

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name Happy Holler Historic District
Other names/site number _____
Name of related multiple property listing N/A

2. Location

Street & Number: The 1200 block of N. Central Street and part of Anderson Avenue
City or town: Knoxville State: Tennessee County: Knox
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria: A B C D

Signature of certifying official/Title: **Date**
State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of Commenting Official: **Date**

Title: **State of Federal agency/bureau or Tribal**

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4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

 Signature of the Keeper

 Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
13	1	buildings
0	0	sites
0	0	structures
0	0	objects
13	1	Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use

Historic Functions

COMMERCE/TRADE: specialty stores,
restaurants

RECREATION AND CULTURE: movie
theater

Current Functions

COMMERCE/TRADE: specialty stores,
restaurants, services

7. Description

Architectural Classification

OTHER: Early to mid-20th century Commercial Vernacular

Materials:

Principal exterior materials of the property: BRICK; CONCRETE: cinder block; CERAMIC TILE

Narrative Description

Summary: Happy Holler, a fine example of an early 20th-century community shopping district, is located 1.2 miles north of the center of downtown Knoxville, Knox County, Tennessee. Originally part of North Knoxville (incorporated in 1887), it was annexed by the City of Knoxville in 1897. The proposed district consists of fourteen buildings. Thirteen of these are considered contributing resources. The district is compact, with most of the structures fronting on North Central Street and a few lining the south-facing side of East and West Anderson Avenues. Before commercial development was underway, the area contained several small houses. They appear in the 1903 Sanborn map but were subsequently demolished and replaced with commercial buildings. A church and other stores existed just beyond the boundaries of the district, but those buildings have been lost or altered too greatly to have been considered contributing resources. The community was formed at the hub of two streetcar lines that provided transportation between “trolley suburbs,” downtown, and manufacturing and railroad districts.

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Narrative: The majority of the Happy Holler buildings are one-story commercial structures that were built during the first three decades of the 20th century.¹ The buildings formed the core of a community-oriented shopping district that was established along a trolley line in 1905. Residents of Old North Knoxville, a Victorian-era neighborhood lying to the east, were served by the area, as were the textile, railroad and iron workers and their families who resided in the blocks to the west. The trolley line provided the means for other Knoxvilleans (like those of the nearby late 19th-century Lincoln Park subdivision and early 20th-century Oakwood subdivision) to travel to the grocery store, drug and hardware stores, the movie theater, and other venues in Happy Holler.

The buildings were constructed in the Commercial Vernacular style with characteristically minimal ornamentation. The simple coping of red tile or ornamental brick is typical of these types of structures. While some of the building facades were altered with incremental changes, many buildings have been restored to recapture the original appearance of the district's era of development.

With one exception, all the historic buildings were constructed with no setbacks along the sidewalks – creating the classic American “Main Street” appearance. Almost all of these were built lot-line to lot-line, with walls often adjoining neighboring buildings. The principal construction material was brick. The front elevations are characterized as Commercial Vernacular street-level storefronts, consisting of sidewalk-oriented entrances and display windows. Entrances are usually, though not always, centered on the facades, and doorways are often recessed, emphasizing the display windows. Fenestration is punctuated by large display windows that rest upon bulkheads and are capped with multi-light transoms.

While the Commercial Vernacular style is predominant in the district, there are subtle differences between pre-1920 buildings and the 1920- to 1940-era buildings. These differences portray the evolution of building materials and architectural styles. Simply stated, the evolution includes: (1) Commercial Vernacular with unpretentious brick work and modest cornices (see photograph of 1209 North Central Street; photo 0010); (2) Commercial Vernacular with modest Art Deco influences, including such variations in color as smooth faced, tan brick and dark accent brick (see photograph of 1206 North Central Street; photo 0006)); and late Commercial Vernacular buildings (see photograph of 115 West Anderson Avenue; photo 0013) constructed with rug-faced brick and steel-cased metal windows. These windows represent the advancement in fire-protection technology that was sweeping American cities in the 1920-1950 era.

The uses of commercial space evolved in response to changing ownership and economic conditions; moving from just meeting the day-to-day needs of the surrounding neighborhoods to a range of commercial establishments such as a tearoom and pub, specialty shops selling antiques and bridal dresses, that served the needs and attracted the business of a wider community.²

Property Inventory

1200 N. Central Street (C)

Originally built in 1924, this Commercial Vernacular, single-story building first housed a restaurant; by 1930, however, Week's Drug Store had moved there, and continued to occupy the space for more than 60 years. The front elevation is composed of three large display windows, set above bulkheads of similar width, and a fourth division that contains the entry door. Transoms are present above the storefront windows and

¹ Knoxville City Directories, 1890-1950.

² Interviews with Daniel Schuh, Architect, who oversaw the restoration of several properties in Happy Hollow (by Keiana Hunter, June 2009).

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the door. The wood frame, half-light entrance door is accented with a smaller transom and a sidelight. A recessed panel that is trimmed in corbelled brick spans the storefront, providing a signboard location. The front elevation now contains a copper awning. (The side of the building, the façade fronting Anderson Avenue, is also intact; see the descriptions labeled 103 and 105 East Anderson Avenue.)
(Photographs 0001, 0002 and 0003)

1202 N. Central Street (C)

Built in 1926, this Commercial Vernacular, single-story brick structure first housed A. J. Campbell's Grocery Store. The front elevation is composed of two large display windows set above bulkheads and capped with transoms, and a wood-framed, half-light entry door. The cream-colored brick is original, representing a typical feature of the era. A metal awning covers the width of the building. (Photograph 0004)

1204 N. Central Street (C)

Built in the late 1920s, this building's first occupant was White Stores Grocery, a popular market in the south (and a chain which eventually evolved into the Food City Corporation). The façade of this Commercial Vernacular, single-story building is composed of tan brick, capped by red tile coping. The four large display windows are set above bulkheads and capped with transoms. A metal awning covers the width of the building which exhibits double entries of wooden half-light doors. (Photograph 0005)

1206 N. Central Street (C)

This Commercial Vernacular building features very modest Art Deco brickwork, typical of its 1930 era of construction. North Central Radio originally occupied the building. The red brick walls frame four display windows, which were built over bulkheads. Five transoms are set in proportion to the windows and wood-framed, half-light entry door. A copper awning covers the width of the store windows. (Photograph 0006)

1208 N. Central Street (C)

This brick Commercial Vernacular building is slightly larger (in terms of height, width and depth) than its adjoining counterparts to the south (1200 to 1206 North Central). It is also slightly earlier, having been constructed in 1920. White Stores moved up the street to this location in 1943, presumably as its business expanded. The hand-painted White Stores sign, uncovered and preserved during renovation, bears witness to the early use. The front elevation is broken into three equally proportioned segments with its entrance framed by matching sets of display windows, bulkheads and transoms. The recessed entrance features wood-framed, half-light doors. A contemporary metal awning was added during the building's restoration in 2008. (Photograph 0007)

1201 N. Central Street (NC)

Built around 1932, this Commercial Vernacular structure is one of the second generation buildings of the district. Its corner entrance is set back a car length from the street, a reflection of the need for parking as automobiles came into common use. It was built for the owners of S & T Quality Corner, a grocery store that included a retail and wholesale meat market. The two-story building is largely composed of brick, although the second story is cinder block, suggesting this space was an addition built after World War II. The second story once served as a boxing training center where well-known boxing coach, Ace Miller, trained the champion boxer, John Tate. Tate was a 1976 Olympic bronze medalist and became the world heavy weight champion in 1977. Steel casement windows are inset in the second story. Downstairs are continuous display windows. A small one-story retail shop was later added to the Central Avenue-oriented façade. Because of

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this change 1201 N. Central Street is the district's one non-contributing building. Both floors are now used for selling antiques. (Photograph 0008)

1205 N. Central Street (C)

Upon completion in 1916, this two-story brick building became home to the "Picto" movie theater. The names for the theater successively changed: Central (1920), Liberty (1922), Central (1925), Cameo (1931), Joy (1935) and, finally, Center (1948). The theater ceased operation in 1955. The second story of the façade is intact and is capped with tile coping. The ground-floor facade has been altered. One bay of three aluminum-clad display windows and an aluminum door replaced the original first story of the façade. The area of the original transom windows is now covered with wood panels. These alterations likely date from the late-1950s or 1960s, after the cinema closed its doors. (See the building to the left in photograph 0009).

1207 and 1209 North Central Street (C)

Two almost mirror-image storefronts compose these single-story brick Commercial Vernacular buildings, which were constructed in 1909. Early tenants included various restaurants, such the Eating House (1207 North Central) and Henry Brothers Grocery (1209 North Central). In 1920 Southern Household Supply Company took over the 1209 North Central space. When the company expanded around 1930, occupying both addresses, matching façades with framed transoms were created, with recessed doors on both sides. Decorative ceramic tile is set under the display windows.

A third storefront completes this set of buildings. The building sharing the 1209 North Central address is very similar to the structures next door, suggesting that it was incorporated into the Southern Household Supply Company space. The display windows, recessed doors, and tile bulkheads are identical; however, wood paneling has been installed in place of what were most likely the original transoms windows. (Photograph 0010).

1211 North Central Street (C)

This building, dating from 1917, is very similar to the structures next door (1207 and 1209 North Central Street), although the red brick is a slightly darker shade. Like its neighbors, the Southern Household Supply Company buildings, it has black ceramic tile under the display windows. The show windows and recessed doors are very similar to the adjacent buildings, but wood paneling has been installed in the space of the original transoms, which were either covered or replaced. This building was apparently built for Brantley Brothers, an automobile garage, and parts store (a use shown on the 1917 Sanborn map and in the City Directories of the late teens). This building was depicted as number 1209½ North Central Street on the 1917 Sanborn map. By the early 1920s, it became a dry goods store known as Wright's Cash Store, continuing to serve this purpose for at least three decades under the names Chesney and Yates Dry Goods and, subsequently, Chesney and Son Dry Goods. (See the building to the far right in photograph 0009).

Anderson Avenue Resources

The North Central Street buildings are complemented by the corner properties along East and West Anderson Avenue. Descriptions follow:

103 and 105 East Anderson Avenue (C)

These two slot-commercial structures are part of the 1200 North Central Street building, originally housing W.C. Stooksbury Cleaners and Modern Barbershop, both built in 1930. Their brick façades are each accented

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with a rectangular brick inset framed by header bricks on the parapet face. The continuous low parapet is capped with tile coping. The brick and tile coping have been more recently painted to accentuate these features. Both façades have been restored and feature display windows that are topped with transoms. Entrances are centered on the façades with wood-framed, half-light doors which are recent replacements. Metal awnings have been added above each of the entrances, also recent additions to each façade. (Photograph 0011)

109 West Anderson Avenue (C)

This utilitarian Commercial Vernacular building is part of the structure on the corner (1201 North Central). The brick façade has been painted white and is punctuated with two aluminum-clad display windows; its red tile coping is intact. (Photograph 0012)

115 West Anderson Avenue (C)

As the Happy Holler commercial district expanded in the late 1940s, this two-story building was constructed to house Central Furniture and Appliances. As a second generation building, its modest Commercial Vernacular architecture features two structural advancements of the era. Steel-framed windows were used, having become the material of choice for construction nationally because of their proven capacity to minimize fire hazards. Also typical of the time is the use of rug-face brick on the façade. The stepped cornices feature a simple row of red tile. The ground-level façade is also intact, and contains a recessed double-door entrance framed by large display windows. (Photograph 0013)

Summary

This early community-oriented shopping district contains a remarkable collection of small-scale, early 20th-century Commercial Vernacular buildings. The architecture is unpretentious and reflects the essence of the establishments that served the needs of the residents of North Knoxville's streetcar suburbs. The district retains a high degree of integrity: a visitor today can readily appreciate the atmosphere of day-to-day shopping and provision of services that transpired over 80 years ago.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations N/A

(Mark "x" in all the boxes that apply.)

Property is:

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

Areas of Significance

COMMERCE/trolley suburb, commercial district

ENTERTAINMENT/first suburban theater

Period of Significance

1909-1961

Significant Dates

1909-1920: early Commercial Vernacular

1920-1930: Commercial Vernacular with Art Deco

1940s: fireproof buildings

1961: Year prohibition on liquor sales ended in Knoxville

Significant Person

Cultural Affiliation

Architect/Builder

Unknown

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Statement of Significance Summary

This early 20th-century district, known by its Depression-era moniker as “Happy Holler, located in Knoxville (Knox County), Tennessee, is eligible under Criterion A as an example of an early “one-part block” suburban shopping district. Its establishments were created in response to the development of Knoxville’s trolley suburbs and the growth of nearby textile mill housing. The district, with its modest early 20th-century commercial buildings, maintains the setting, location, design, materials, and feeling of a place where generations shopped and patronized service businesses and entertainment venues. Happy Holler’s period of significance extends from 1909, when the oldest extant building was constructed, to 1961 when the district was no longer a thriving commercial enterprise following the closing of nearby Brookside Mills in 1956 and the end of prohibition in the district in 1961.

Happy Holler was at the heart of business expansion that occurred north of the city, part of the development of the “trolley suburbs” enabled by the extension of the streetcar system up North Central Street. The streetcar system facilitated travel between downtown and the area, delivering customers for groceries, services, and entertainment; producing an influx of business and economic vitality to Happy Holler. Later, as North Central Street was incorporated into the U.S. highway system in the mid-twentieth century, it became a major route between Knoxville and destinations to the north, south, and east. The “one-part block” suburban type of developments were built to take advantage of road construction in other areas of the city, but none of these business areas exhibits the degree of intactness of early structures and building pattern as does Happy Holler.

Happy Holler’s early popularity as an “entertainment” venue arose from its reputation as a place where alcohol could be easily purchased from establishments along its back alleys during Prohibition (beginning in 1907 in Knoxville); hence the name “Happy” Holler. Later, in 1916, the area was associated with another type of entertainment venue: the first suburban movie theater in Knoxville. The theater was a favorite destination for local residents, as well as people from surrounding areas could now enjoy motion picture entertainment without having to travel into the central business district. The silver screen in Happy Holler provided entertainment for Knoxville residents from the silent-film era through the advent of Technicolor; from the 1920s through the 1950s. The long term success of the area as entertainment venue—comprising bars and restaurants, as well as movie theater—in a compact space outside the central business district made it unique in the city.

Narrative Statement of Significance

Happy Holler is the most intact early 20th-century shopping and service district outside of Knoxville’s central business district. The use of the word “happy” in the name results from the popularity of the area during many years of prohibition. The term “holler” is derived from Appalachian dialect describing a *hollow*, recognizing the lower-lying topography in this area.

Three movements played a role in the area’s development: (1) the construction of Brookside Mills and Brookside Village, starting in 1886; (2) the Elmwood Street Railroad Company which ran a streetcar line beginning in 1890; and (3) Knoxville Railway & Light Company’s development of a Central Street trolley line in 1905. All three generated residents with enough buying power to enable the growth of this shopping district. Sanborn Fire Insurance maps and City Directory records show that development began in the area in

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1890; however, the earliest extant building in the district dates to 1909. This era was marked by steady industrial and population growth in Knoxville, leading to modest economic prosperity in the nearby neighborhoods.

The district runs along both sides of the 1200 blocks of North Central Street, and was positioned between two transit routes. The Elmwood Street Railroad Company, the first streetcar line to operate in Knoxville, was in operation by the early 1890s, with one of its steam-powered engines operating along Woodland Avenue (a block to the north of Happy Holler). This streetcar system, like similar lines across the country at that time, was known as a “dummy line” because its steam engines were incorporated into the design of a trolley car, rather than having the look of a standard railroad locomotive. This line became known as the Fountain Head Railroad at the turn of the century. The line ended at a round-about in Fountain City, a resort area five miles distant to the northeast.

In 1905, the Knoxville Traction Company, a streetcar business that had gained control of all the existing lines, extended the routes to provide trolley service to the north, opening up additional residential and business development opportunities, particularly along North Central Street.³ Happy Holler was centrally located among the trolley-era suburbs of North Knoxville, Oakwood and Lincoln Park⁴ and near the midpoint of the streetcar line. That line enabled laborers and railroad workers to reach their work places, most of which were along the railroad corridor less than one-quarter mile to the west. It also made it easy for shop owners and businessmen to travel to and from downtown.

Streetcar operations were negatively impacted as automobile travel became more common by the early 1930s. In 1945, the City of Knoxville decided to start closing streetcar routes and switched to bus service. By 1947 the trolley lines had all been dismantled or covered with asphalt.⁵

Commerce Significance: During its peak, Happy Holler was an important commercial destination that served mill, metal manufacturing and railroad workers and their families. Within its first 25 years, Happy Holler’s businesses included a dry goods store, a furniture store, a barber shop, a shoe repair shop, grocery stores, a drug store, a milk depot, a billiard hall, a dry cleaner, a livery stable, a theater, restaurants, and a funeral home.⁶ Happy Holler remained a bustling commercial district until Brookside Mills, a nearby textile mill that was one of the largest employers of workers in Knoxville during the first half of the 20th century, began to decline in the mid-1950s. By 1954, this textile operation was foundering; its machinery was outdated and management decided that modernization was too costly. In 1954, the mill’s employment dropped from 1,050 to 150, and by 1956 its doors were closed.⁷

³ Patton, Edwin P., *Transportation Development in Heart of the Valley: A History of Knoxville* (Edited by L. Deaderick). Knoxville: East Tennessee Historical Society, 1976.

⁴Two portions of North Knoxville have been placed on the National Register of Historic Places as Old North Knoxville (NR 5/14/92) and Fourth and Gill (NR listed 29 April 1985).

⁵ Patton, pages 228-230.

⁶ Sanborn Fire Insurance Maps 1917-1924.

⁷ McDonald, Michael J. and William Bruce Wheeler (1983). *Knoxville, Tennessee: Continuity and Change in an Appalachian City*. The University of Tennessee Press, 1983. pages 96-99.

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Another factor resulting in changes to Happy Holler was highway travel. North Central Street became part of the U.S. highway system (late 1950s to early 1960s) as a major route between Knoxville and destinations to the north, south and east. Businesses that catered to travelers, such as drive-in restaurants and filling stations, began to appear around Happy Holler. Although other areas of the city developed similarly along highways there were part of the U.S. system, none have retained the built resources and development pattern of the first half of the twentieth century as has Happy Holler.

Entertainment Significance: The district reportedly received its nickname, “Happy Holler,” as an outgrowth of prohibition (first enacted by Knoxville in 1907, the State in 1917, and finally nationally with the Volstead Act in 1919. The prohibition on liquor sales did not end in Knoxville until 1961).⁸ Happy Holler was notorious for the bootleggers operating from back rooms in the district and adjoining blocks.⁹

As the home of the first suburban movie theater in Knoxville, Happy Holler became popular for an entertainment venue of another type. The original name of the theater when it opened during the latter half of the silent film era in 1916 was the “Picto” (1205 Central Street). It provided a convenient alternative to attending the movie theater in the Knoxville central business district. Going to the movies provided a pleasant leisure activity for area residents, including the many mill and industrial workers and their families. Many of these mill workers were employees Brookside Mills. The theater thrived up until the closing of Brookside Mills and was further impacted by competition from new suburban theaters. The theater in Happy Holler had several names over the course of its operation, but in the last few years before it closed its doors in 1955, it was known as the Center Theatre.¹⁰

The district’s status today: Many buildings have been restored and commercial space is being used for businesses addressing the needs and taste of current residents including an antique store, a tea room, a pub, a record store, a bridal shop, and a beauty shop. The restorations were completed in conjunction with “Façade Improvement Grants,” enabled by the U.S. Department of Housing and Urban Development’s Empowerment Zone Program. These restorations were consistent with the U.S. Secretary of Interior Standards for Historic Preservation. These facade restorations were significant in Happy Holler’s recent renaissance. Happy Holler retains a unique identity that has not diminished with the passage of time, and it remains a distinctive and vital retail and service area.

⁸ “Knoxville’s Ban on Liquor Fails,” New York Times, Feb. 9, 1908; R.S. Keller, Prohibition in Tennessee, 1917. Also, note that Knoxville finally ended prohibition with a referendum in 1961. As longtime Knoxville resident explained in a December 13, 2012 interview, the alleys of Happy Holler were notorious for backdoor liquor sales. A patron could merely ring a doorbell; in turn, a bootlegger would ask what was wanted and a transaction followed.

⁹ Knoxville News Sentinel-“A Little Too Happy Community Infamous for Wild Weekends” Amy R. Miller. July 26, 1995.

¹⁰ Cinema Treasures-www.cinematreasures.org/theater/14353.

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9. Major Bibliographic References

Bibliography

Cinema Treasures. 16 Feb 2009. www.cinematreasures.org/theater/14353

Happy Hollow District on North Central Street. 16 Feb 2009.
<http://www.oldnorthknoxville.org/virtual%202008/happyholler.htm>

Insurance Maps of Knoxville Tennessee. Sanborn Map Company 1917-1924

Knoxville City Directory, Numerical Telephone Directory: A Buyers Guide and Complete Classified Business Directory. 1890-1950.

McDonald, Michael J. and William Bruce Wheeler (1983). *Knoxville, Tennessee: Continuity and Change in an Appalachian City*. The University of Tennessee Press, 1983.

Miller, Amy R. (1995). Little Too Happy Community Infamous for Wild Weekends. *Knoxville News Sentinel*.

Patton, Edwin P., Transportation Development in Heart of the Valley: A History of Knoxville (Edited by L. Deaderick). Knoxville: East Tennessee Historical Society, 1976.

Interviews with Daniel Schuh, Architect and Owner of several properties in Happy Holler. With Keiana Hunter on 21 January 2009, and with Michael Carberry on several occasions in October 2010.

Interview with Jack Sharp, nephew of the original owner of S & T Quality Store on several occasions, 2011 and 2012. (Sharp grew up in Knoxville and served on City Council and Vice Mayor.)

Previous documentation on file (NPS):		Primary location of additional data:	
preliminary determination of individual listing (36 CFR 67 has been requested)	x	State Historic Preservation Office	
previously listed in the National Register		Other State agency	
previously determined eligible by the National Register		Federal agency	
designated a National Historic Landmark		Local government	
recorded by Historic American Buildings Survey #		University	
recorded by Historic American Engineering Record #		Other	
recorded by Historic American Landscape Survey #		Name of repository:	
Historic Resources Survey Number (if assigned):			

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10. Geographical Data

Acreage of Property 1.698 acres **USGS Quadrangle** Knoxville-147 NW

Latitude/Longitude Coordinates

- | | |
|------------------------|-----------------------|
| 1. Latitude: 35.981174 | Longitude: -83.930059 |
| 2. Latitude: 35.982102 | Longitude: -83.928952 |
| 3. Latitude: 35.982400 | Longitude: -83.929306 |
| 4. Latitude: 35.981471 | Longitude: -83.930414 |

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Verbal Boundary Description

The legal parcel numbers (Knox County, TN) are: 081MA038, 081NH011, 081NH012, 081NH01201 and 081NH013. These are rectangular parcels abutting North Central Street and West Anderson Avenue.

Boundary Justification

The properties are contiguous and the district's buildings are attached to each other. The buildings that are included in this designation were and continue to be the heart center of Happy Holler. The original lot lines were used to precisely mark the edges of the district.

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11. Form Prepared By

Name Michael Carberry, Comprehensive Planning Manager, Keiana Hunter and Eric McTravers, Interns, and Michael Reynolds, Planner II, in concert with Ann Bennett and Kaye Graybeal, Historic Preservation Planners

Organization Knoxville/Knox County MPC

Street & Number 400 Main Street Date 11-27-2013

City or Town Knoxville Telephone (865) 215-3825

E-mail mike.carberry@knoxmpc.org State TN Zip Code 37902

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints)
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. should be included on a Continuation Sheet following the photographic log and sketch maps)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Photo Log

Name of Property: Happy Holler Historic District

City or Vicinity: Knoxville

County: Knox County

State: TN

Photographer: Michael Carberry

Dates Photographed: various dates, 2011 into 2013 (depending on angles of the sun and traffic)

Description of Photograph(s) and number, include description of view indicating direction of camera:

0001. Façade of 1200 N. Central Street. Photographer facing northeast.

0002. Façades of 1200 to 1206 N. Central Street. Photographer facing east.

0003. Façades of 1200 to 1208 N. Central Street. Photographer facing east.

0004. Façade of 1204 N. Central Street. Photographer facing northeast.

0005. Façade of 1204 N. Central Street. Photographer facing northeast.

0006. Façade of 1206 N. Central Street. Photographer facing northeast.

0007. Façade of 1206 N. Central Street. Photographer facing northeast.

0008. Façade of 1201 N. Central Street. Photographer facing southwest.

0009. Façade of 1205 to 1209 N. Central Street. Photographer facing west.

0010. Façade of 1207 and 1209 N. Central Street. Photographer facing west.

0011. Façade of 103 and 105 East Anderson Avenue. Photographer facing north.

0012. Façade of 109 West Anderson Avenue. Photographer facing north.

0013. Front façade of 115 West Anderson Avenue. Photographer facing north.

0013. Front façade of 115 West Anderson Avenue. Photographer facing north.

0014. Façade/Street Scene of 1206, 1204, 1202 and 1200 N. Central Avenue. Photographer facing south.

0015. Facades of 1200 and 1202 N. Central Avenue. Photographer facing north.

0016. Rear elevations of 1204 and 1206 N. Central Avenue . Photographer facing west.

0017. Rear elevations of 1208 N. Central Avenue Photographer facing west.

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0018. Rear elevations of 1209 and 1211N. Central Avenue. Photographer facing east.

0019. Rear elevations of 1205, 1207 and 1201 N. Central Avenue. Photographer facing southeast.

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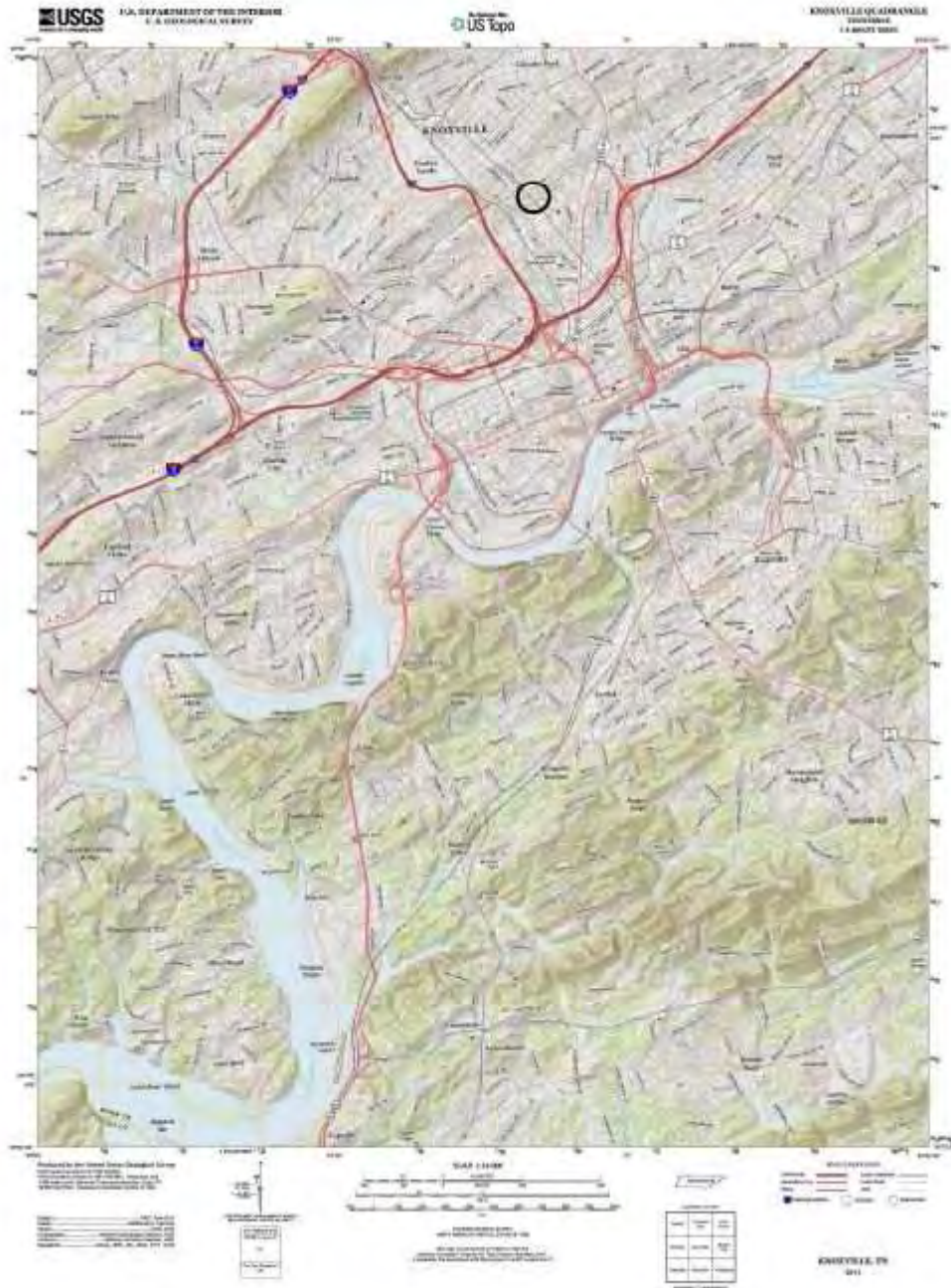
Site Plan



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USGS Knoxville US Topo Revision 2013



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County and State



Courtesy of Google Earth

United States Department of the Interior
National Park Service

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Name of multiple listing (if applicable)

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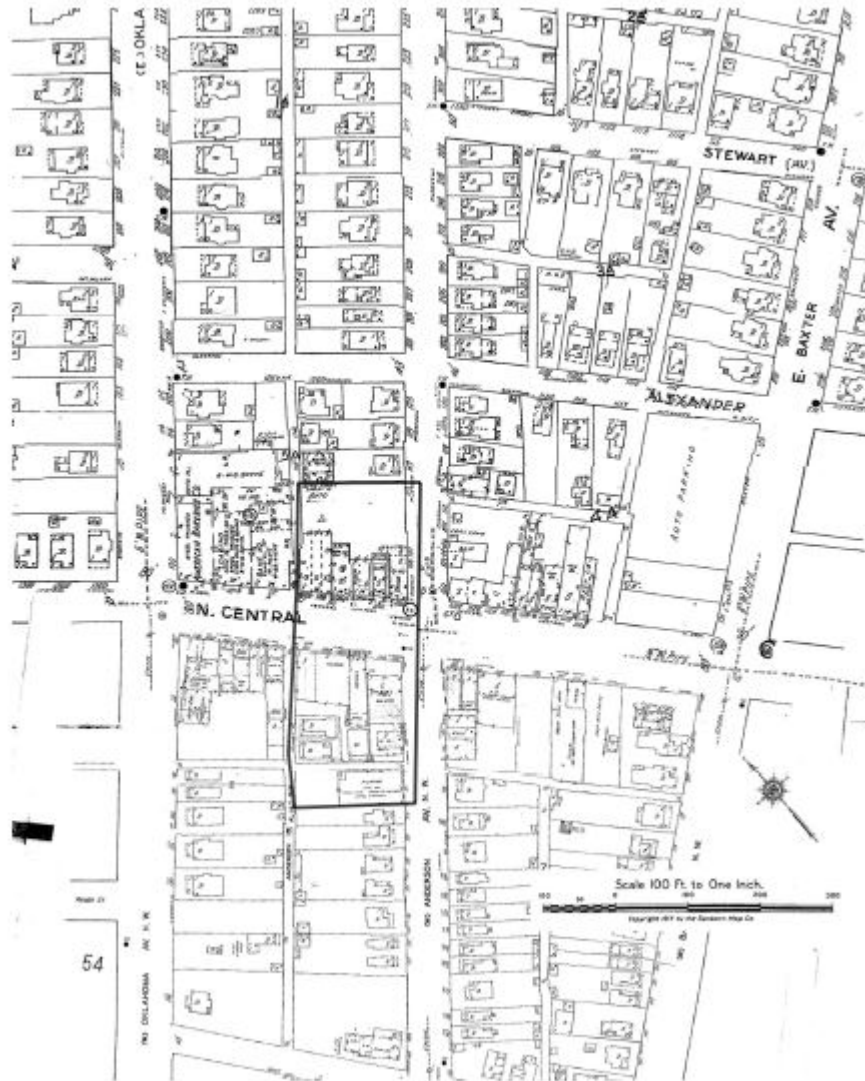


Figure 1-Historic Map: 1950-era Sanborn Map, updated periodically from the 1920s through the 1940s.

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National Park Service

National Register of Historic Places
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Figure 2-**Historic Image (c. 1935)**: This building was constructed for use as a movie theater in 1916. The Joy Theatre opened here in 1934 or 1935 and closed in 1950 according to Knoxville city directories. City directories also indicate that the movie house was called the Center Theatre from 1951 until the business closed in 1955. *(Photo courtesy of Daniel and Rose Moriarty)*

Property Owner:

103 and 105 E. Anderson Avenue

Owner(s): KNOXVILLE PRESERVATION AND DEVELOPMENT, LLC
111 #201 East Anderson Avenue
Knoxville, TN 37917
Phone: 865 898 0066

1200, 1202, 1204, 1206, and 1208 N. Central Street

Owner(s): KNOXVILLE PRESERVATION AND DEVELOPMENT, LLC
111 #201 East Anderson Avenue
Knoxville, TN 37917
Phone: 865 898 0066

109 W. Anderson Avenue

Owner(s): RICHARD F. & DOROTHY G. DAVIS
109 West Anderson Avenue
Knoxville, TN 37917
Phone: 865 525 4614

115 W. Anderson Avenue

Owner(s): ANDERSON AVENUE PROPERTIES
PO Box 10226
Knoxville, TN 37939
Phone: 865 206 4622

1201 N. Central Street

Owner(s): JESSIE EVANS & LINDA J. ALSTON
1201 North Central Street
Knoxville, TN 37917
Phone: 865 524 3803

1205, 1207, 1209, and 1211 N. Central Street

Owner(s): DANIEL & ROSE MORIARTY
1207 North Central Street
Knoxville, TN 37917
Phone: 865 524 1155