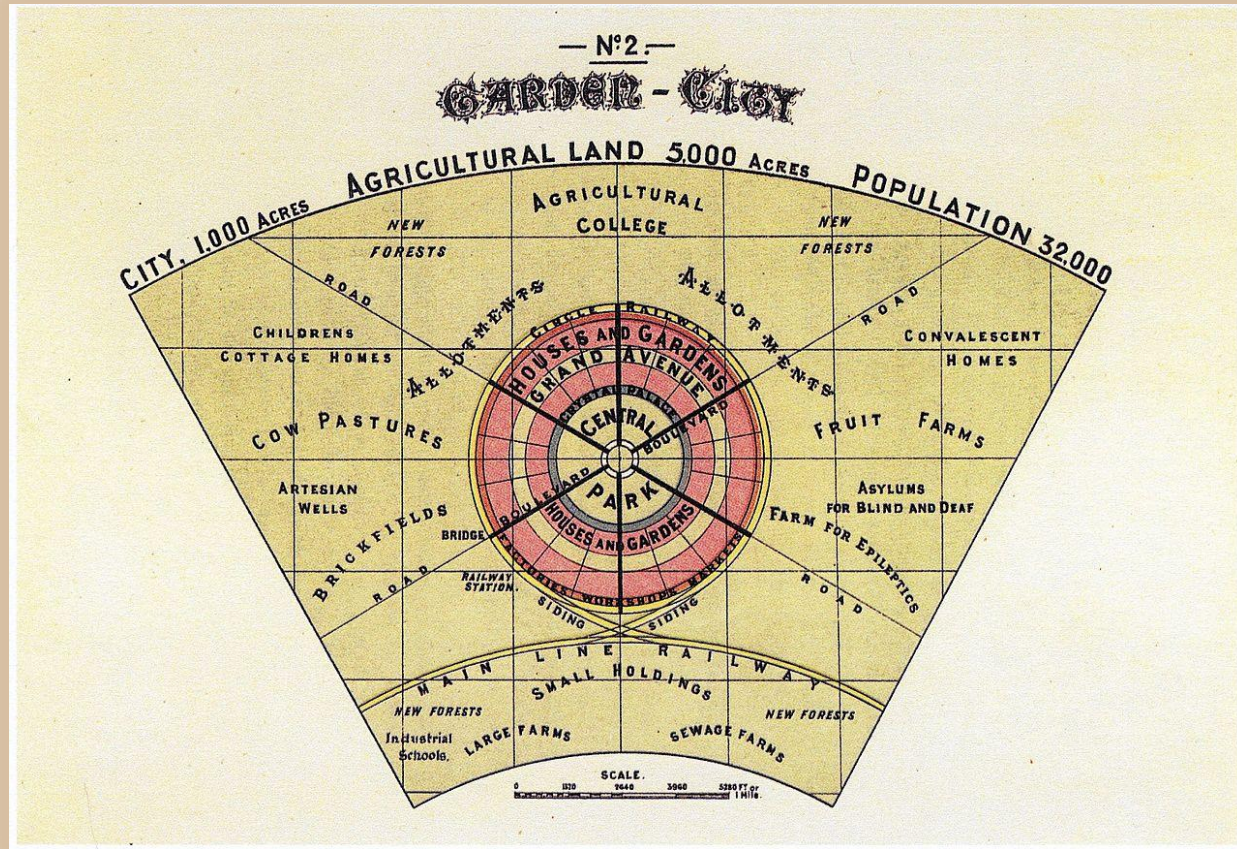
## Respected national architects were recruited to build model neighborhoods for different classes



1996

Nolen's general plan for Kingsport acknowledged the centrality of industrial production, siting two linear industrial districts near rail lines on the south and west edges of town. He planned residential areas in proximity to workplaces – more expensive areas of single family houses occupied the hilly areas above the downtown while lower-priced dwellings provided easy access to the manufacturing districts. As in all his plans, Nolen reserved large green areas for parks. Just as at Kistler, Nolen provided a hierarchical street network, with wide boulevards in the central areas, then narrower curving streets and alley access in housing areas. Nolen worked closely with Clinton Mackenzie to lay out residential areas for different classes: Armstrong Village housed unskilled workers in group houses, the 'Fifties' and White City offered cottages for skilled workers in a garden city setting, while Orchard Court was modeled on upper-middle-class suburbs such as Forest Hills Gardens.<sup>57</sup> Mackenzie, who designed buildings that ranged from impressive Georgian residences for local notables to the Kingsport Inn, was only one of the prominent architects the KIC brought to Kingsport; others included Grosvenor Atterbury, Thomas Hastings of Carrere and Hastings, and Electus D. Litchfield.

# The Garden City Movement



Ebenezer Howard  
1898

These Garden Cities would contain proportionate areas of residences, industry, and agriculture.

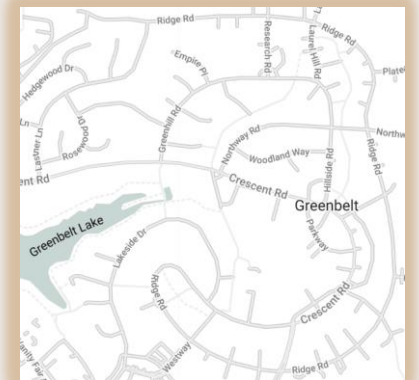
Ebenezer Howard first posited the idea in 1898 as a way to capture the primary benefits of the country & the city while avoiding the disadvantages presented by both.

*Pro tip: Look for the term “green”, “garden”, “field”, “forest” & “fair” in the neighborhood, i.e. Garden Dr, Forest St, Greenfields, Greenacres, Garden Apts., Fairacres, Ridgfields, for example.*

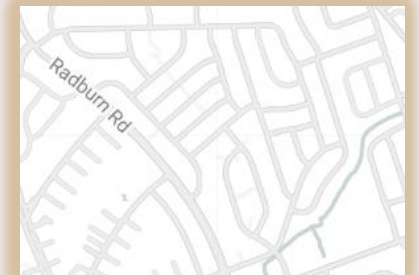
## Greenhills, OH



## Greenbelt, MD



## Radburn, NJ



# The City Beautiful Movement



Chicago World's Fair 1893

The planning of the Chicago exposition was directed by architect Daniel Burnham, who hired architects from the eastern United States, to build large-scale Beaux-Arts monuments with uniform cornice height.

Burnham was to architecture what Olmsted was to landscape architecture.



Kingsport Town Center Plan

The exposition displayed a model city of grand scale, known as the “White City”, marked with monumental symmetry and Gilded Age splendor, which sparked the imaginations of American architects who were eager to formulate a new style of architecture unique to the American city. This desire ushered in a new aesthetic, the City Beautiful movement.”



# Who were these famous architects?



**Clinton Mackenzie:** Shelby Row, Park Hill (The Fifties). His estate is listed on Old Long Island's Gold Coast alongside names like Vanderbilt, Woolworth, Roosevelt, and Chrysler. He was also an avid yachtsman and is famous for being part of the decision to deny the English team's protest against the American team (Vanderbilt). It was the closest Britain ever came to winning the America's Cup.

See any architectural similarities to Kingsport?

## SEAWANHAKA MEETING.

### New Class P Boat Building at Herreshoff for Syndicate—New Officers.

The adjourned meeting of the Seawanhaka Corinthian Yacht Club was held last night at the New York Club. This meeting was adjourned from January because the trustees had not completed the ticket to be presented to the members. It was announced that a syndicate of club members was having a sloop built at Herreshoff for Class P, 31 rating, which is to be a challenger for the Manhasset challenge cup, now held by the American Yacht Club. This new yacht will be ready for delivery before the season opens on Decoration Day and will be tuned up in the regattas sailed on the Sound.

A special race is to be arranged to be sailed from New London to Oyster Bay. The start is to be made the day after the Harvard-Yale boat race. A special committee made the arrangements. It was composed of Eliot Tuckerman of the club, George Nichols, representing Harvard, and Thomas Boardman, representing Yale. This race is to be an open one, and graduates or undergraduates of Harvard or Yale who own boats or whose fathers own boats that they can charter can take part in it.

The officers elected were:

Commodore—Frank S. Hastings, ketch Peggy.  
Vice Commodore—Edward F. Whitney, steamer Arrow.  
Rear-Commodore—Daniel Bacon, sloop Avenger.  
Secretary—Everett Dominick.  
Treasurer—Colgate Hoyt, Jr.  
Measurer—John Hyslop.

Trustees, Class 1914—F. G. Stewart, Clinton Mackenzie and James A. Blair, Jr.

Regatta Committee—C. Sherman Hoyt, Eliot Tuckerman, Victor I. Cumnock, Franklin Remington, George E. Roosevelt.

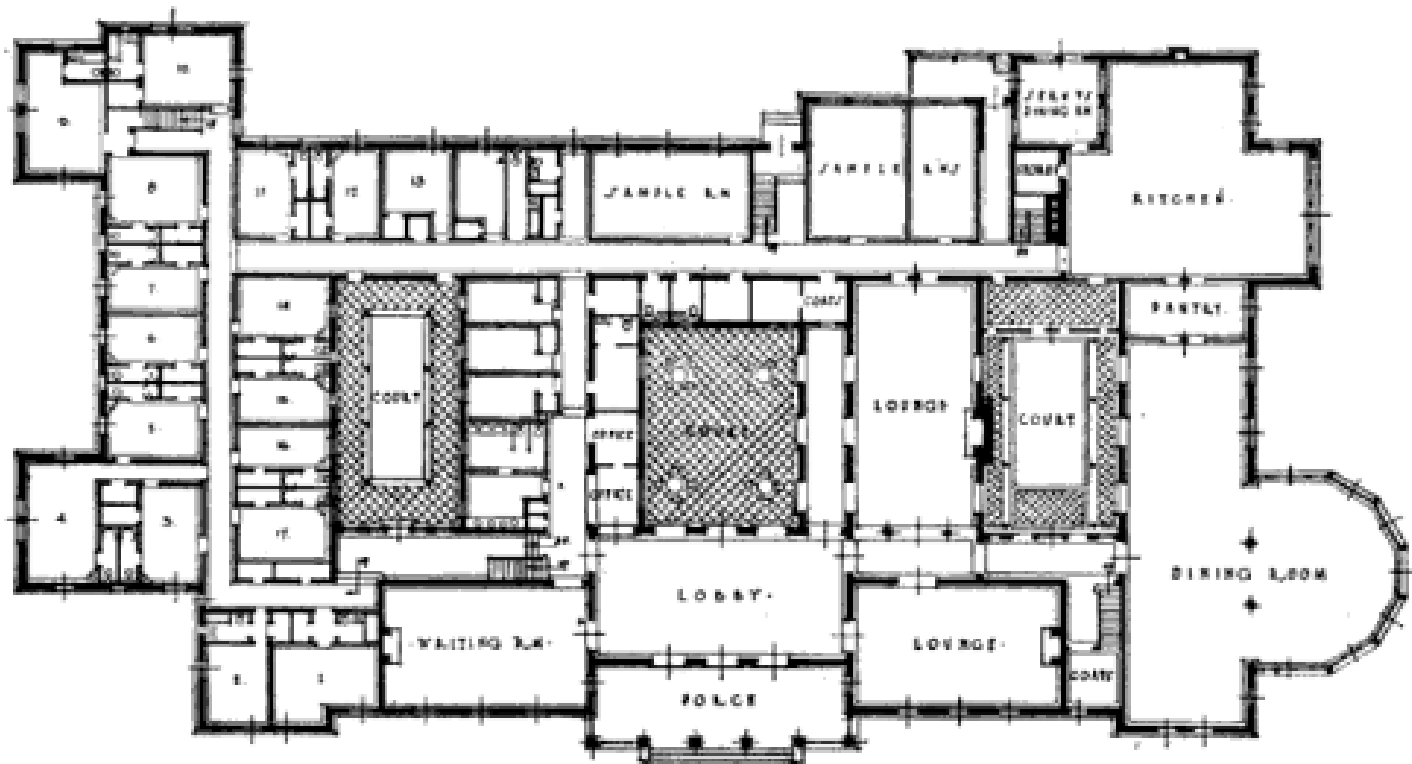
Committee on Lines and Models—John Hyslop, Walter S. Gurnee, Jr., Robert L. Cuthbert.

Law Committee—W. A. W. Stewart, Eliot Tuckerman, Alfred Ely, Jr.

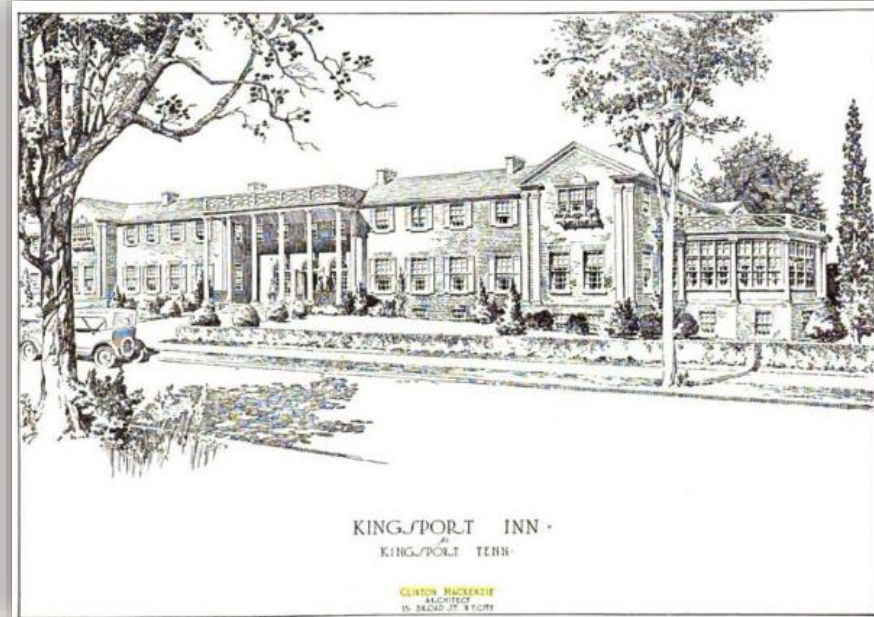
Committee on Seamanship and Navigation—Arthur Curtiss James, Stewart Waller, George Nichols, Francis G. Stewart.

The meeting was preceded by a dinner and later in the evening Commodore Hastings announced his staff, which is George E. Roosevelt, fleet captain; the Rev. Robert Davis, fleet chaplain; Dr. Homer Gibney, fleet surgeon; Eliot Tuckerman, signal officer.

# Kingsport Inn



•FIRST FLOOR PLAN•  
*Clinton Mackenzie*  
•KINGSPORT INN•  
•KINGSPORT TENN•  
CLINTON MACKENZIE  
ARCHITECT  
18 BROAD ST. N.Y.C.



KINGSPORT INN  
AT  
KINGSPORT TENN.

CLINTON MACKENZIE  
ARCHITECT  
18 BROAD ST. N.Y.C.

Why were courtyards so important?

Because there was no air conditioning. The only way to cool off was to open a window.

From the book, “Industrial Housing” (1920) by Clinton Mackenzie

# Kingsport Inn



CENTRAL COURT, KINGSFORT INN  
CLINTON MACKENZIE  
Architect

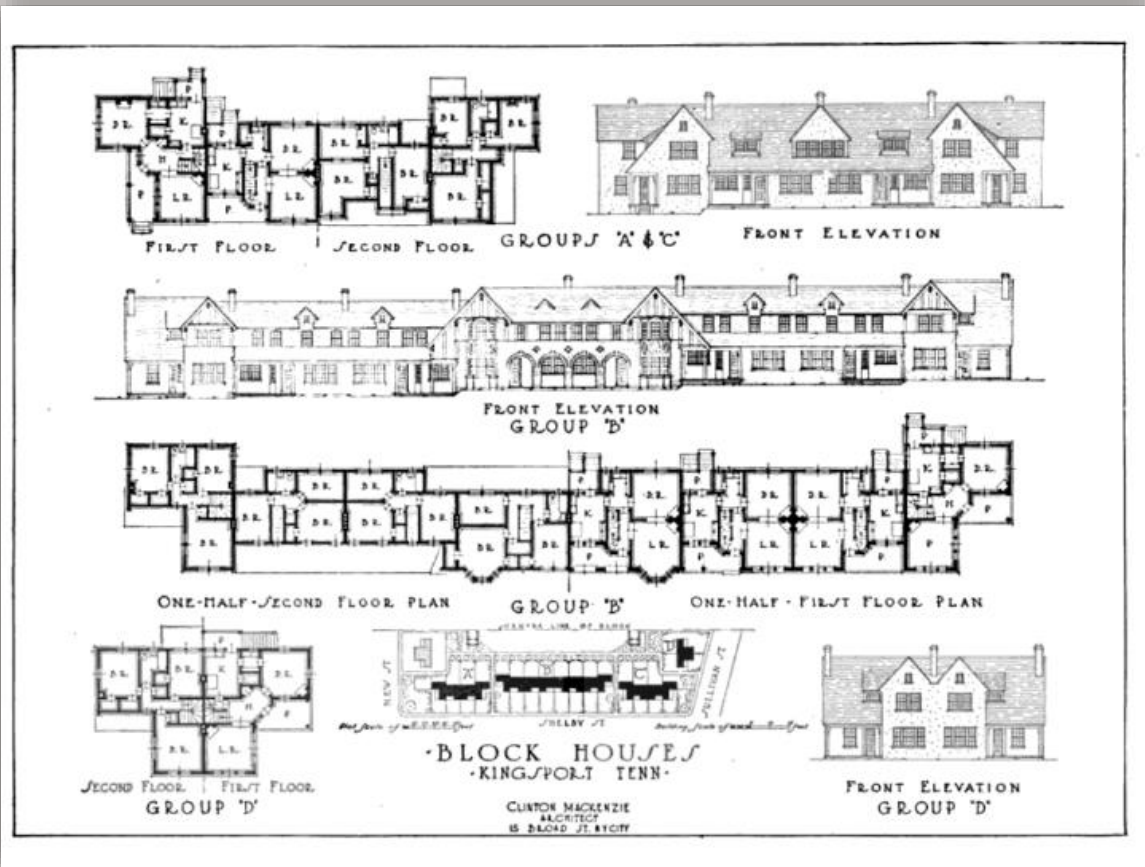


MEN'S LOUNGE, KINGSFORT INN  
CLINTON MACKENZIE  
Architect

From the book, "Industrial Housing" (1920) by Clinton Mackenzie

EARLY HOMES & NEIGHBORHOODS OF KINGSFORT, TENNESSEE

# “Block Houses” (Shelby Street)



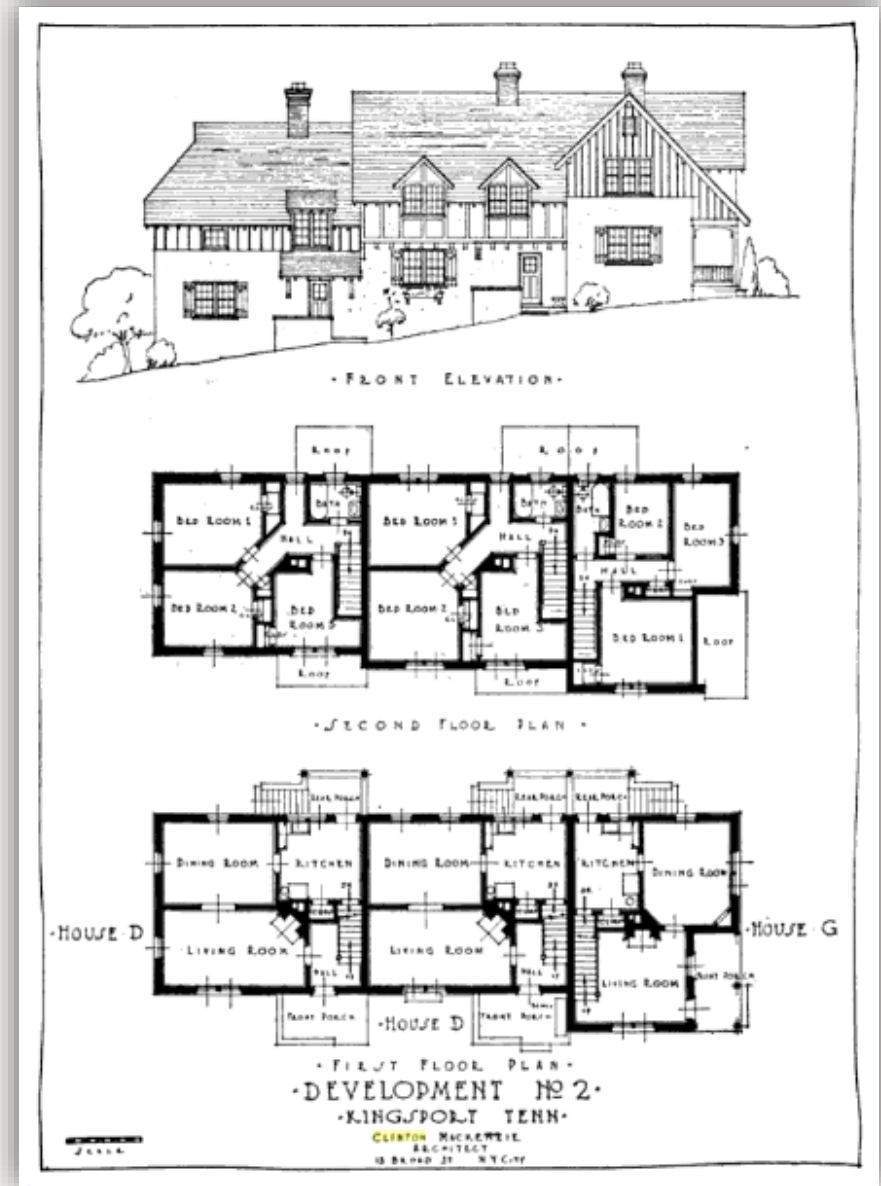
From the book, “Industrial Housing” (1920) by Clinton Mackenzie

# “Development #2” (Park Hill / Fifties)

## Single & Semi-Detached Housing



SINGLE AND SEMI-DETACHED HOUSES  
DEVELOPMENT NO. 2  
CLINTON MACKENZIE  
Architect

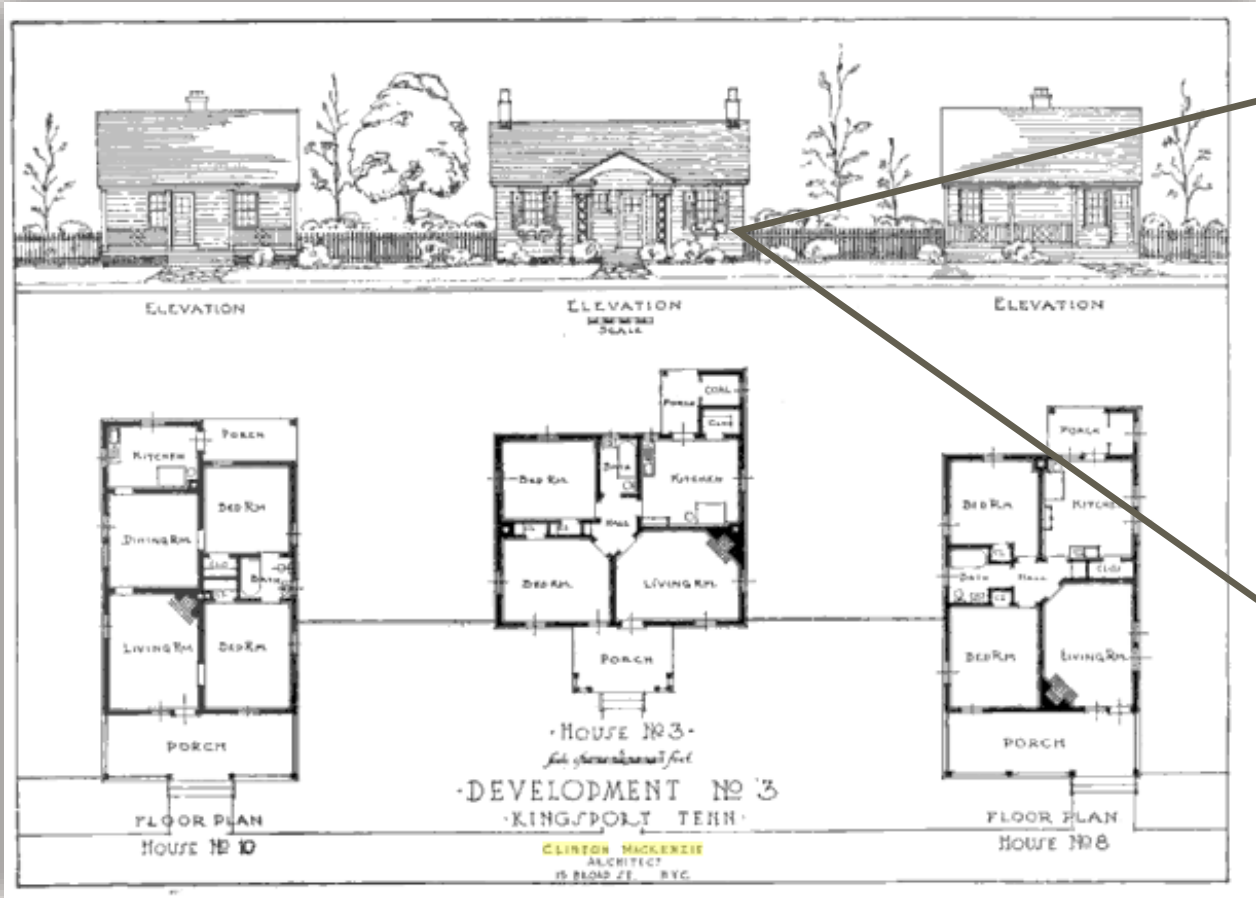


From the book, “Industrial Housing” (1920) by Clinton Mackenzie

EARLY HOMES & NEIGHBORHOODS OF KINGSPORT, TENNESSEE

# “Development #3” (Forest & Myrtle Streets “Little White City”)

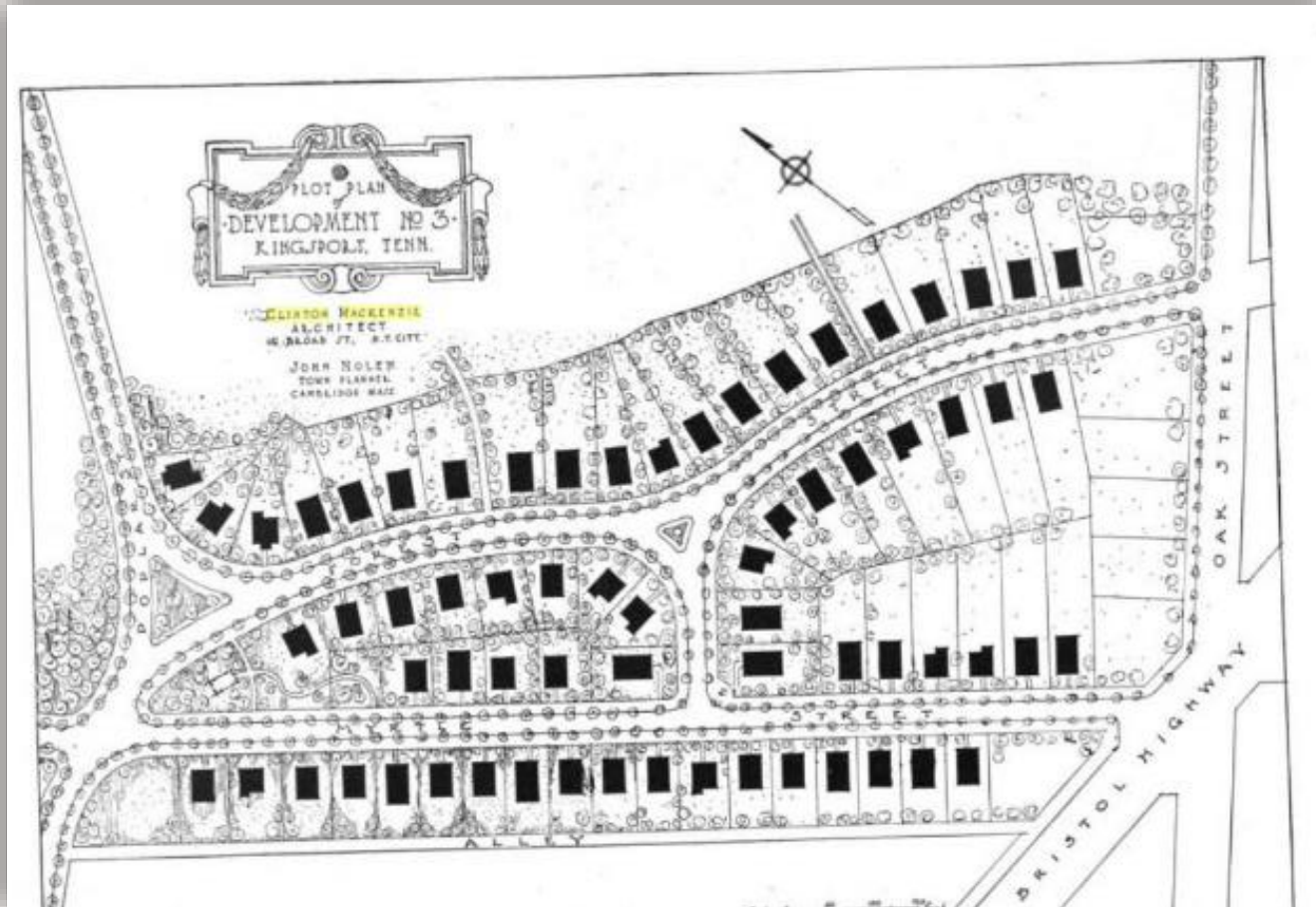
## Single Family Housing



709 Forest Street

From the book, “Industrial Housing” (1920) by Clinton Mackenzie

# “Development #3” (Forest & Myrtle Streets “Little White City”) Single-Family Housing

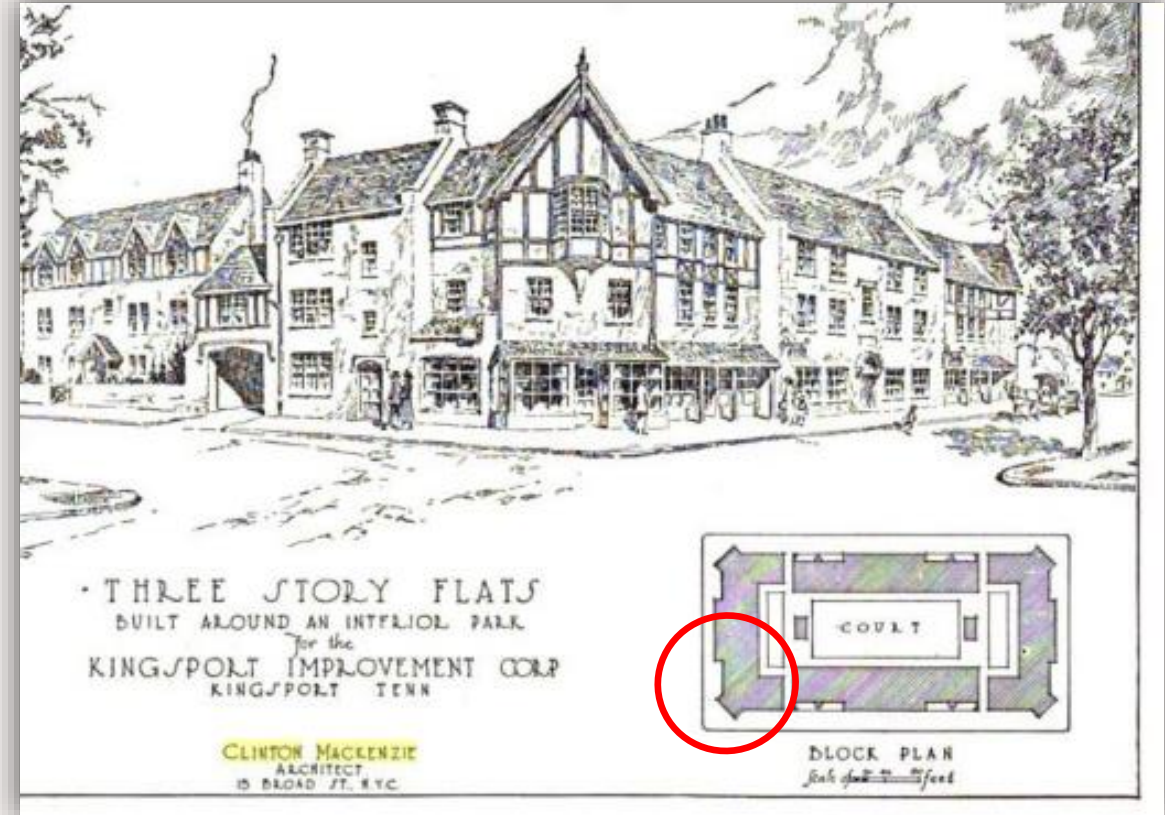


802 Forest Street



From the book, “Industrial Housing” (1920) by Clinton Mackenzie

# Three Story Flats



902 Broad Street

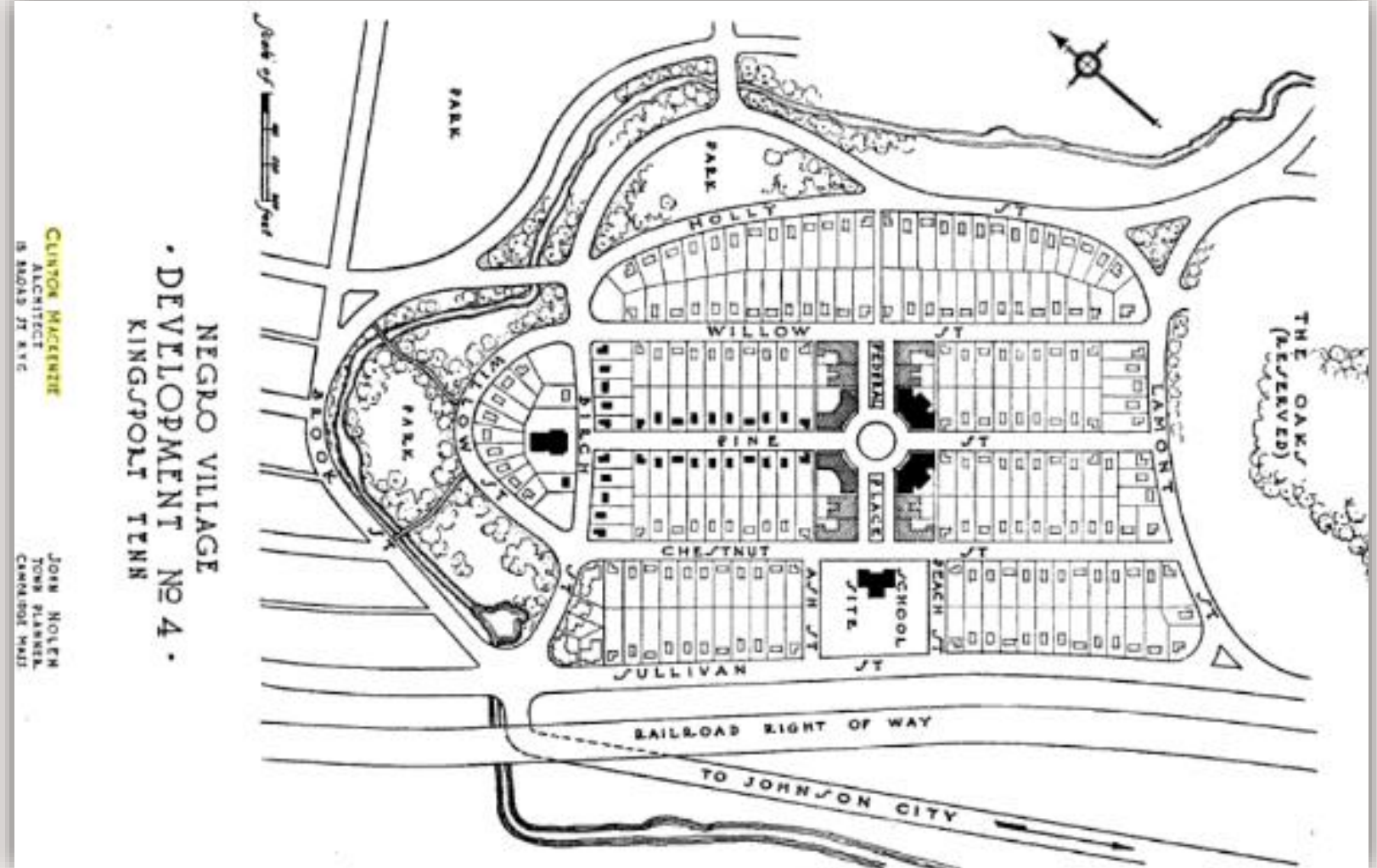
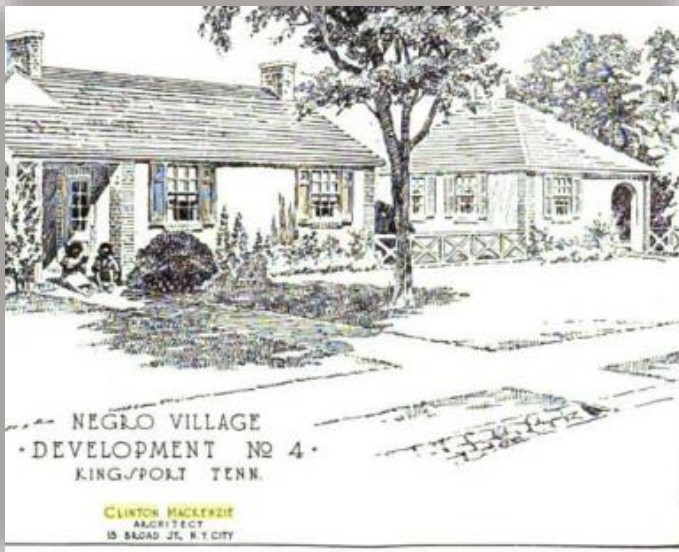
From the book, "Industrial Housing" (1920)  
by Clinton Mackenzie



# Development #4 “Negro Village” (now Borden Village)

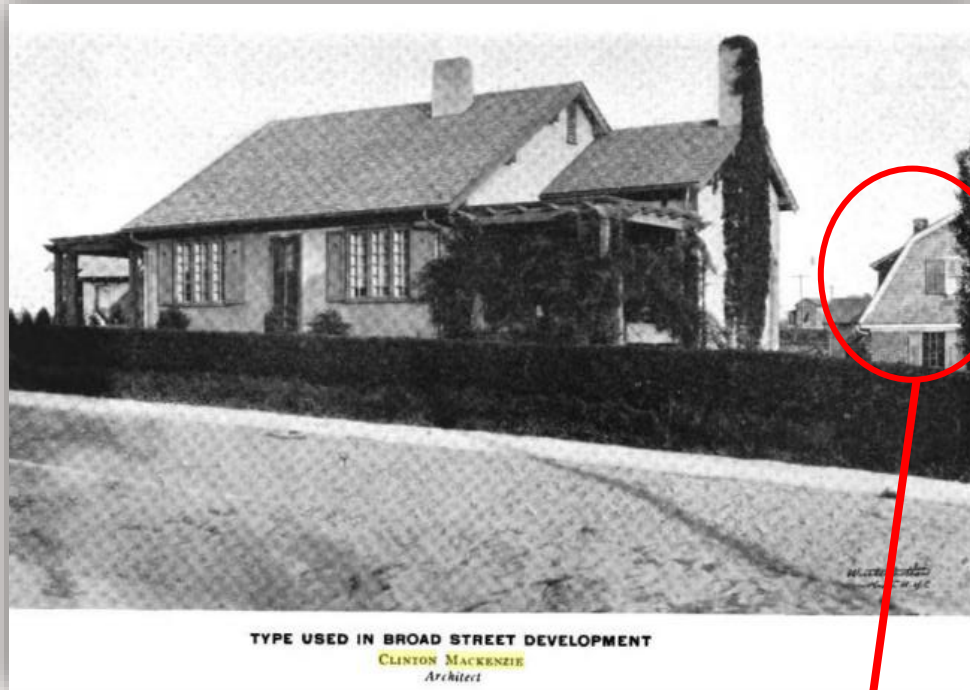


Birch Street



From the book, “Industrial Housing” (1920) by Clinton Mackenzie  
EARLY HOMES & NEIGHBORHOODS OF KINGSPORT, TENNESSEE

# Broad Street Development



From the book, "Industrial Housing" (1920) by Clinton Mackenzie

EARLY HOMES & NEIGHBORHOODS OF KINGSPORT, TENNESSEE

# Watauga Street Development



917 Watauga Street

From the book, "Industrial Housing" (1920) by Clinton Mackenzie

EARLY HOMES & NEIGHBORHOODS OF KINGSFORT, TENNESSEE

# The Federal Club

(later the Union Club, then Borden Club)



From the book, "Industrial Housing" (1920) by Clinton Mackenzie

Sullivan County  
Regional Health  
Department & EMS  
1041 East Sullivan



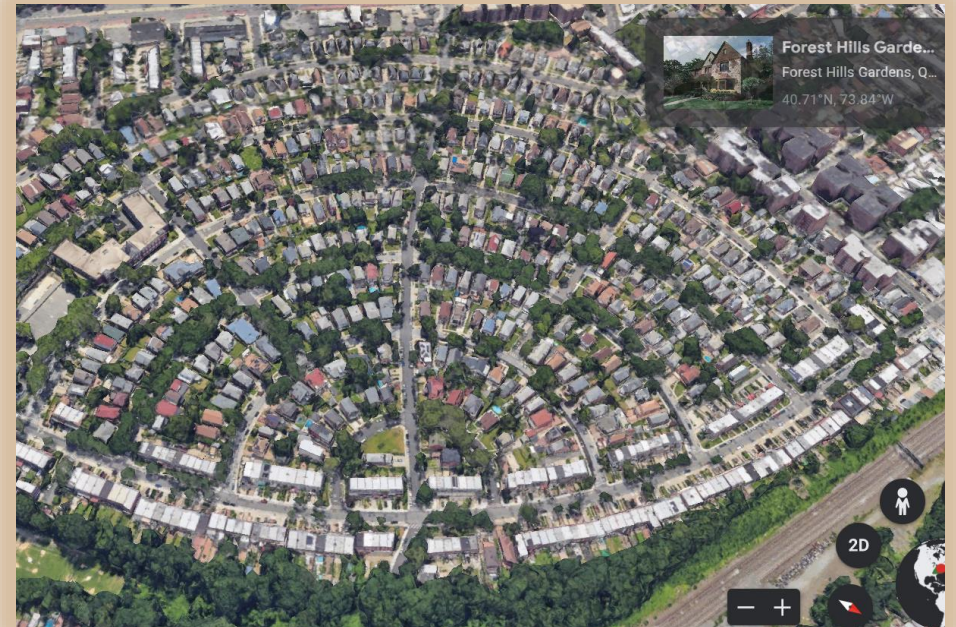
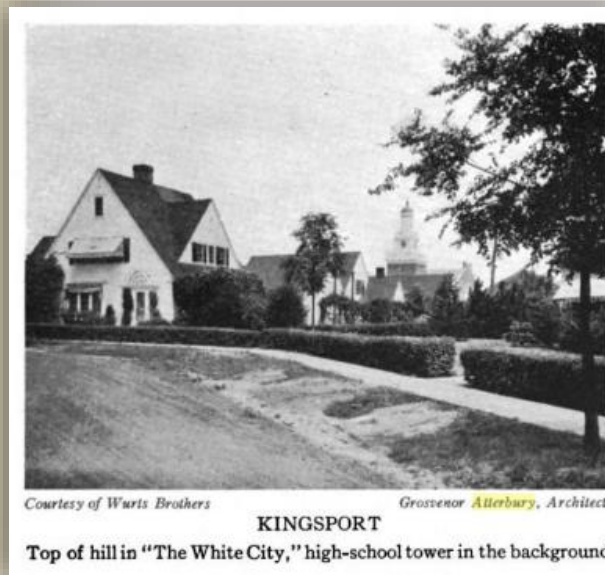
# Who were these famous architects?

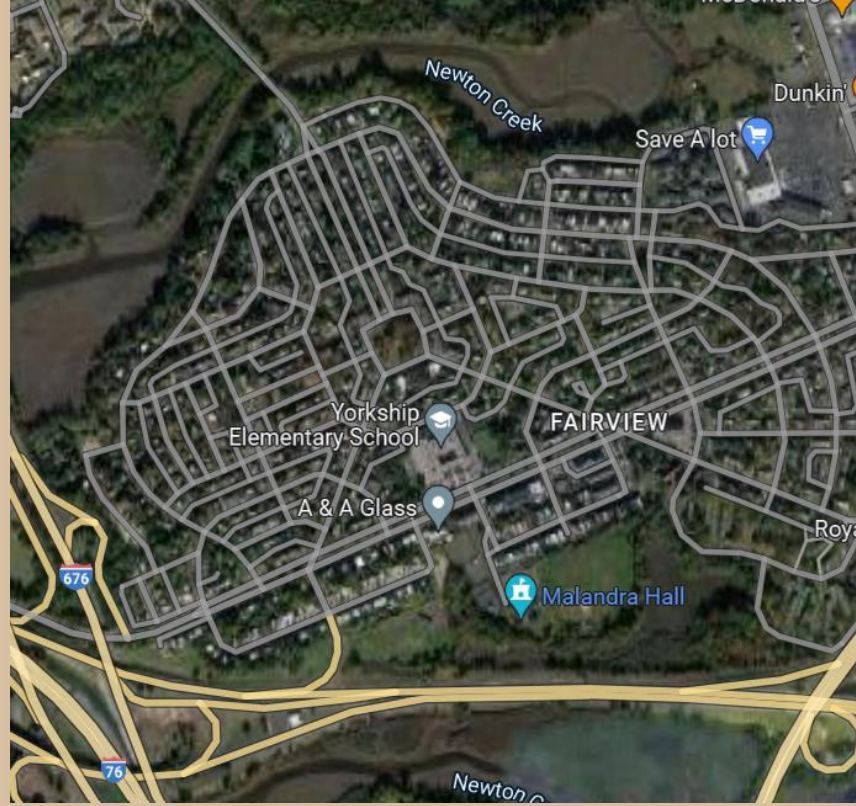
Forest Hills Gardens



**Grosvenor Atterbury:** White City. Known for his interest in standardized housing construction processes (revolutionary at the time). He's noted for Forest Park Hills (Queens) and his works for John D. Rockefeller.

See any similarities to Kingsport?





# Who were these famous architects?

**Electus D. Litchfield:** He was a devotee of municipal beautification and one of the main architects and town planners of Yorkshipp Village (now Fairview), a World War I industrial town of 2,000 homes near the shipyard in Camden, New Jersey. Litchfield envisioned Yorkshipp Village as "a place of light rooms and clean yards, with adequate playgrounds and amusement fields; a place of beauty and appropriateness and cleanliness so great that a man returning from his daily toil would receive new strength and recreation; a place where the man who could save a fraction of his income would be able to obtain with it, for himself and for his children, a share of play and education, literature and music, and other uplifting things."

See any similarities to Kingsport?



### Third Building Of Community Center

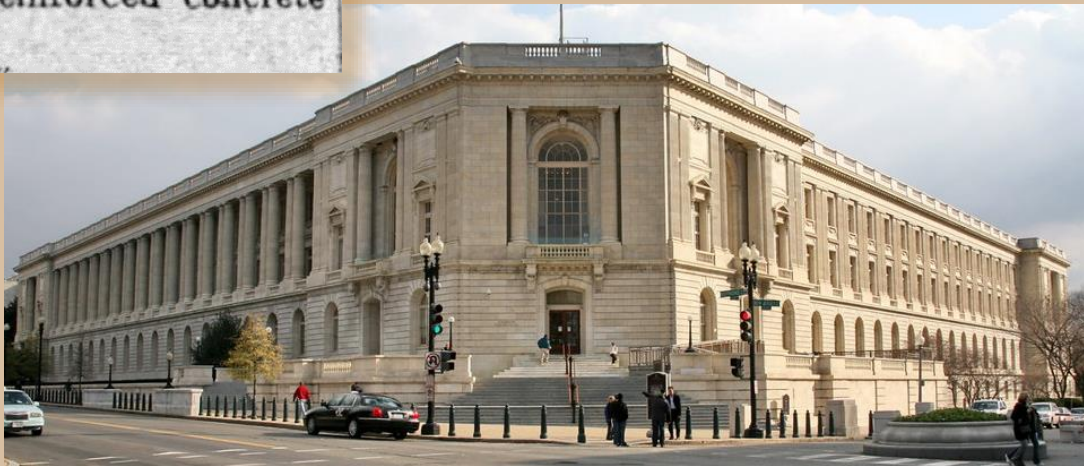
The Kingsport Utilities building is the second of three structures planned for a community center for Kingsport. The first structure erected was the new postoffice. A public library will be the third building project.

The idea of a community center was conceived by John B. Dennis 15 years ago and the general plan for the center was drawn by the late Thomas Hastings.

Allen N. Dryden of Kingsport was the architect for the Utilities building, which is of steel, aluminum, brick and reinforced concrete construction.

# Who were these famous architects?

Thomas Hastings' most famous project is the NY Public Library on 5<sup>th</sup> Avenue. He also designed the Cannon Office Building for the U.S. House of Representatives and the Tomb of the Unknown Soldier in Arlington National Cemetery. His firm also designed projects for Henry Flagler—the Ponce de Leon Hotel in St. Augustine (now part of Flagler College) and the Hotel Alcazar (now the Lightner Museum), as well as residential projects for Guggenheim, DuPont, Harriman, and Vanderbilt.



# Kingsport, Tennessee

STRONG NEIGHBORHOODS.  
SMART GROWTH.

What does the evolution of  
neighborhoods look like each decade of  
Kingsport's existence?





# Homebuilding Follows Roadbuilding

With the exception of several stretches between Indian Springs and Blountville, the new Lee Highway has been opened up to traffic for its full length from Kingsport to Bristol. This road, 18 and 22 feet wide, smooth concrete and a good grade, is one of the best thoroughfares in the entire country. It entices the driver to speed—it is hard, in fact, for the driver to keep from speeding when he gets on it.

*Lee Highway*

1925

Kingsport Times

# The Kingsport Times

KINGSPORT, TENNESSEE

Telephones: Editorial and News Office, 136; Business Office, 140

## Real Estate In Kingsport Is A Good Buy

I have Real Estate in all parts of the city, anything that you may want in Real Estate I have it. I am just completing three new homes on Highland Street in Highland Park. You will make no mistake by buying Real Estate in Kingsport. Kingsport's growth is now more rapid and more consistent than it has ever been. Come in and talk the matter over with me. I believe I can show you just what you want, either in business property, a home, or a building lot.

In the residence sections new homes are being built on almost every street. In many sections entire groups of houses are under way of construction. Never before has there been the building activity in the residence sections that there is today.

There is no question now, it seems, but that the future of Kingsport is assured. Whatever comes or goes the development of the city will henceforth be consistent and steady.

1926

On the horizon....

- 1929 - Stock Market Crash
- 1939 - Great Depression ended
- 1939 - World War II started
- 1941 - U.S. entered the war

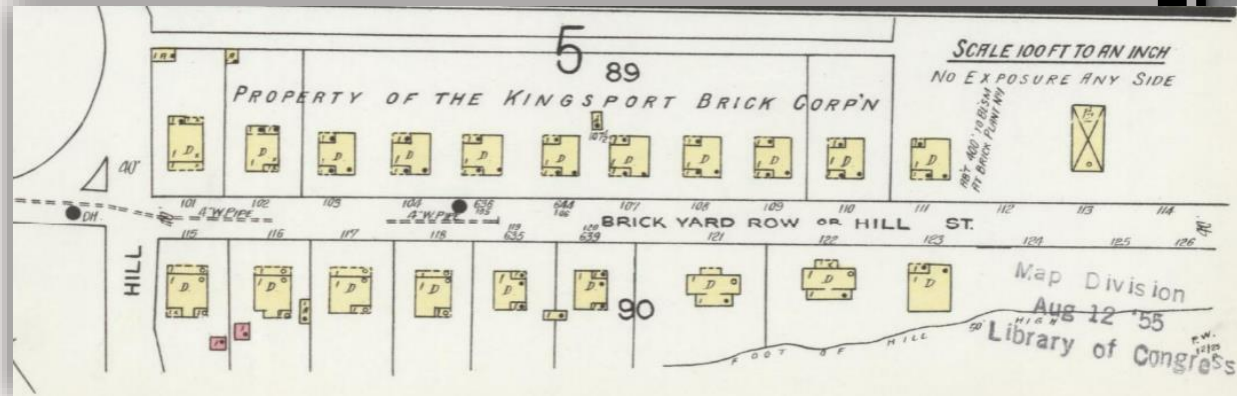
# Granada Court



1925

Kingsport Times

# Brickyard Row



## THE BRICK PLANT HOUSES

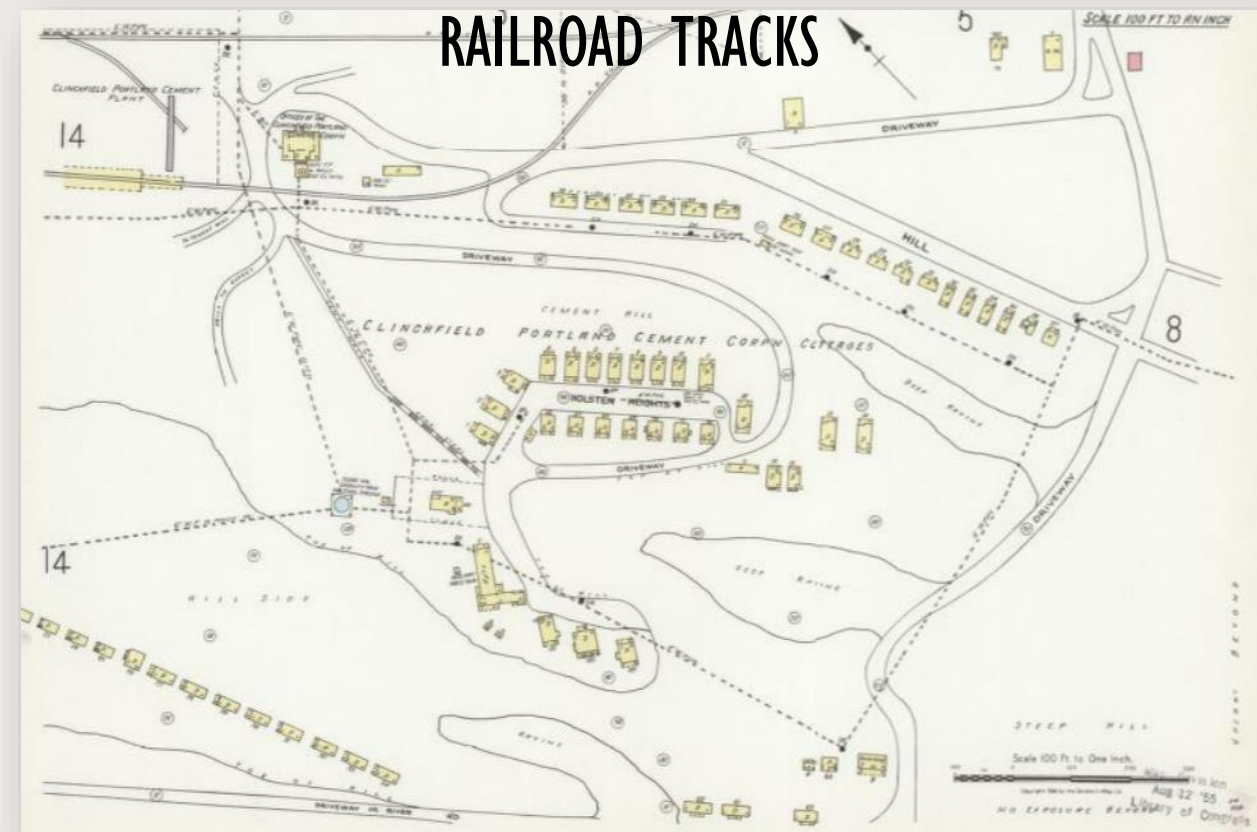
Perhaps no other city in the United States offers such ideal living conditions to the working man and family as does Kingsport. Here labor is honored, be it labor with the hands or at a desk in some office, and no advantages and no opportunities are considered too good for the laboring man.

A striking example of the attention which is being given to the comfort and welfare of the laboring man's family is the group of 24 attractive new homes which has just been completed by the Kingsport Brick Corporation. So far as comfort and conveniences are concerned these snug, home-like little homes are as good as any one need want to live in. They are of brick, with four and five rooms, and all have baths, hot and cold water, screened-in back porches, and all other necessary conveniences. The entire village has a most attractive appearance of cleanliness and wholesomeness, with the pretty homes ranged along a wide street, and the whole situated on a sloping hill just far enough from the city proper to get away from the dust and smoke and have the purest and freshest air. No more ideal situation could be wanted in which to raise children.

1926

# Holston Heights Cement Hill

RAILROAD TRACKS



**Hollowe'en Party**  
Kingsport, Tenn., Nov. 3.—On last Saturday evening, the Clinchfield club, **Holston Heights, Kingsport**, entertained a number of guests at their annual Hollowe'en party. The club rooms were beautifully and artistically decorated for the occasion with corn husks, pumpkins, autumn leaves and Japanese lanterns, the balmy moonlight effect of the electric arrangement being most unique. Music was furnished by the Johnson City orchestra and dancing was engaged in until a late hour. Those present were:

1914 Bristol Herald Courier



## Sears Home Kits (1908-1940)

Radial Streets  
Center Street  
West Sullivan  
Catawba  
Wateree



THE VALLONIA is a prize bungalow home. It has been built in hundreds of localities. Photographs and many testimonials confirm the splendid features and value. Customers tell of saving as much as \$2,500.00 on their Vallonia and often selling it a big profit.

The Vallonia is favored by a sloping, overhanging roof and shingled gables which has three windows. Roof has a timber cornice. Sided with cypress (the wood eternal). Porch extends entirely across front of house.

The Vallonia is shown in Colors on Page 29

Can be built on a lot 24 feet wide

**Honor-Bid**  
**The Vallonia**  
"Already Cut" and Fitted  
No. P1308A - 4 Rooms \$2,095.00  
No. P1308B - 4 Rooms 2,537.00

FIVE ROOMS AND SLEEPING PORCH

**Honor-Bid**  
**The Sunbeam**  
No. 3194. "Already Cut" and Fitted.  
\$2,425.00

At the price quoted we will furnish all the material to build this five-room bungalow, consisting of mill work, mastic, casings, flooring, porch ceiling, siding, finishing lumber, screens for sleeping porch, rafters, building paper, eaves trough, down spout, sash weights, hardware, mantel, ironing board, kitchen cabinet, painting material, lumber, lath and shingles, and Fire-Proof Roofing for roof over sleeping porch. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

Can be BUILT COMPLETE with high grade warm air heating plant, plumbing, electric wiring and lighting fixtures, including ALL material and ALL labor for \$2,515.00. See page 29, Sears & Roebuck Catalog.



In the 1930s, during the Depression, the housing market took a sharp downturn, and by 1940, Sears stopped selling kit homes, as many had lost their jobs and defaulted on their loans.

# Home Designs

## Borden Village Lynn Garden

Sears Home Kits (1908-1940)

NEARLY 200 NOW BUILT



**The STARLIGHT** Honor Bill **\$1,892<sup>00</sup>**  
No. 7009 "Already Cut" and Fitted.

MAKES ITS OWNERS PROUD



FIVE OR SIX ROOMS  
Monthly Payments  
as Low as  
\$30 to \$45  
Built Complete on  
Your Lot



**The Winona** Honor Bill  
No. 12004 "Already Cut" and Fitted  
Five Rooms No. 12008 "Already Cut"  
and Fitted, Six Rooms  
For Complete Detailed Price Fill  
Form Information Service Fill  
Form 120 and 120

Can be built on a 30-foot lot

THE WINONA BUNGALOW is a good illustration of the American cottage type house. Though built along simple lines it is sure to hold the eye of the prospective builder because the varicolored roof lines and cozy front porch give it a pleasing view from either perspective.

...The house is shown with two floor plans. Plan "A" contains five rooms and is 24 feet wide by



*the daily bungalow*

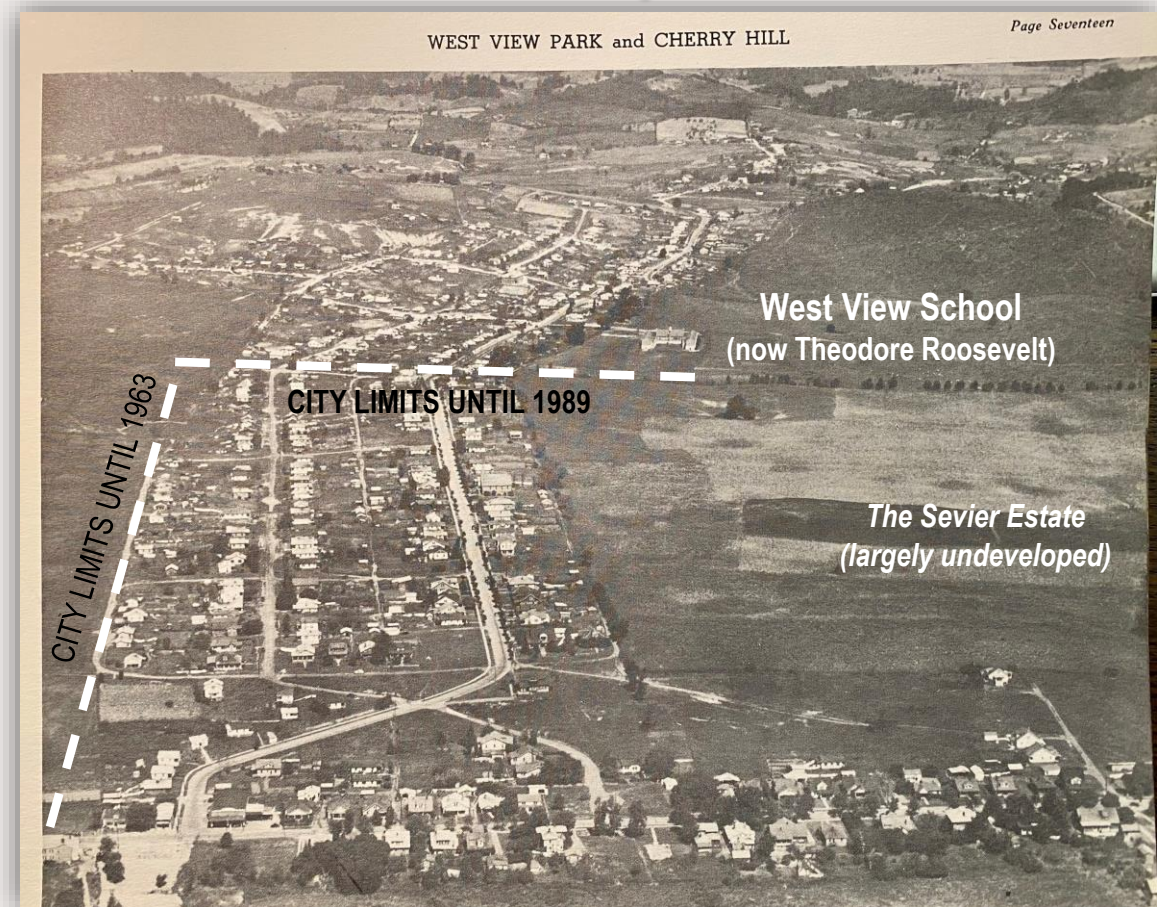
**The STARLIGHT Five Rooms and Bath**  
No. 3307 - Modern Home - Already Cut and Fitted  
Monthly Payments as Low as \$25 to \$40

# West View Park Cherry Hill

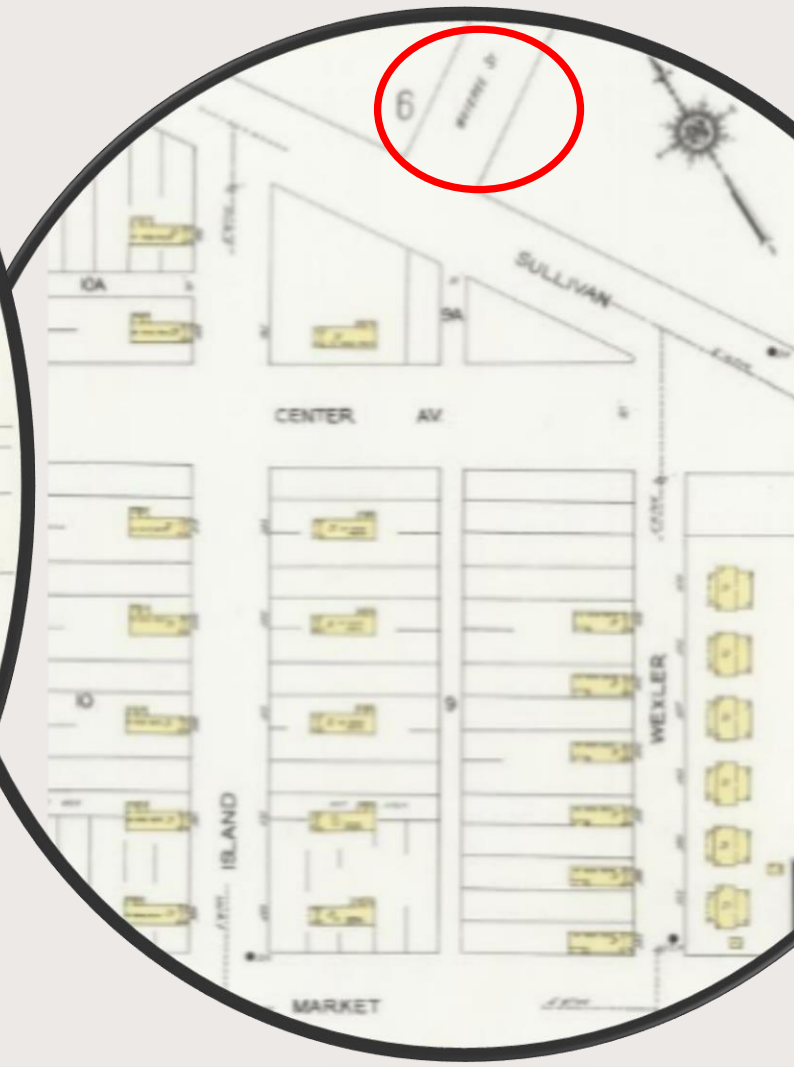


March 22, 1917  
(20 days after incorporation)

1938 >







Fire Insurance maps offer insight as well. Downtown had a large single-family residential district from Cherokee Street eastward and north of Market Street.

Note: Wateree St (now Mission St) was supposed to extend from Sullivan to the original Dobyys-Bennett High School.

# Pulp Village Extract Village\*



WANTED—To sell or exchange one 6 room house in Pulp Village, with water and lights, for small farm. No. 232 Branch street. Write or see J. J. Thompson, P. D. Box 174. 10-23-2t

1924 Kingsport Times

Officers raided Linkous' home on Roller street, in Extract village, late Saturday night. Those making the raid were Officers Bill Fletcher, Charles Linebeck, Paul Massengill and Constable Dave Pierce and Chief Deputy L. W. Frazier.

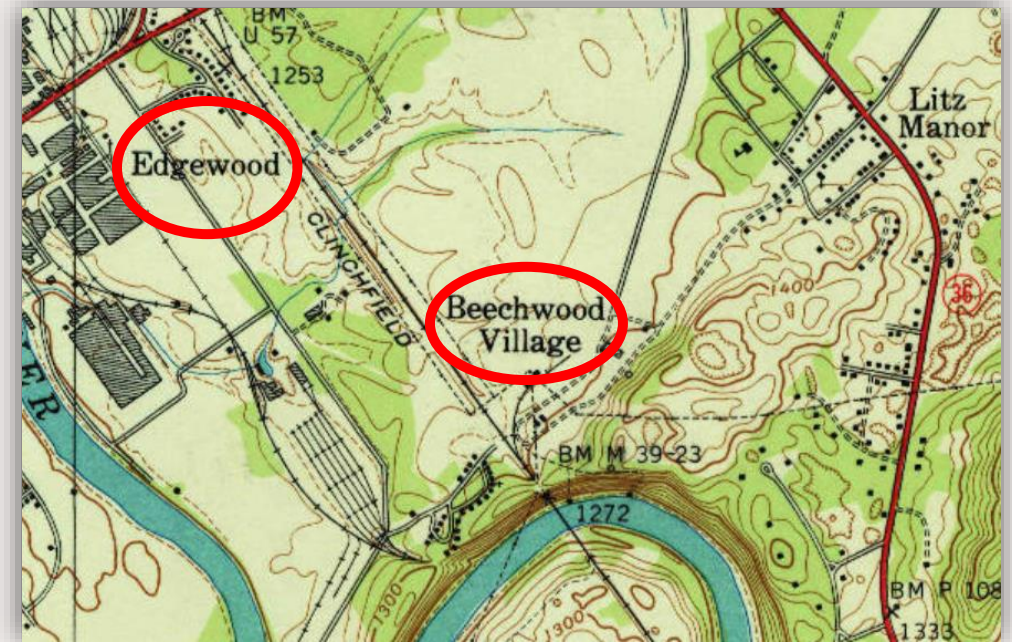
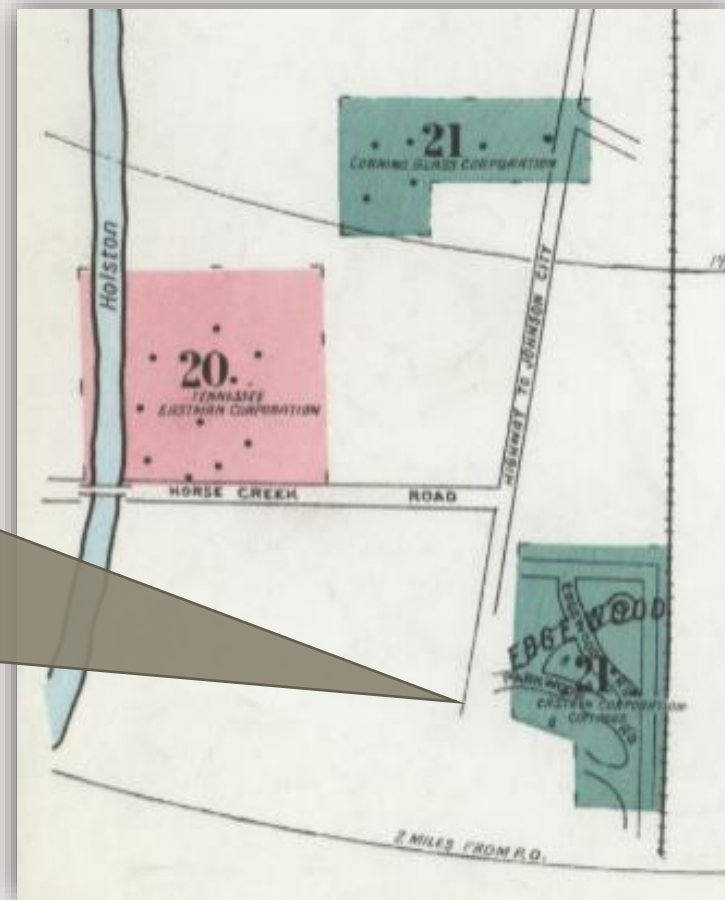
1934 Kingsport Times

\*At one time Roller Street extended south of Center Street

# Edgewood Village Beechwood Village



1925  
Sanborn Fire Map



1939  
USGS



# Homebuilding follows Jobs

## *Borden Village*

1925

### A HUNDRED NEW HOMES

In today's issue of The Times there appears another announcement that should bring good cheer to the heart of every citizen of Kingsport—the announcement made by Mr. Bertram H. Borden that the Borden Mills is about to begin the construction of a hundred new dwelling houses. This new residential section is

to be developed between the present residential section at The Oaks and the business part of the city, on an extension of Maple Street. The houses are to be modern and convenient dwellings of four, five and six rooms.

This new residential section will virtually make the residential section of Kingsport continuous toward the east, from the business section to the park between the plant of the Borden Mills and The Oaks. The new development will mean a great deal to Kingsport in various ways, particularly in that it means that a hundred new and substantial families will make their homes here.

# BIG AUCTION SALE OF RESIDENCE LOTS TO BE HELD ON SEVIER TERRACE SOON

Hundred or More Choice Lots  
to Go at Auction on May 5  
in Good Section

PRIZES BE GIVEN AWAY

Ford Automobile, Living Room  
Suite and Choice Lot to Be  
Given Lucky Persons

One hundred or more lots on Sevier  
Terrace will be sold at an auction sale  
next Thursday, beginning at one  
o'clock in the afternoon. This an-  
nouncement has been made by the  
Browning Realty Company, special  
auction agents, which concern recent-  
ly opened a branch office in Kings-  
port.

This sale will be of especial signifi-  
cance due to the fact that the lots  
are located in one of Kingsport's  
most desirable residential rections,  
which faces on the Lee Highway.  
Seven new homes are now under con-  
struction in this development and in...

## Sevier Terrace



← now West Sullivan Street

1927 Times-News

1939

the city. That the colored section at present is not all that might be is, in fact, something of a disgrace, but is less the fault of the colored people than it is of circumstances beyond their control. Overcrowded conditions in conjunction with low incomes have brought about a situation that the colored people themselves depole as much as any one. Giving them a break is only the right thing to do.

1963

**ROTHERWOOD HGTS.**  
**(Colored Section)**  
Six-room house, 11 lots, 25x148. Each \$3,150.00.

1951 Ad

(Walnut Street became E Sevier Ave)

**COLORED SECTION**

1026 WALNUT. 5-room house, complete bath. Wired for electric stove. Electric water heater.

1018 WALNUT. 5-room house. Complete bath. Wired for electric stove.

ROTHERWOOD HEIGHTS. 4 lots 25' x 150. \$600.

**G. W. PARKERSON**  
Real Estate  
Phone 3657 209 Broad St.  
Over Kingsport National Bank



Same house in 2023  
(built 1935)

1946

**Negro Scouts To Conduct Clean-Up Program In City**

All colored citizens have been asked to cooperate in National Negro Health Week, sponsored in Kingsport by the colored Girl Scouts. Miss Hazel Martin, Scoutmaster of the Brownie Scouts, Troop 30, and Mrs. Elle Stafford, Scoutmaster of the Intermediate Scouts, Troop 31, will be in charge of a project designed to clean up the colored sections of the city.

According to the scoutmasters, each Negro home will be visited and every family will be asked individually to clean up the area around its house. A truck will gather and dispose of all trash collected.

The drive began Monday and will last through Sunday.

# "Colored Section"

**EAST SEVIER STREET**  
Choice colored section. 4-room home with bath, electric stove connection. Two clothes closets and one linen closet. Linoleum rugs, built-in kitchen, Venetian blinds, shrubbery and shade. Insulated. 280-gallon oil tank. Price \$4,200.

1954

**PRESBYTERIAN**  
**(COLORED)**  
Rev. J. M. Whitley, Pastor  
Walnut Street

---

**M. E. CHURCH**  
**(COLORED)**  
Rev. H. A. Hatcher, Pastor  
Walnut Street

---

**CENTRAL BAPTIST**  
**(COLORED)**  
Rev. G. W. Phillips, Pastor  
**Oak Street**

---

**WALNUT STREET METHODIST EPISCOPAL CHURCH**  
**(COLORED)**  
Rev. L. P. Whitten, Pastor

---

**A. M. E. ZION CHURCH**  
**(COLORED)**  
Rev. T. L. Parsons, Pastor  
Maple Street

1927

1941

**Matinee**

On The Screen  
**Don "Red" BARRY**  
in a new, big role  
**"TEXAS TERRORS"**  
and  
Chapter No. 2  
**"THE ADVENTURES OF Captain Marvel"**

\$18.75 Defense Bond ... and  
**\$12 IN CASH PRIZES**

The fun starts with a big parade led by the Kingsport High School Band ... From the Circle of Hell ...

**Saturday Morning STRAND**

THIS ADVERTISEMENT CONTRIBUTED IN THE INT

**Post Five**

Mrs. J. Fred Johnson will be chairman of Post Five, located in the colored section of Kingsport. Mrs. W. C. Pectol, Mrs. Charles Gibson and Mrs. R. L. Peters will be the white aides. Colored aides will be Mrs. Ellen Howell, Mrs. V. O. Dobbins, Mrs. James Stafford, Mrs. Louise Leach, Mrs. Horace Sneed, Mrs. Lee Walton, Mrs. Will Patton, Mrs. Cora Griffith and the Misses Helen Stafford and Virginia Phipps.

1943

# NEW SUBDIVISION OFFERED FOR SALE

**Glenwood Heights Lots to  
Be Auctioned By C. A.  
Harris Co. April 22**

Glenwood Heights, Kingsport's newest sub-division, located on the Lee Highway between Hillcrest and the Glenwood Church, will be sold at Public Auction Tuesday, April 22, by the C. A. Harris Company with Horney Brothers as the auctioneers. This sub-division comprises 100 lots but only 50 will be offered for sale. The new addition is within a few minutes drive of the business and industrial sections and is one of the most beautiful of the suburban home sites.

Glenwood Heights is owned by W. R. Jennings, S. C. Minnich and T. R. Bandy.

1930



1939  
\$103,600



2022  
\$399,900

# Glenwood Heights



**Announcing Litz Manor Addition to Kingsport, Tenn.**  
**100-Large, Beautiful Residence Lots-100**  
**AT AUCTION**  
**TUESDAY, APRIL 30TH**  
 AT 10-00 O'CLOCK A. M. ON THE GROUND

This beautiful new addition to the city of Kingsport is located on the new Kingsport to Johnson City highway, at Warpath school, and is the property of Mr. J. W. Litz. This property has been in the Litz family for over 75 years and is absolutely free and clear from incumbrances of any kind. Fifty-seven of these beautiful lots front on the new highway, which is 55 feet wide, and we understand will be of concrete construction. To those who have seen this property it is unnecessary to dwell on the beauties and natural attractions of this property. The land is gently rolling and well drained. The property has been subdivided so that each lot has a frontage on a wide street, with a twelve foot alley in the rear. Each lot is a complete home site.

1929



1960

Homes built on site of closed Litz Manor School

1935

**WARPATH SCHOOL BURNS TO GROUND**

**Loss Is Estimated at \$1,200 Uncovered by Insurance; Oldest County School**

Warpath school, one of the oldest institutions of its kind in Sullivan county, located in the Litz Manor section, was destroyed by fire early this morning.

The school, which housed between 150 and 200 students is used as both a school and church, and had been used last night for prayer meeting services. The school has

*Litz Manor Warpath*



1939  
 USGS



1940



# Fair Acres



**The BELMONT Six Rooms and Bath**  
No. 3343—Already Cut and Fitted  
Monthly Payments as Low as \$60 to \$75

Sears Home Kits (1908-1940)



**DRIVE OUT TO  
FAIR ACRES**

**KINGSPORT'S  
NEWEST—MOST  
BEAUTIFUL  
RESIDENTIAL  
DISTRICT**

**BUY A LOT—  
BUILD A HOME IN  
FAIR ACRES**

**AT LAST "HOME"**

It's waiting for you . . . your little home. Your dreams, your hopes, your promises . . . are nearer reality now than ever before. While building costs are still low, and financing easy, BUILD. Right now is the time to buy a lot in Fair Acres. And build a cozy house with its home-like atmosphere—that's the dream of many a person. And that dream can be made a reality for a comparatively small amount.

**BUY IN FAIR ACRES, NOW WHILE YOU CAN BUY AT LOW PRICES.**

REAL ESTATE WILL ADVANCE IN KINGSPORT SOON.

**SEE DOBYNS BROS.**  
KINGSPORT, TENNESSEE



1931

Indications pointed today to Kingsport's huge construction program being carried well into the year 1938 as announcement was made that property located at the east of Highland Park on highway 11-W had been divided into home sites.

Owners of the Belvue addition, comprising about 65 acres on the north side of the highway, said yesterday the property had been subdivided into 228 lots facing nine streets included in the development, each street 50 feet wide.

1937



1938

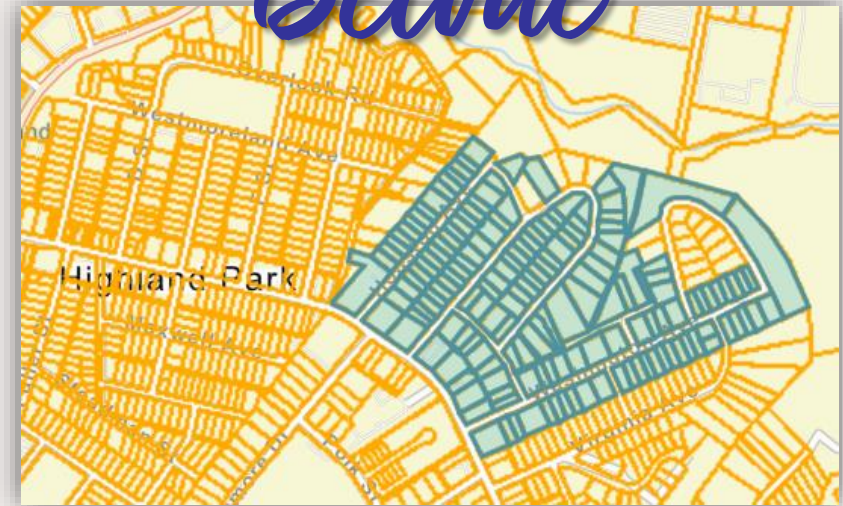
\$212,000



1948

\$110,000

*Belvue*





# PERFECT HOME

## IN THE NEW RIDGEWAY ADDITION

A Close In Suburban Community of FINE HOMES

Three New Homes Completed in Ridgeway

Ridgeway, beautiful woodland section with red soil and dog-wood trees.

Several fine buildings left to choose from in Ridgeway.

Select your building at once in this new subdivision. All are reasonably priced.

Electric lights, city water in Ridgeway.

The three health already constructed in Ridgeway are built of the finest materials.

The beautiful subdivision of Ridgeway is a combination of Ridgeway and the Park, in the heart of the city.

SEE THE 3 HOUSES NOW COMPLETED

To See This Property, Ask For JAMES A. MURRAY

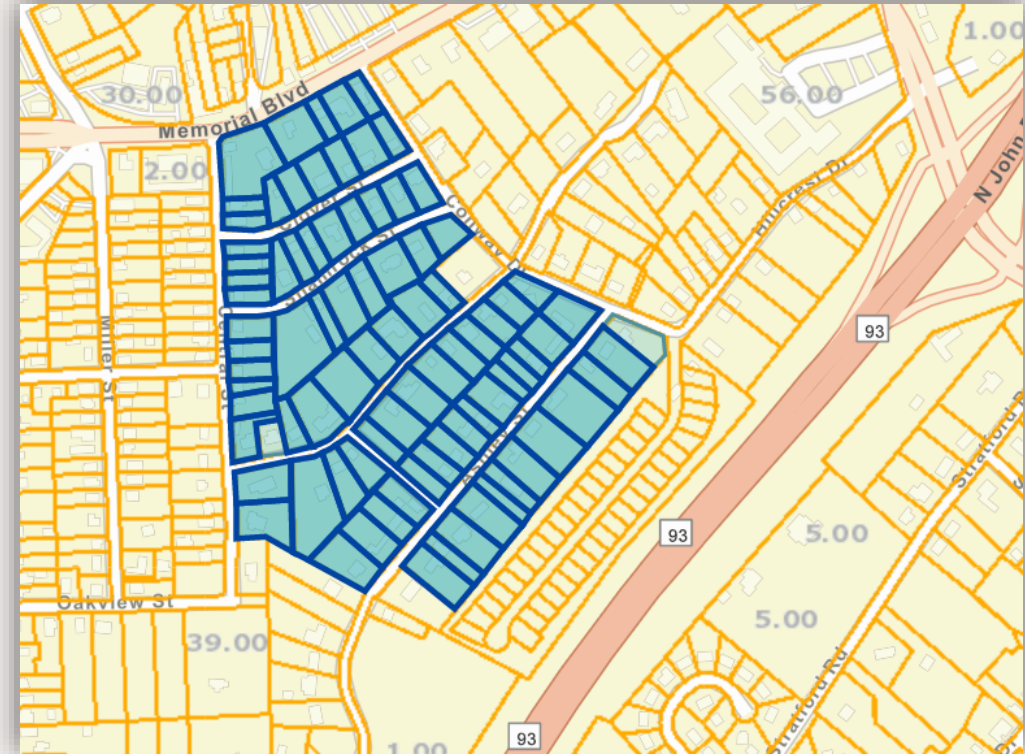
**BROOKS SAND and GRAVEL CO.**

Hillcrest Phone 464

Drive out the Bristol Highway 400 feet beyond the Brooks Sand and Gravel Company, turn right on Conroy Drive, follow Conroy Drive to beautiful Ridgeway and see these three modern homes already constructed in this addition. They are located on Ashley Street. The three houses consist of a 5 room house, 7 room house and one 9 room house with basement. See these homes; you'll like Ridgeway, and you'll enjoy the scenery. A place that can really be called "home, sweet home."

1937

# Ridgeway



2023

Sullivan County Property Assessor



1938

\$210,000



1940

\$153,000

# NAMES SELECTED FOR HOUSING UNITS

## "Robert E. Lee Homes" and "Riverview" Names Chosen for White, Negro Homes

The Kingsport Housing Authority announced today that the project for white residents has been officially named "Robert E. Lee Homes," and that the negro project will be called "Riverview."

The names were selected during the regular meeting of the board here last night. The name for the white project was submitted by Charles B. Leonard, 214 Millpond street. Riverview was submitted by Mrs. James Hipp, 914 Oak street. Checks for five dollars will be mailed to each of the winners.

During the business session the board authorized Chairman Walter F. Smith and R. S. Key, executive director, to accept a deed for 2.13 acres of land for the negro project and to issue a check amounting to \$2,100 as payment.

1939

Kingsport Times

# Riverview

## Rapid Sale of 53 Lots Boosts Riverview Homes Development

Development of the Riverview Homes section in which is located Kingsport's negro low-rent housing project appeared to be progressing rapidly today with announcement that 50 residential and three business lots in the area have been sold since last Saturday.

According to local real estate dealers each of the lots was sold to negro residents of the city who expressed the intention of building residence on the 50 lots within the near future.

Approximately 45 additional bus-

ness lots are located in the Riverview Homes section facing Lincoln street, main thoroughfare in the section running parallel to the Clinchfield railroad. The lots are between the street and the railroad tracks.

Residential lots surround the six buildings comprising the housing project which was dedicated Saturday afternoon and will be ready for occupancy Aug. 15. The project will house a total of 48 families.

1940



ALLEN N. DRYDEN  
ARCHITECT  
IN CHARGE  
of  
PROGRAM



COLORED ADDITION  
RIVERVIEW ADDITION  
28 units for Colored completed and ready to occupy.  
APPLY AT OFFICE

In the Beautiful Planned Bay View Addition there are 270 single units. FOREST LAWN Addition 34 Single Units and 60 Duplex Units. Part of the Forest Lawn units will be available December 1, 1943.

Apply At Office — Located Corner Summers and Woodlawn — Opposite Lincoln School

PHONE 2193

**KINGSPORT DEFENSE HOMES, INC.**  
KINGSPORT TENNESSEE

1943

# Fort Robinson

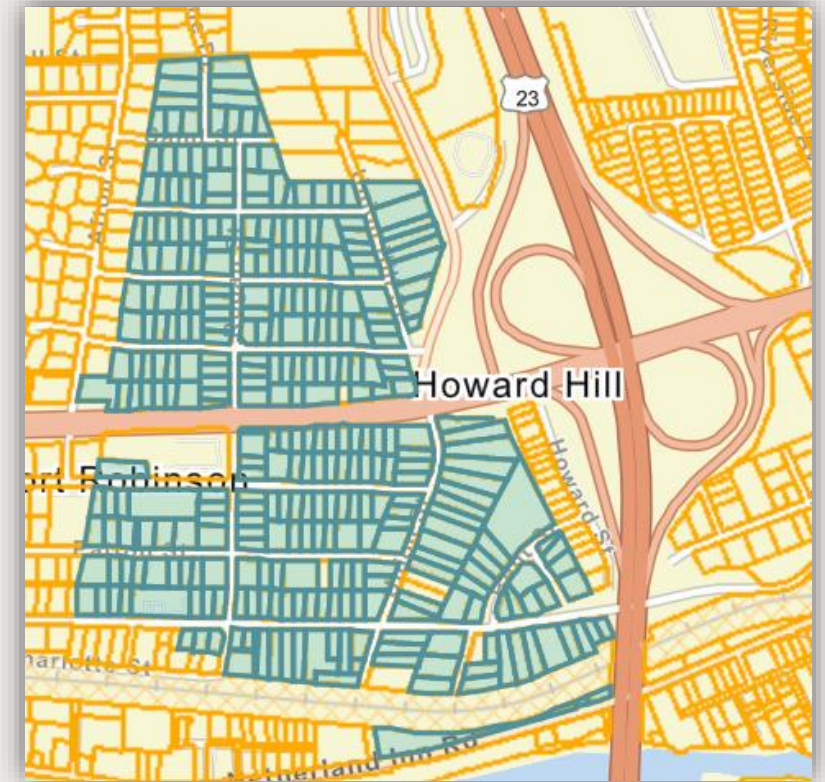
1942

**Fort Robinson Addition**

We offer for sale in new Fort Robinson Addition, a new home just completed and ready to be occupied. It has living room, two bed rooms, bath, kitchen and dinette combined, hardwood floors throughout. Small basement. Garage built in connection with the house. Anyone would like this little home and it's priced at only \$2500.00 and on easy terms of \$325.00 cash; balance \$30.00 per month.

Let Moore & Walker show you.

Call 963



2023

Sullivan County Property Assessor



1961

\$195,000



2020

\$235,000

# Oakwood Forest

## Kingsport Firm Is Incorporated

Nashville — AP — A charter of incorporation for a real estate company styled Oakwood Forest, Inc., of Kingsport was filed Saturday with the secretary of state's office. The company was capitalized at \$1,000 and authorized to issue 1,000 shares of common stock without nominal value. Incorporators were listed as Glen Bruce, Allen N. Dryden and E. G. Hunter.

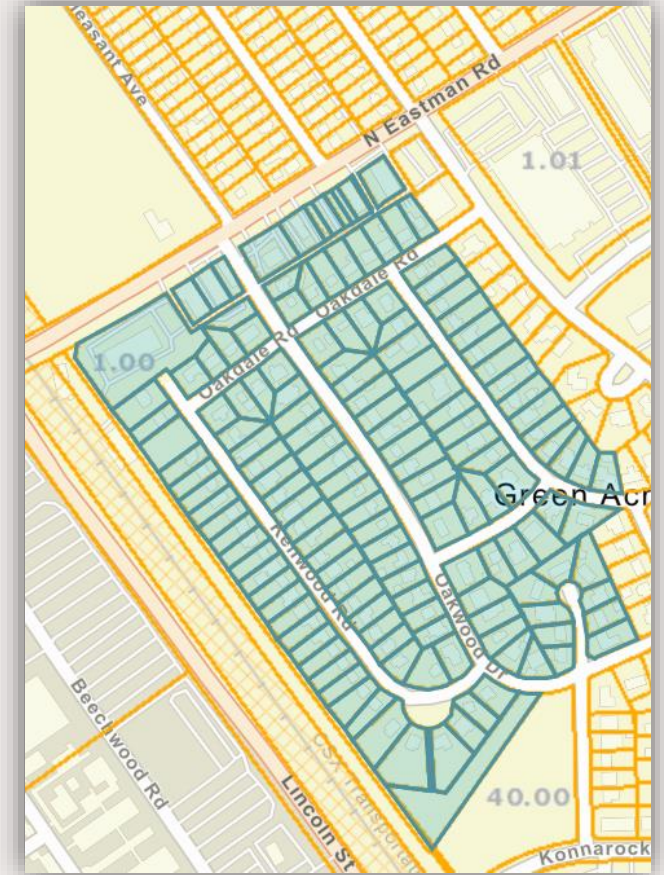
1942



1950  
\$305,000



1948  
\$265,000



2023

Sullivan County Property Assessor

# Bays View 'Speed Brick'

**Sold 10/31/2022**



**\$215,000**  
4 bds | 2 ba | 1,021 sqft - Sold  
1264 Morningside Cir, Kingsport, TN 37664

**Sold 08/13/2021**

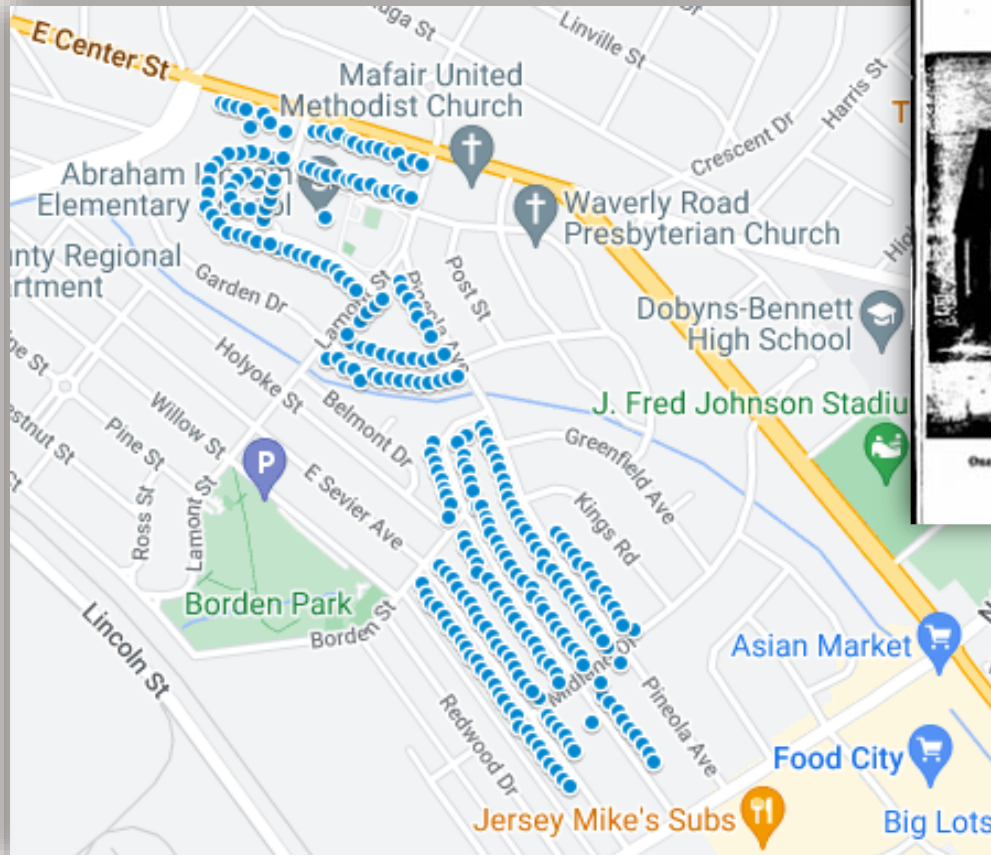


**\$175,000**  
-- bds | 2 ba | 1,484 sqft - Sold  
1425 Garden Dr, Kingsport, TN 37664

**Sold 08/03/2021**



**\$164,900**  
4 bds | 2 ba | 2,061 sqft - Sold  
1301 Magnolia Ave, Kingsport, TN 37664



## HOW WOULD YOU LIKE TO WAKE UP IN A BRAND-NEW HOUSE?

You Can - You Know! Although there are great restrictions on building materials now... YOU CAN MOVE into a new, modern house throughout the BAYS VIEW ADDITION.

THESE DWELLINGS ARE SPECIFICALLY DESIGNED FOR EFFICIENT housing and the building of these new quality authorized by the Government is order to relieve the crowded living conditions of Kingsport's war workers.

Some of these comfortable new homes are still available at very moderate rental



One of the many varieties of Colonial homes in the Bays View Addition of the Kingsport Defense Homes, Inc.



A living room interior of one of the Colonial Homes of the Bays View Addition of the Kingsport Defense Homes, Inc.

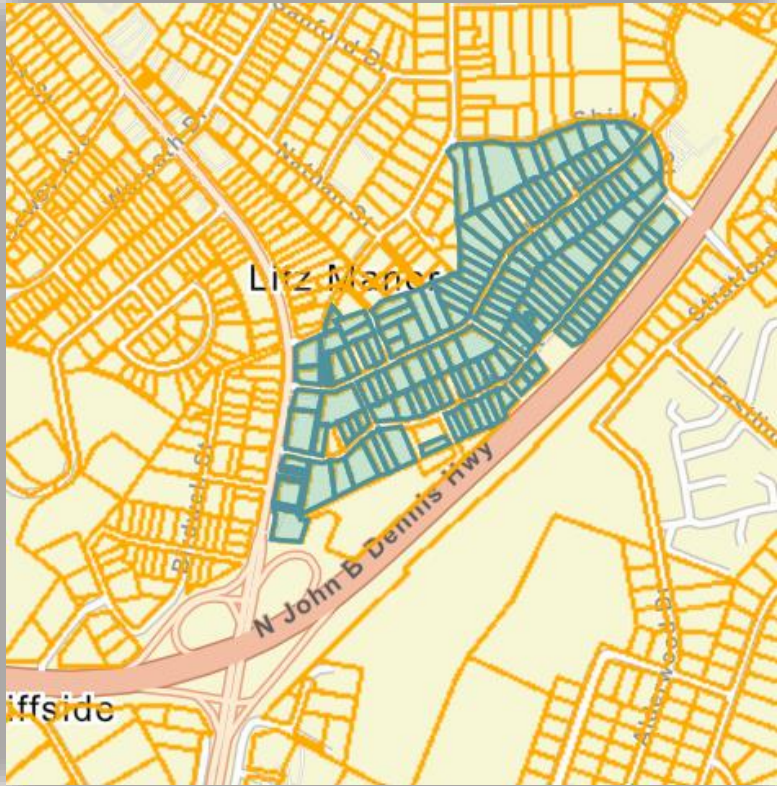
## Kingsport Defense Homes 1943



**WESTWOOD HILLS  
JOHNSON CITY HWY.**  
5-room frame house, complete built-in bath, hardwood oak floors, wired for an electric stove. Mr. Buyer, this house is close to the bus line, new, vacant, and can be occupied any time. Lot 50 ft. x 150 ft. Price \$5850 on terms.

1946

# Westwood Hills



2023

Sullivan County Property Assessor



1950

\$226,350



1947

\$154,000

# For Sale--Forest Hills Addition

Only one block off Johnson City Highway, at Colonial Heights, 49 beautiful homesites, ¼- to 3-acre tracts. Restricted to residents only. An excellent sub-division. Only a few minutes drive to all plants and business district in Kingsport. Come in or give us a call. Let us show you this property, and give you price and terms.



## Cherokee Realty Corp.

Realtors

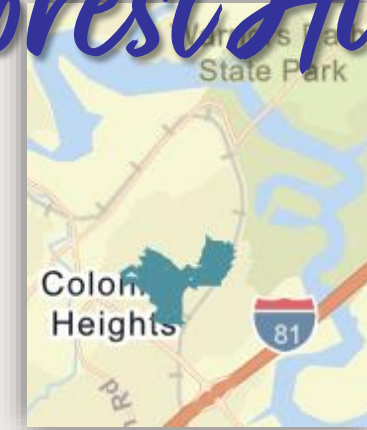
Insurance, Loans and Rentals

211 Broad Street

Phone 1727

1949

# Forest Hills



1953

\$222,000



# Ridgefields

From the Library of Congress

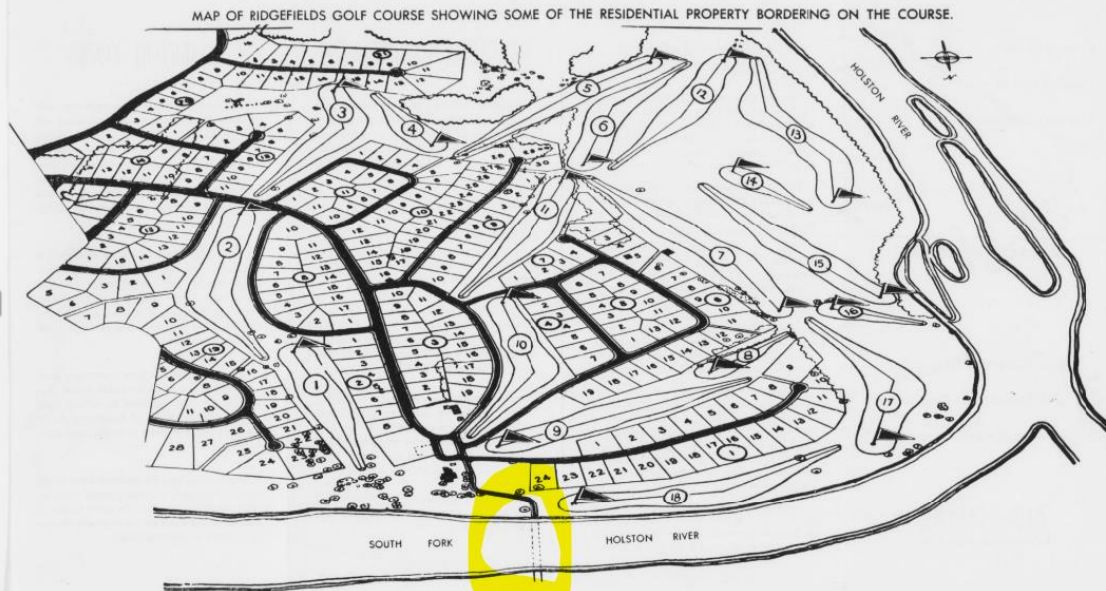
MANUSCRIPT/MIXED MATERIAL

## Image 65 of Olmsted Associates Records: Job Files, 1863-1971; Files; 9761; Edwards, C. P., Jr.; Kingsport, Tenn., 1947-1949

« About this Item

Image 65 of 92 Go Pages < >

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MANUSCRIPT/MIXED MATERIAL

## Image 64 of Olmsted Associates Records: Job Files, 1863-1971; Files; 9761; Edwards, C. P., Jr.; Kingsport, Tenn., 1947-1949

« About this Item

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Within a short distance of Kingsport's western city limits, an exceptional residential community has been planned for families who want a pleasing environment together with the social and recreational advantages of modern rural living, and the practical advantages of an urban home.

Framed by the picturesque Holston River and the majesty of Bays Mountain, Ridgefield's extensive plateaus are being developed to utilize the full charm of this natural setting.

Years of careful planning have gone into this development. The advice of noted landscape architects and subdivision designers has been utilized. The final plan, by Harold Bursley of Charlotte, N. C., and consultant Earle S. Draper of Washington, D. C., will give Kingsport one of the finest residential subdivisions in the Southland. Assistance was obtained from the FHA land planning division and through their cooperation, home owners will be able to secure maximum FHA loans.

Ridgefields will have an exceptional community appeal, for Ridgefields will control the character of the homes to be built in the development and will effectively restrict the area to desirable home ownership. A section has been set aside for a school and shopping center.

It is the plan of the developers to make it possible for families of moderate means to enjoy all the advantages of this high type development, surrounded by congenial neighbors and with assurance that their investment will be protected against undesirable encroachments.

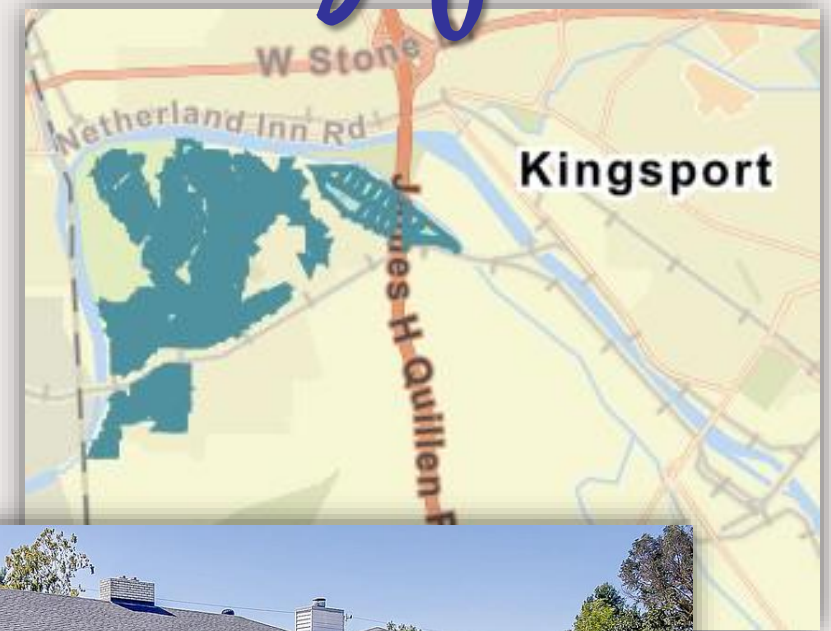
Lots average a half acre or more in size. Every lot has been surveyed to make best use of the land for scenic homesites. In the first tract to be offered for sale, approximately 120 lots will be available at prices as low as \$1,350.00.

The oaks-from-acorns saying has been proved once again. From an idea in the minds of a few forward-looking people has grown a new residential subdivision which Kingsport views with pride. I'm speaking of Ridgefields, of course, where the first new homes are now nearing completion. City water is available there, the subdivision has been approved for FHA home-financing, and more new roads are about to be added. The country club and swimming pool will be in operation this summer, and long-range plans include a complete shopping center. **Ask Bennett and Edwards** about your Ridgefields home site.



1950

# Ridgefields



1958  
\$560,000



1959  
\$396,200

# AUCTION

## Kingsport's Newest Subdivision "DORNA COURT"

OWNED BY A. N. BRIDWELL ESTATE

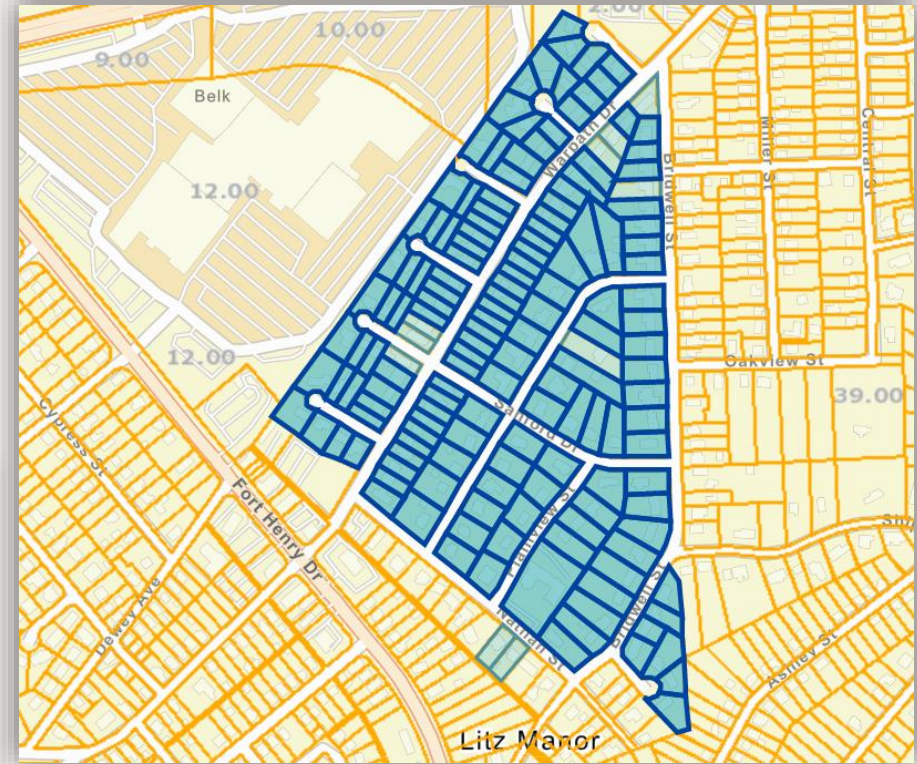
SAT., OCT. 14, 10:00 A. M.

ON THE PREMISES -RAIN OR SHINE

LOCATION. This beautiful new subdivision is located on Warpath Drive, between the Litz Manor traffic light on Johnson City Highway and the traffic circle on Bristol Highway, partially inside the corporate limits of Kingsport, Tennessee. Out of the smoke zone—in the pure ozone. "Where city and country meet."

1950

# Dorna Court



1953

\$246,420



1954

\$244,500

2023

Sullivan County Property Assessor

FIRST NEW HOME  
NOW READY  
In The  
Beautiful — All New

**LAKECREST**

**ADDITION**

Just Beyond Colonial Heights  
and  
Off The J. C. Highway  
OVERLOOKING  
The New Lake Waters  
AND JOINING  
The New State Park

**9 NEW HOMES**

Will start this modern project. All afford excellent view. Ideal for television. Situated on large lots. Incorporate all modern features and conveniences. If you like the location let us talk with you about a home in Lakecrest now.

**THIS MODERN 5-RM.**

Frame and asbestos shingle house is complete, even to awnings. Oil heat, attractive bath. Plenty closets. Porch. Convenient kitchen. On large lot 121x200 ft. affording wonderful garden. Be first to buy in all new and beautiful Lakecrest. Selling for only \$7,500.00 with only

**\$1350 DOWN**

And Only \$50.00 Mo.

An Exclusive Listing Of

**JIMMIE WALKER  
REALTY CO.**

Phone 2757 or 3468  
Offices Over Sobel's

1951



1958

\$234,995

# Lakecrest



1959

\$120,000

## New Subdivision Sale

WILL BEGIN FRIDAY, AUGUST 29TH, 10 A.M., daily until dark. Make your selection early. Some of the most beautiful large lots and home sites near Fort Patrick Henry Lake site and Warrior State Park under construction today. This location is ideal, fronting on the proposed four-lane drive to the new Hotel Site and Lake Shore, extending east within a few yards of both. Turn left off the Kingsport-to-Johnson City Highway at Colonial Heights, drive nine-tenths of mile. Patrick Henry Heights will welcome you. Salesmen will be on the property daily beginning Friday at 10 a.m. until dark, and will assist you in selecting your lot, furnish you with prices, terms, etc. This is your golden opportunity if you come on out early and get your first pick and choice.

### Bowers Bros. & V. M. Wells

Auctioneers and Selling Agents  
211 E. New Street—Kingsport  
Phones 731 and 994

1952

# Patrick Henry Heights



1953

\$320,000



WANT TO LIVE ON THE LAKE?  
 FOUR NICE LARGE LOTS FOR SALE!  
 HEMLOCK PARK  
 A BEAUTIFUL, RESTRICTED NEIGHBORHOOD  
 OF PRIVATE HOMES—ON FORT PATRICK HENRY LAKE

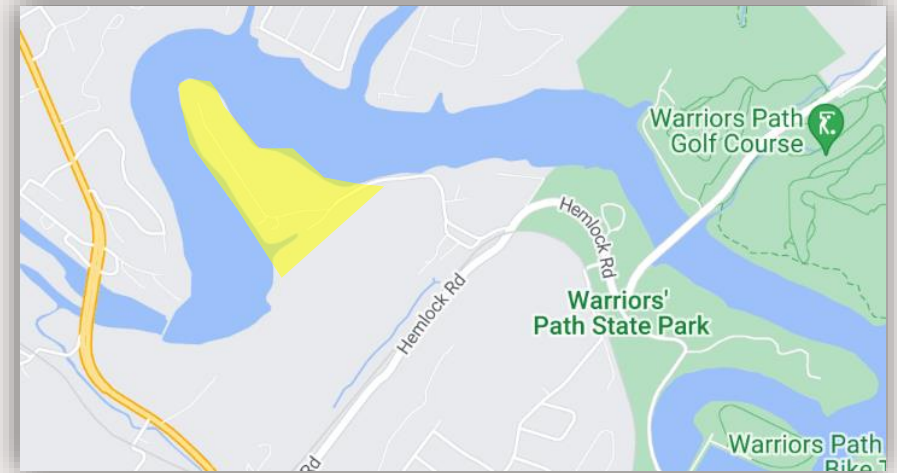
These lots are exceptionally large—one has 2.90 acres, the other three have more than one-half acre each. A beautiful place to live and enjoy the lake. Only a 10-minute drive from the center of town. Drive out — our signs are on the lots. Call us for an appointment to see.

*Wingsport*  
**DEVELOPMENT CO.**  
 REAL ESTATE DEPT

PHONE Circle 7-7181      338 E. CENTER  
 JACK QUILLEN      HOKE PALMER      R. A. QUILLEN  
 Diamond 9-2189      CI 5-5423      CI 5-9331

1954

# Hemlock Park



1955

\$600,000



# Mid-Fields

KINGSFORT'S NEWEST COMMUNITY OF NEW HOMES!

16 HOUSES SOLD TO DATE

10 HOUSES UNDER CONSTRUCTION

TWO OF THESE HOUSES COMPLETED AND READY TO OCCUPY TOMORROW

\$ **9350**

TO \$9500

4-BEDROOM HOUSES ..... \$9500.00

3 BEDROOMS & FAMILY ROOM ..... \$9500.00

3-BEDROOM HOUSES ..... \$9350.00

APPROXIMATELY \$62.00 MONTHLY PAYMENTS  
Includes Taxes, Insurance, Principal and Interest

### How To Get To Mid-Fields:

Mid-Fields is located about two miles west of town, just beyond Twin Oaks. Simply follow West Center to Lynn Garden Drive and turn right. Continue into Lynn Garden and turn left on Virgil Avenue. Follow Virgil Avenue to Cloudsford Avenue and turn right. Watch for signs pointing the way to the MODEL HOME.

Mr. Hubert Fain of our Real Estate Office will be in Mid-Fields Wednesday afternoon to show you these modern new homes.

**AMERICAN HOUSES**  
**GASTEIGER-WILLIS**  
**CONSTRUCTION CO.**

Builder-Dealer American Houses, Inc.

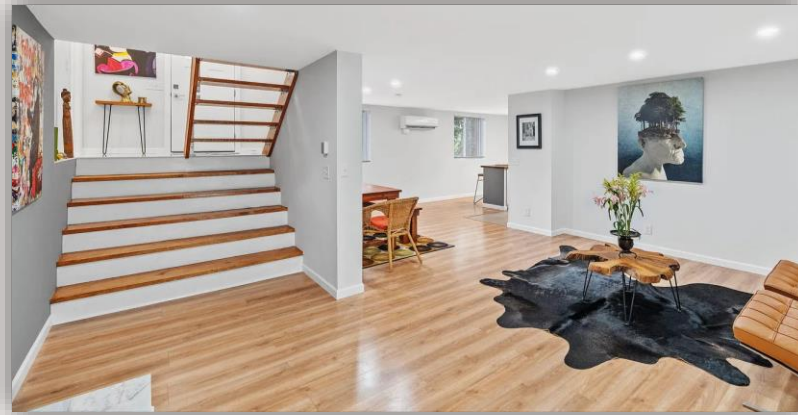
SALES AGENTS:

**BENNETT & EDWARDS, Inc.**

Cooperating With All Kingsport Realtors  
For Information Call CI 5-5101

**\$600 DOWN**  
PLUS CLOSING COST  
**FHA FINANCING**  
\$62<sup>00</sup> Per Month (Approximately) Includes  
Taxes, Insurance, Principal and Interest.

1955

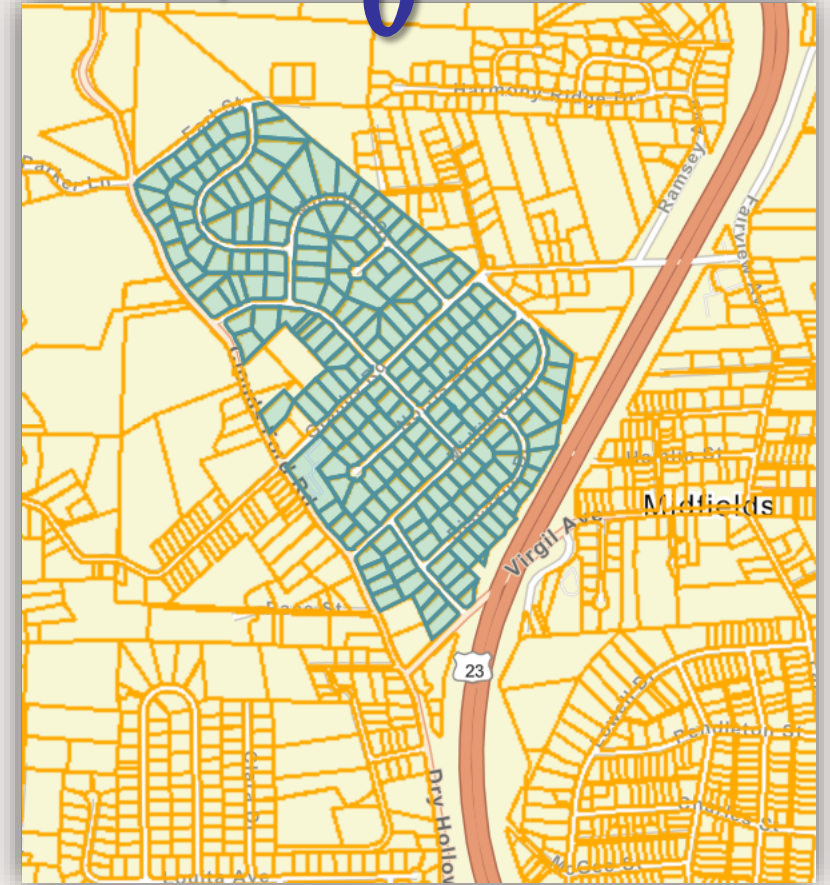


1963

\$364,900



# Midfields



2023

Sullivan County Property Assessor

*The King Company* ANNOUNCES THE FORMAL OPENING OF —

# BEAUTIFUL PATTON HEIGHTS

KINGSPORT'S NEWEST HOUSING DEVELOPMENT

1 P.M. To 7 P.M. **OPEN HOUSE TODAY** 1 P.M. To 7 P.M.

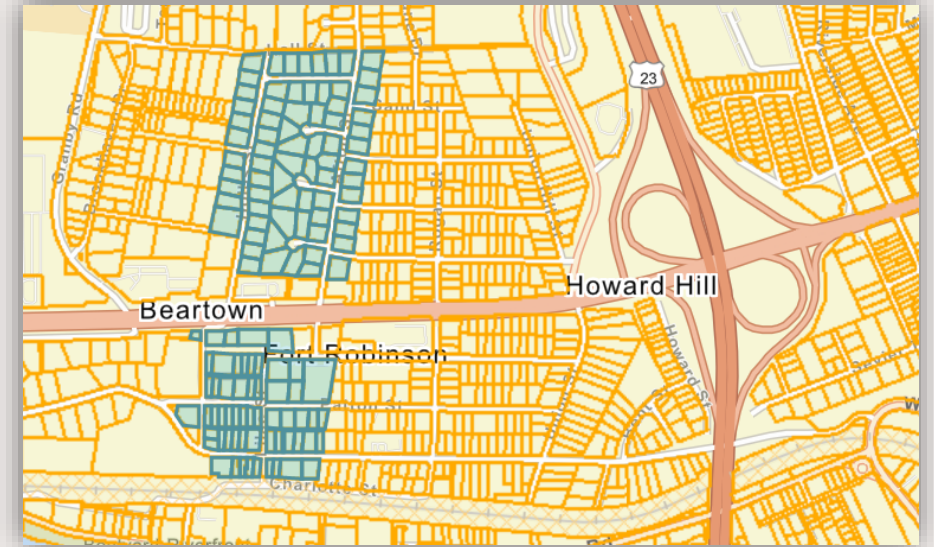
Modern Designs—Ranch Types—Split Levels—Planned For Living  
Go To Ft. Robinson Drive and Follow The Signs To Patton Heights



**EXCELLENT FINANCING—LOW DOWN PAYMENTS—VERY EASY TERMS**  
**FHA & VA APPROVED!**  
PRICES RANGE FROM \$11,500 TO \$13,500  
LESS THAN ONE (1) MILE FROM KINGSPORT CITY LIMITS

1956

# Patton Heights



1958

\$310,000



1961

\$179,000

2023

Sullivan County Property Assessor

## Follow This "How To Get There" Map To The MEDALLION HOME

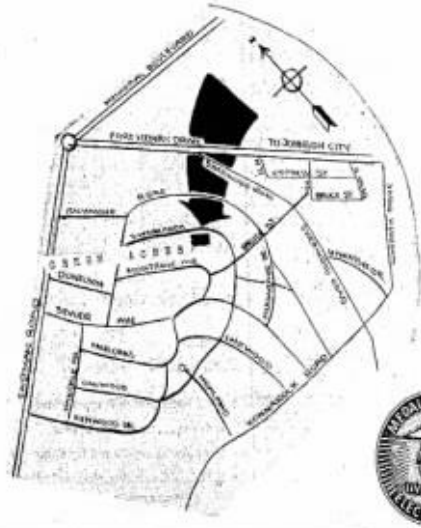
Location:

2137 Swannanoa Avenue  
Green Acres Addition

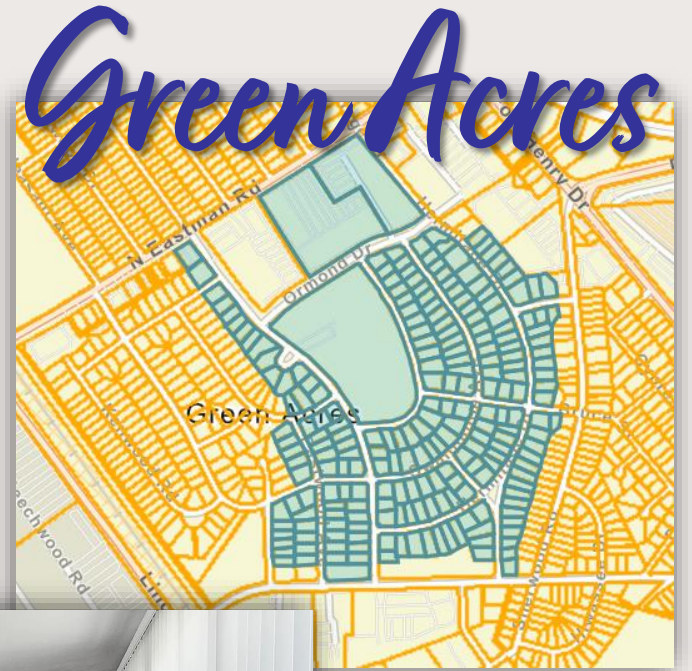


This home is the first in Kingsport and among the first in Tennessee to qualify for a National Medallion award under the electric industry's new high electrical standards.

**Featuring:** Light conditioning as recommended by the American Home Lighting Institute. Adequate wiring for "Full House Power." Comfort Conditioning with an All-Electric HEAT PUMP. Full quota of time and work-saving electrical appliances.



1958



1958  
\$315,000



1955  
\$250,000

**W. A. ALLEN & ASSOCIATES OFFER  
CHOICE HOMES and HOME SITES IN BEAUTIFUL  
SEVIER TERRACE**

1959

# Sevier Terrace



Mr. and Mrs. Hubert C. Gilliam  
828 Fairmount Avenue

OVER 200 LOTS NOW AVAILABLE - FHA and ALL TYPE LOANS APPROVED

Pictured on this page are some of the homes W. A. Allen Associates have erected in lovely Sevier Terrace . . . homes designed for the maximum in family living and modern convenience. The owners are justifiably proud of their homes . . . and of their modern, new community.



Mr. and Mrs. Robert T. Dashi  
837 Mason Drive

WE INVITE YOU  
TO VISIT  
SEVIER TERRACE.  
SEE FOR YOURSELF  
WHY WE SAY IT  
IS KINGSPORT'S  
BEST PLANNED  
RESIDENTIAL AREA!



Mr. and Mrs. C. Wade Young  
912 Winona Drive

**LOTS - LOTS - LOTS**

Suitable for Split-Level, Ranch Style or  
Basement Type Homes!

Sevier Terrace offers down-town shopping convenience, accessibility (by the new Super Highway), nearness to all civic centers, schools and churches, as well as planned perfection for the utmost in community recreation facilities.



1950

\$260,000



"Smaller markets with healthy economies & easy commutes."

"An affordable refuge from high costs."

# Wall Street Journal | Realtor.com

## #7 Top Emerging Market Winter 2023



# Housing Market 2023:

These 15 cities are poised for the most stable growth and are likely to keep their value





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local history, follow along at:

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