

PRESERVATION: 2010

A Report to Mayor Daniel T. Brown



March 2011

Prepared by the Knoxville-Knox County Metropolitan Planning Commission

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Adopted by:

*The Knoxville-Knox County Metropolitan Planning Commission on April 14, 2011
The Knoxville Historic Zoning Commission on April 21, 2011*

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Introduction

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*.



Gobblers Knob/Sherrod Road neighborhood

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,



Happy Holler

is called Neighborhood Conservation Overlay (NC-1) zoning 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, 2010

Interest in preservation in Knoxville has remained strong throughout 2010, and is perhaps most visible on Broadway from East Fifth Avenue north to Gill Avenue. The newly rehabilitated Minvilla complex on the southwest corner of East Fifth and Broadway serves as the introduction to the area, while changes in appearance of commercial buildings further to the north and east and particularly on Central in Happy Holler have enhanced the historic role of the area and emphasized the residential neighborhoods that surround and support them. Rehabilitation of downtown Knoxville's buildings has continued, with this year marking the completion of the Daylight Building on Union Avenue and the Southeastern Glass Building on Broadway at Jackson. Other projects on Jackson, on Gay Street and in other downtown locations are in the planning stages, and will continue the revitalization of downtown.

Of particular interest to preservationists is the L&N Station, which will be rehabilitated to provide a home

for a new high school emphasizing the study of math and the sciences. This project will provide a unique learning environment for the students accepted there, while preserving a significant Knoxville building.

Knoxville's historic neighborhoods continue to transform themselves with ongoing rehabilitation and new construction. In the past year, new homes have been approved for vacant lots in Old North Knoxville, Fourth and Gill and Mechanicsville. In addition, the Knoxville Historic Zoning Commission has reviewed 104 requests for Certificates of Appropriateness. A breakdown of those Certificates shows that an increased level of activity continues in the Edgewood-Park City Historic Overlay (H-1). In the Neighborhood Conservation Overlay districts, the Ft. Sanders neighborhood continues to exhibit the highest number of applications for Certificates of Appropriateness. Applications for Certificates continue at about the same rate for each of the Old North Knoxville, Mechanicsville and Fourth & Gill neighborhoods. The Market Square district has also been active this year, and when two of the ongoing projects are completed, every building on Market Square will have been rehabilitated and brought into building codes compliance. It is interesting that even with the overall slowdown in building activity the applications for Certificates of Appropriateness have increased in 2010, as they did in every preceding year.

Preservation interest is slowly expanding beyond the pre-World War II neighborhoods to include mid-century buildings in the Mid-Century Modern, Ranch and various Revival styles. Although they are not yet designated locally, new National Register

listings from the past year include the Hotpoint House, an innovative 1954 design by Bruce McCarty. The Daylight Building has also been placed on the National Register, as has Minvilla at 447 Broadway.

Ongoing Activities In 2010

Several neighborhoods continue to be interested in increasing the area covered by historic overlays. Old Mechanicsville Neighborhood Interests has been working through its board to finalize an updated set of design guidelines; those are now in final draft and should proceed through the approval process in the next few months. Old North Knoxville continues a strong interest in including additional properties on its boundaries, and has begun efforts to contact property owners and assess the interest in enlarging the overlay. The same is true for the Edgewood-Park City H-1, where strong reinvestment has occurred in the past few years, and interest in additional designations seems to be increasing. Both Fourth and Gill and Market Square have indicated an interest in updating their guidelines, as well.



The Daylight Building

The Commission has been working to develop guidelines for solar installations on historic buildings. The draft guidelines will be distributed to interested individuals and historic overlay districts, with the goal of incorporating measures that will allow the installation of solar devices into the guidelines for each district. As part of the increased interest by the public in updating windows and retrofitting houses for decreased energy consumption, several representatives from historic neighborhoods will begin to meet with staff and interested commissioners to develop suggestions for appropriate retrofitting, storm window installation, or new window replacement if that is necessary. Knox Heritage, with its recently completed LEEDS-certified rehabilitation of the house at 1011 Victorian Way (formerly Laurel Avenue), has both fueled interest in environmentally-sensitive rehabilitation while demonstrating techniques and materials that can environmentally enhance a preservation rehabilitation project.



The Hotpoint House

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 has been implemented in both Old North Knoxville and Fourth & Gill.
- 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 area 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 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.
- The City of Knoxville is pursuing improvements in the Cumberland Avenue area and reaching into the Ft. Sanders neighborhood; these improvements will improve pedestrian linkages and the

commercial function of Cumberland as the commercial center for the neighborhood and the University of Tennessee.

- Forts Higley, Dickerson and Stanley have been the focus of acquisition and development activities that will serve to develop an open space linking them with the Ijams Nature Center, providing a unique amenity for the region while protecting the three Civil War forts.

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.



A Civil War cannon at Fort Dickerson

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
Craigglen, 1053 Craigland Court	H-1	No	1	3	History, Architecture
Daniels House	No	Yes	2	2	Architecture
Daylight/Pembroke	No	Yes (Daylight only)	1	3	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

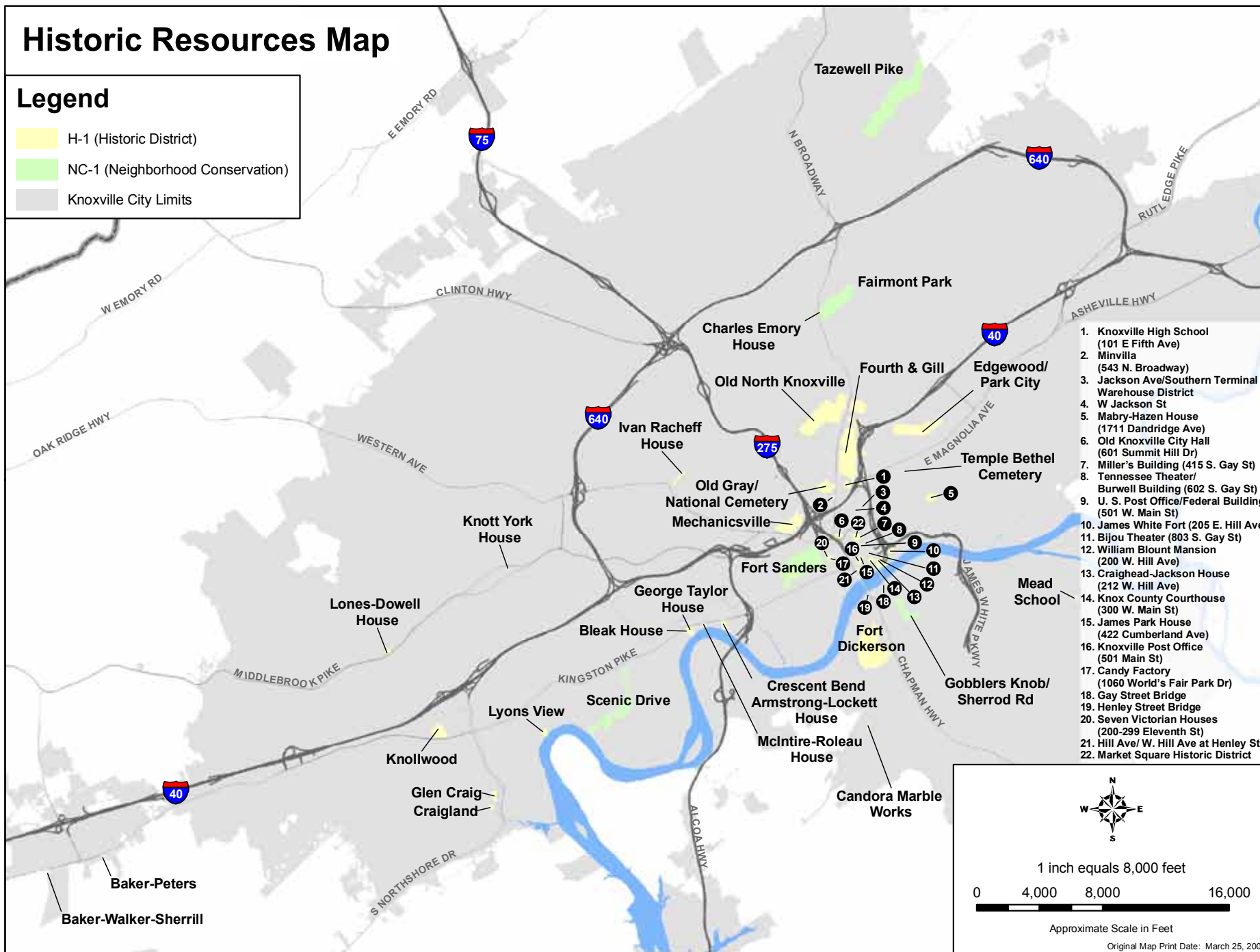
Property	Designated Locally	National Register Listed	Significance (1=High, 3=Low)	Endangered (1=High, 3=Low)	Type of Primary Significance
First Presbyterian Church & Cemetery	No	Yes (Cemetery)	1	3	History, Architecture
Forest Hills Boulevard	No	Yes	2	2	History, Architecture
Fountain City Downtown	No	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
Stratford (Sterchi Mansion), 809 Dry Gap Pike	No	Yes	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

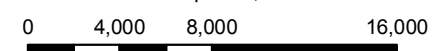
- H-1 (Historic District)
- NC-1 (Neighborhood Conservation)
- Knoxville City Limits



1. Knoxville High School (101 E Fifth Ave)
2. Minvilla (543 N. Broadway)
3. Jackson Ave/Southern Terminal Warehouse District
4. W Jackson St
5. Mabry-Hazen House (1711 Dandridge Ave)
6. Old Knoxville City Hall (601 Summit Hill Dr)
7. Miller's Building (415 S. Gay St)
8. Tennessee Theater/ Burwell Building (602 S. Gay St)
9. U. S. Post Office/Federal Building (501 W. Main St)
10. James White Fort (205 E. Hill Ave)
11. Bijou Theater (803 S. Gay St)
12. William Blount Mansion (200 W. Hill Ave)
13. Craighead-Jackson House (212 W. Hill Ave)
14. Knox County Courthouse (300 W. Main St)
15. James Park House (422 Cumberland Ave)
16. Knoxville Post Office (501 Main St)
17. Candy Factory (1060 World's Fair Park Dr)
18. Gay Street Bridge
19. Henley Street Bridge
20. Seven Victorian Houses (200-299 Eleventh St)
21. Hill Ave/ W. Hill Ave at Henley St
22. Market Square Historic District



1 inch equals 8,000 feet



Approximate Scale in Feet

Original Map Print Date: March 25, 2009



**KNOXVILLE
HISTORIC
ZONING
COMMISSION**

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
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