

PRESERVATION: 2008



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A Report to Mayor Bill Haslam

Prepared by the Knoxville-Knox County Metropolitan Planning Commission

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Adopted by:

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Introduction

The calendar year of 2008 saw a continued interest in preservation in the city of Knoxville. This report, an annual report on the state of preservation in Knoxville, is authorized by an amendment to Knoxville's Charter that requires an annual report on the state of preservation in the city, to be reviewed and presented by the Metropolitan Planning Commission to Knoxville's Mayor, who in turn is to make a report to the Knoxville City Council on the state of preservation.

Preservation Activities

From 1982 to 1985, MPC conducted an inventory of buildings and structures in the city, and in 1987, produced the first edition of *The Future of Our Past*, a preservation plan calling attention to historically and architecturally significant properties in Knoxville and Knox County. The plan was updated in 1994 in a second edition, also titled *The Future of Our Past*.



Involvement in preservation has grown since 1982, resulting in the rehabilitation of many 19th and early 20th century buildings and neighborhoods throughout Knoxville. New and old residents of Mechanicsville banded together to create the city's first residential H-1 historic overlay in 1991. Old North Knoxville followed suit in 1992 and in late 2003, worked with the Knoxville Historic Zoning Commission to develop a revised set of design guidelines for the original historic overlay. Those districts were followed by Historic Overlay H-1 zoning for Fourth & Gill, Edgewood-Park City, a section of Lyons View Pike, and the Market Square Historic District. A second form of overlay zoning designed to protect historic buildings from demolition and assure that new construction is compatible with the historic character of the district is called Neighborhood Conservation Overlay (NC-1) and includes the Tazewell Pike, Scenic Drive, Ft.



Sanders, Fairmont Park and most recently, Gobblers' Knob/Sherrod Road neighborhoods. Individual Historic Overlay (H-1) properties are also afforded protection under historic zoning. A list of properties drawn from *The Future of Our Past* and its update are included in "The Properties" section of this report.

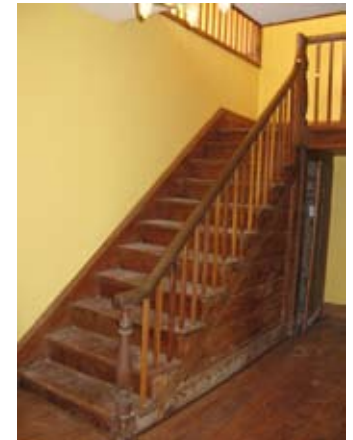
Activities, 2008

Rehabilitation of historic properties has been active in downtown Knoxville this year. Preservation considerations are involved in the rehabilitation of many buildings on Market Square, as well as buildings adjacent to the Tennessee Theater in the 500 block (listed as part of the Gay Street National Register Historic District) and the Old City. Preservationists are particularly pleased to anticipate the 2009 re-opening of the S&W Cafeteria, a preservation victory made possible by the invitation made by Mayor Haslam to Knox Heritage to

Left: Old North Knoxville was one of the city's first residential historic overlays.

Center: The Gobblers' Knob/Sherrod Road neighborhoods are the most recent additions to the list of Neighborhood Conservation Overlays.

Right: Individual properties like the Lones-Dowell house are also afforded protection under historic zoning.



participate in the design process for the new Riviera Theater. The partnership of the city of Knoxville with Knox Heritage resulted in the saving and ultimate restoration of the S & W and two adjacent buildings.

The Downtown Knoxville Design Guidelines have also adopted historic preservation standards to guide the exterior rehabilitation of National Register listed or eligible downtown buildings, even though they may not be designated through an H-1 Historic Overlay.

The Broadway/Central intersection, thought eligible for listing as part of an expanded Emory Place Historic District, has been the target of Empowerment Zone matching grants to achieve facade improvements. Numerous preservation projects in the city's historic districts, and continued emphasis on new home construction consistent with the design guidelines of historic districts, have also been prevalent activities in 2008.



The Colonel John Williams house on Dandridge Avenue

One of the most significant preservation projects of 2008 has involved the Col. John Williams House, which has been the subject of a complete rehabilitation project carried out by a descendant of Williams, Alex Brandau. The Williams House, listed on the National Register of Historic Places, had been vacant and abandoned for many years, after decades of ownership by the State of Tennessee. Mr. Brandau bought the property, located near the new Wee Golf Course on Dandridge Avenue, and completed the house's rehabilitation this year.

The Baker-Walker-Sherrill House, located at 9320 Kingston Pike, received the protection of an H-1 designation in 2008. The significant house, which is still vacant, is a likely candidate for an adaptive reuse in keeping with the commercial zoning that will front the remainder of the site.

2008 also saw extensive improvements to the Lones-Dowell House, 3641 Middlebrook Pike. The house,



The Baker-Walker-Sherrill house on Kingston Pike

which was vacant for several years while an adaptive reuse was sought for it, has received an exterior and interior rehabilitation while it awaits a new use. Several additional properties received National Register listing in 2008. These include the North Hills Historic District, a large residential district located off Washington Pike in north Knoxville, and Church Street United Methodist Church.

The Knoxville Historic Zoning Commission processed 131 applications for Certificates of Appropriateness in 2008, showing a continued increase in rehabilitation in designated historic buildings. One measure of the increased strength of the local historic districts that are residential neighborhoods is that, for most of them, there are no available vacant lots. The exception to this is Mechanicsville, where individuals continue to show an interest in acquiring the few vacant lots remaining and constructing new houses.



Church Street United Methodist Church

Recommended Actions

In collecting the information for Preservation 2008, citizens interested in preservation were polled to determine their concerns at meetings held by Knox Heritage and at neighborhood meetings. Knox Heritage and the historic zoning commission also posted information on their web sites and encouraged interested citizens to complete questionnaires. Those comments are supplemented by the concerns voiced to Historic Zoning Commissioners and staff in the past year by individuals and organizations involved in preservation.

At the end of this section is a summary of previous recommended actions and their disposition.

Survey respondents were asked to indicate where they felt additional efforts should be directed to creating historic designations. The list of neighborhoods and properties mentioned by respondents includes:

- Kingston Pike from Cumberland to Lyons View Pike Sequoyah Hills
- Island Home Park (H-1 Historic Overlay)
- East Fifth Avenue ((NC-1)
- North Hills (H-1 Historic Overlay)
- Sequoyah Hills (National Register of Historic Places and NC-1 Neighborhood Conservation Overlay)

Respondents were asked to indicate whether they found the following activities important or unimportant:

- Preservation/redevelopment of downtown
– *Important (all respondents)*
- Preservation/redevelopment of neighborhoods
– *Important (all respondents)*
- Protection and support for individual structures and spaces
– *Important (all respondents)*

The respondents indicated that they felt tax increment financing and preservation tax credits were very important in preserving and rehabilitating downtown's historic buildings.

In considering measures that might be helpful in revitalizing historic neighborhoods and individual buildings, respondents indicated that they felt historic neighborhoods attracted interest, particularly in light of the past investment and publicity that have occurred in revitalizing neighborhoods. There was a strong feeling that the poor quality of schools in some of the districts that drew from historic neighborhoods was a factor in discouraging families from moving to historic districts; the suggestion was made that the school board establish historic areas as open school zones as a way of encouraging families to move back to the inner city.

A strong interest was also indicated for making codes enforcement and adherence to zoning regulations stronger, as a way government could reinforce the private sector's rehabilitation and preservation efforts.



Sequoyah Hills (top and center) and North Hills (bottom) were identified by survey respondents as areas needing additional efforts toward creating historic designations.

Summary Of Past Activities

Information about the status of preservation in Knoxville has been collected over the past eight years. A summary of public concerns and the response to them is included below.

- A concern over the lack of maintenance for individual properties in historic areas was addressed by the adoption of a “demolition by neglect” ordinance.
- Legislation has been adopted to establish a temporary moratorium for properties being considered for inclusion in NC-1 Neighborhood Conservation and H-1 Historic Overlays.
- Reuse plans for schools that are not fully utilized as educational facilities has proceeded in some instances, but there is not a unified policy direction.
- While an individual in the current administration has not been charged with preservation implementation, the consideration of preservation concerns has been incorporated in the city’s decision-making process overall.
- A process for planning traffic calming measures for Knoxville’s neighborhoods is underway.
- A design for street markers, to be used in designated historic neighborhoods, has been completed; however, these markers have not been installed.
- Non-profit organizations like Habitat for Humanity and the Knox Housing Partnership are actively involved in producing new, appropriately designed housing or

rehabilitating existing historic housing in historic neighborhoods.

- A street tree plan has been developed for Knoxville, including historic neighborhoods.
- Nominations to the National Register of Historic Places continue to be prepared for properties that are eligible; work is also continuing on H-1 Historic Overlay and NC-1 Neighborhood Conservation overlays.
- Knox Heritage has developed a speaker’s bureau, a web page, a marker program, and walking and driving tours focused on historic areas. They have formed a neighborhood preservation council, and continue to present special events that focus on historic places and events in Knoxville. They have also established a “historic properties” certificate for Knoxville area realtors, and hold two sessions a year to encourage realtors to become more



knowledgeable about architectural styles and historic areas in Knoxville.

- The East Tennessee Historical Center, with the development of new museum spaces and an expanded research facility, has enhanced its role as an invaluable resource for local residents.
- A program developed to assist in the rehabilitation of commercial buildings in the Broadway-Central area directly answers a request of prior annual preservation reports.

Other programs recommended in the past that could assist in preserving buildings and strengthening historic neighborhoods include working with The University of Tennessee to protect university owned or impacted historic buildings, and developing a parking permit system for Ft. Sanders and other neighborhoods developed before private automobiles and off-street parking were common.

Fort Sanders, left, and The East Tennessee Historical Center, below



The Properties

Property	Designated Locally	National Register Listed	Significance (1=High, 3=Low)	Endangered (1=High, 3=Low)	Type of Primary Significance
1517 Emoriland Boulevard	H-1	No	2	3	History
2921 Broadway	No	No	3	2	Architecture
4th and Gill	H-1	Yes	1	3	History, Architecture
4001 Middlebrook Pike	No	Yes	3	1	Architecture
Adair Road	No	Yes	3	2	History, Architecture
Andrew Johnson Hotel	No	Yes	2	3	History, Architecture
3328 Broadway	No	No	3	2	Architecture
Armstrong-Lockett House, 2728 Kingston Pike	H-1	Yes	1	3	History, Architecture
Areas bordering local districts	No	Mixed	2	2	History, Architecture
Bearden Branch Bank, 5801 Kingston Pike	No	No	2	2	History, Architecture
Bijou Theater	H-1	Yes	1	3	History, Architecture
Bleak House, 3148 Kingston Pike	H-1	Yes	1	2	History, Architecture
Blount Mansion	H-1	Yes (NHL)	3	1	History, Architecture
Brownlow Elementary	H-1	No	2	2	History, Architecture
Burwell Building/Tennessee Theater	H-1	Yes	1	3	History, Architecture
Bush House, 4084 Kingston Pike	No	Yes	2	3	History, Architecture
Camp House (GreyStone)	No	Yes	1	3	History, Architecture
Candoro Marble	H-1	Yes	1	2	History, Architecture
Candy Factory	H-1	No	3	3	History
Cansler Building, 1518 University Avenue	H-1	No	2	3	History
Chilhowee Park Bandstand	No	Yes	3	3	History
Christenberry Clubhouse	No	Yes	2	3	History, Architecture
Church Street United Methodist Church	No	Yes	1	3	History, Architecture
Civil War Forts: Stanley, Dickerson, Higley	H-1 (Dickerson)	No	1	1-3	History
Clinch Avenue Viaduct	No	No	3	3	History
Clauss Houses (off Chapman Highway)	No	No	2	2	Architecture
Col. John Williams House	No	Yes	1	3	History, Architecture
Craighead-Jackson House	H-1	Yes	1	3	History, Architecture
Craigglan, 1053 Craigland Court	H-1	No	1	3	History, Architecture
Daniels House	No	Yes	2	2	Architecture
Daylight/Pembroke	No	No	1	1	History, Architecture
Dr. Joe Archer House	No	No	Unknown	Unknown	
Emory Place	No	Partially	1	3	History, Architecture
Fairmont Park	NC-1	No	2	3	History, Architecture
Federal Building & Post Office, 501 Main Street	H-1	Yes	1	3	History, Architecture
First Baptist Church	No	Yes	1	3	History, Architecture

Property	Designated Locally	National Register Listed	Significance (1=High, 3=Low)	Endangered (1=High, 3=Low)	Type of Primary Significance
First Presbyterian Church & Cemetery	No	Yes (Cemetery)	1	3	History, Architecture
Forest Hills Boulevard	No	Yes	2	2	History, Architecture
Fountain City Downtown	No	No	2	1	History, Architecture
Fort Sanders	NC-1	Yes	2	1	History, Architecture
Fort Sanders Manor	H-1	Yes	1	3	History, Architecture
Gay Street Bridge	H-1	No	1	3	History, Engineering
Gay Street Historic District	No	Yes	1	3	History, Architecture
Graf-Cullum House, 325 Woodlawn Pike	No	No	2	3	Architecture
General John Wilder House	No	Yes	2	2	History, Architecture
Gibbs Drive	No	Yes	2	2	History, Architecture
Glen Craig, 6304 Westland Drive	H-1	No	1	3	History, Architecture
Happy Holler	No	No	2	2	History
Henley Bridge	H-1	No	1	3	History, Engineering
Highland Drive/Maple Drive	No	No	3	3	Architecture
Hill Avenue	H-1	No	1	2	History, Architecture
Holston Hills	No	No	2	2	History, Architecture
Hotpoint House, 509 West Hills Road	No	No	3	3	Architecture
Immaculate Conception Cathedral	No	No	1	3	History, Architecture
Island Home Park	No	Yes	1	2	History, Architecture
James Park House	H-1	Yes	1	3	History, Architecture
JFG Signs, S. Gay Street & Jackson Avenue	No	No	3	1	History
James White Fort	H-1	No	2	3	History
Kendrick Place	No	No	2	3	History, Architecture
Kerns Bakery Sign, 2110 Chapman Highway	No	No	3	1	History
Kingston Pike	Partial	Yes	1	1	History, Architecture
Knollwood	H-1	Yes	1	3	History, Architecture
Knott-York House, 4810 Middlebrook Pike	H-1	No	2	2	History, Architecture
Knox County Courthouse	H-1	Yes	1	3	History, Architecture
Knoxville College	No	Yes	1	3	History, Architecture
Knoxville High School	H-1	Yes	1	3	History, Architecture
L&N Station	No	Yes	2	2	History, Architecture
Lincoln Park United Methodist Church	No	Yes	3	3	History, Architecture
Lindbergh Forest	No	Yes	2	2	History, Architecture
Lones-Dowell	Yes	No	1	3	History, Architecture
Lyons View District	Partial H-1	No	1	2	History, Architecture
Mabry/Hazen House	H-1	Yes	1	3	History, Architecture
Maplehurst	No	No	3	3	History, Architecture
Market Square	H-1	Yes	1	2	History, Architecture
McIntyre-Roleau House	H-1	Yes	3	3	History, Architecture
Mead School, 2645 Bafford Place	H-1	No	2	3	History, Architecture

Property	Designated Locally	National Register Listed	Significance (1=High, 3=Low)	Endangered (1=High, 3=Low)	Type of Primary Significance
Mechanicsville	H-1	Yes	1	3	History, Architecture
Medical Arts Building	No	Yes	2	3	History, Architecture
Millers Building	H-1	Yes	1	3	History, Architecture
Minvilla	H-1	No	2	1	History, Architecture
Morningside	No	No	3	2	History, Architecture
North Hills	No	Yes	2	2	History, Architecture
Oakwood-Lincoln Park	No	No	3	2	History, Architecture
Oakwood Elementary, 232 E. Churchwell Avenue	No	No	2	1	History, Architecture
Old City Hall	H-1	Yes	1	3	History, Architecture
Old Gray/National Cemeteries	H-1 (Old Gray)	Yes	1	3	History, Architecture
Old North Knoxville	H-1	Yes	2	2	History, Architecture
Customs House/ETHS	H-1	Yes	1	3	History, Architecture
Ossoli Circle Clubhouse	No	Yes	3	3	History, Architecture
Park City Presbyterian, 2204 Linden Avenue	No	No	2	1	History, Architecture
Park Place	No	Yes	3	3	History, Architecture
Peters-Kilgore House, 1313 Grainger Avenue	H-1	Yes	1	3	History, Architecture
Racheff Gardens & Office	H-1	Yes	2	3	History, Architecture
Samuel McCammon House, 1715 Riverside Drive	No	Yes	2	3	History, Architecture
Savage Gardens	No	Yes	2	3	History, Architecture
Scenic Drive	NC-1	No	2	3	History, Architecture
Sequoyah Elementary	No	No	3	3	History, Architecture
Sequoyah Hills	No	No	1	1	History, Architecture
Seven Houses	H-1	Yes	2	3	History, Architecture
Southern Terminal Historic District	Partial	Yes	1	2	History, Architecture
South Market Historic District	No	Yes	2	2	History, Architecture
South High, 801 Tipton Avenue	No	No	2	1	History, Architecture
St. John's Episcopal Church	No	No	1	3	History, Architecture
Talahi Park	No	Yes	2	3	History, Architecture
Taylor House, 3128 Kingston Pike	H-1	Yes	2	3	History, Architecture
Tazewell Pike	NC-1	No	2	3	History, Architecture
Temple Beth-El Cemetery	H-1	No	2	3	History
Tennessee School for the Deaf	No	Yes	3	3	History, Architecture
Tyson Junior High & Oakwood, 2633 Kingston Pike	No	Yes	2	3	History, Architecture
UT Campus & Convention Center	No	No	1	2	History, Architecture
Walker-Baker-Sherrill House	H-1	No	1	1	History, Architecture
Westmoreland Hills & Water Wheel	No	No	2	2	History, Architecture
Williams-Richards House, Riverside Drive	No	No	1	1	History, Architecture
YMCA	No	Yes	2	3	History, Architecture
YWCA	No	No	2	2	History, Architecture

Historic Resources Map

Legend

- H-1 (Historic District)
- NC-1 (Neighborhood Conservation)
- Knoxville City Limits

