

PRESERVATION: 2011

A Report to Mayor Madeline Rogero



*Prepared by the
Knoxville-Knox Metropolitan Planning Commission
March 2012*

2011 Historic Zoning Commissioners

Finbarr Saunders, Chair

Scott Busby, Vice Chair

Sean Bolen

Faris Eid

Lorie Huff

Sandra Martin

Melissa McAdams

Andie Ray

Melynda Whetsel

Prepared by

Historic Zoning Commission staff

Kaye Graybeal, AICP



Approved by

Knoxville-Knox County Metropolitan Planning Commission

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Knoxville-Knox Historic Zoning Commission

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State of Historic Preservation in the City of Knoxville 2011

The City’s Charter, as amended in 2002, requires that an annual report on the state of historic preservation within the City of Knoxville be reviewed by the Metropolitan Planning Commission and presented to the City Mayor. The Mayor, in turn, is to present the report to the Knoxville City Council.

Historic Zoning District Overlay Background

In 1991, residents of Mechanicsville joined forces to create the city’s first residential H-1 historic district overlay. Old North Knoxville followed suit in 1992, and in late 2003 worked with the Knoxville Historic Zoning Commission to develop their own set of design guidelines for their historic overlay. Those districts were followed by historic district overlay zoning for the Fourth & Gill and the Edgewood-Park City neighborhoods, and the Market Square Historic District. Another form of overlay zoning, designed to protect historic buildings from demolition and assure that new construction is compatible with existing character, is called *Neighborhood Conservation Overlay* (NC-1) zoning and includes the Tazewell Pike, Scenic Drive, Fort Sanders, Fairmont Park, and Gobbler’s Knob/Sherrod Road districts. Individual historic properties are also afforded protection under the historic zoning overlay.

Historic Zoning Commission Design Review

The Knoxville Historic Zoning Commission and MPC staff reviewed 115 requests for Certificates of Appropriateness (COAs) over the calendar year 2011, a slight increase over the previous year’s 104. The Old North Knoxville District led the way with 42 reviews for COAs. Significant activity was seen in Market Square renovations with an average of one review per month. Although renovations remained steady, new residential construction was down from previous years, with only one new dwelling constructed, located in Old Mechanicsville.

District	COAs Reviewed
Old North Knoxville H-1	42 (1 denial)
Fourth and Gill H-1	30
Market Square H-1	11 (1 denial)
Old Mechanicsville H-1	9 (1 denial)
Park City-Edgewood H-1	9
Ft. Sanders NC-1	3
Tazewell Pike NC-1	1

Notable Historic Zoning Overlay Projects

L&N Railway Station The iconic building, located within an H-1 Historic Overlay, is a former rail passenger station built in 1905 by the Louisville and Nashville Railroad. The station was renovated for use in the 1982 World's Fair. In 1982, the building was added to the National Register of Historic Places as significant for its architecture and role in Knoxville's transportation history. In October 2010, Knox County Schools announced plans to establish a magnet high school for science, technology, engineering, and mathematics (STEM), to be located in the building. The new school officially opened on August 15, 2011.



L&N Railway Station

Old County Courthouse windows (December 2011) The repair of the distinctive windows of the Old County Courthouse was approved by the Historic Zoning Commission (HZC) in 2011. A contract was awarded by the Public Building Authority in March 2012. This effort began as a proposal to install *new* windows due to a concern over lack of energy efficiency and considerable deterioration of the old wooden windows. Based on recommendations by Knox Heritage and the HZC, the decision was made to repair the existing historic windows and install storm windows to lend an energy efficiency that will exceed that of new windows.



Upper level of County Courthouse facing west

1 Market Square / 407 Union Avenue (December 2011) Renovation of the historic facades of the Oliver Hotel on both Union Street and Market Square to include new storefront installation to more closely resemble the historic. A Central Business Improvement District (CBID) façade grant of \$125,000 will trigger at least an additional \$650,000 of investment by two restaurant entities with front entry off Market Square.



Storefront to be renovated for restaurant at 1 Market Square

32 Market Square (February 2012) Reconstruct and stabilize upper-level façade for which renovations were unsuccessfully attempted in 2003. Restore original historic appearance with brick-arched windows. The owner has applied for a CBID grant.



Second-level façade to be renovated at 32 Market Square

Campus Heritage Project, University of Tennessee

Recent efforts by the University of Tennessee such as the nomination of three buildings to the National Register of Historic Places, the restoration of Ayres Hall, and the completion in 2009 of a Getty Trust-funded *Campus Heritage Plan* are commendable. Despite these efforts, historic buildings on and adjacent to the campus are still threatened with demolition and neglect. An ongoing effort will be needed to integrate the preservation plan into the new Campus Master Plan. Some of the main strategies of the plan are listed below:

- Conduct inventory and assessment of campus historical and architectural resources
- Conduct archival research on campus history
- Review current best practices in campus preservation
- Develop policy recommendations for UT campus in consultation with community
- Authorize detailed study of all National Register-eligible structures



National Register of Historic Places Nominations

The following three properties, Hopecote Country House, Ayres Hall, and Tyson House are part of a multiple resource nomination by the University of Tennessee.

1) Hopecote Country House This unique property was recently officially entered into the National Register on March 20, 2012. It is part of the multiple property nomination of significant Historic and Architectural Resources of the University of Tennessee. The 1924 house is an excellent example of residential construction from the Country House movement (1910s through 1940) in which upscale suburban residences across the country reflected historic period designs that were eclectic in nature. The architecture embodies the distinctive characteristics of generic medieval influences in an English Country Revival style. It is one of two extant examples of homes in Knoxville designed by noted country house architect, John Staub.



Hopecote Country House, adjacent to University campus



Historic Front Facade

2) Ayres Hall A centrally-located landmark building on the University of Tennessee campus, the Gothic Revival structure currently houses the Mathematics department and administrative offices. After a detailed restoration beginning in 2008, classes resumed in spring 2011. The building was designed by Miller, Fullenwider and Dowling of Chicago, and completed in 1921. Brown Ayres was the 12th president of the University of Tennessee. Ayres presided over the university from 1904 until his death in 1919. It was during his presidency that many significant changes, initiated by former president Charles Dabney, in the university's physical character began to take shape. The draft nomination is slated to be reviewed May 23rd by the Tennessee Historical Commission.



Ayres Hall, nominated to the National Register

3) Tyson Alumni House This stately house at the University of Tennessee was the home of General Lawrence Tyson (1861–1929) and his descendants from 1885 until 1935. In 1907, the house was remodeled by noted architect George Franklin Barber, who added the large-columned portico. The house is now home to UT's Office of Alumni Affairs. The draft nomination is scheduled to be reviewed at the May 23rd State Review Board meeting at the Tennessee Historical Commission.



General Lawrence D. Tyson Alumni House

Minvilla Manor Apartments This project located at Fifth and Broadway was recognized by the National Trust and the Department of Housing and Urban Development (HUD) Secretary for “Excellence in Historic Preservation” at the 2011 National Preservation Conference held late last year in Buffalo, NY. The prestigious award, one of only 23 distributed nationwide, recognizes efforts that further preservation of historic structures as well as provide affordable housing. It was received by the Volunteer Ministry Center for its role in rehabilitation of the property. Co-recipients were S.E. Housing Foundation and Allan Assoc. Architects, PLLC.

The project was a collaborative effort between the architects Randall DeFord and Allan Architecture, including much input and review by the Historic Zoning Commission and Knox Heritage which were both instrumental in listing the property on the National Register of Historic Places. The Knoxville-Knox County Metropolitan Planning Commission was also among the entities to facilitate design and technical review for the project.

The apartments, built in 1913, were considered to be the height of sophisticated living for Knoxville’s middle class in the early 20th century. Between 1966 and 2005, Minvilla Manor experienced a period of decline and was condemned by the city in 2002. Fortunately, in 2006 the Volunteer Ministry Center (VMC) acquired the property and over a four-year period recruited local craftspeople to meticulously restore the building’s historic features. A total of 57 ENERGY STAR-certified housing units were renovated with high-quality durable materials. Ultimately, the project was a five million dollar investment in the community and was creatively financed through a variety of private, city, state, and federal programs. The restoration is part of a larger revitalization in the area and has spurred further redevelopment in the vicinity.



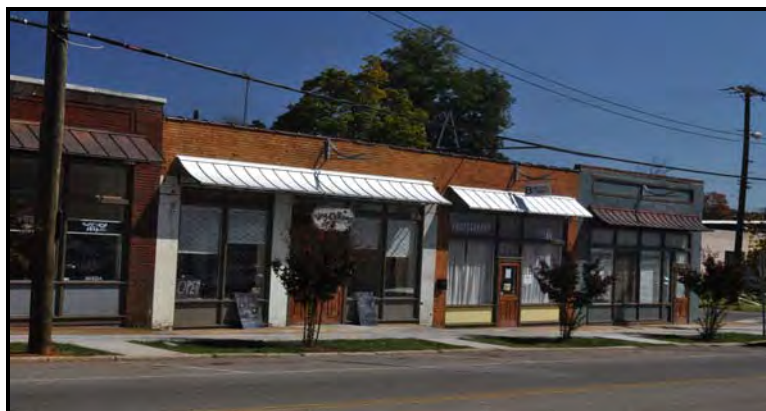
Minvilla Manor Apartments, designated in National Register

Happy Holler Historic District A draft National Register nomination for this proposed district was submitted in 2011 and is currently under review by the Tennessee Historical Commission. The nomination will be shared with local property owners and other stakeholders prior to final submission to the Tennessee Historical Commission. “Happy Holler, as this early 20th-century (1900-1940) area has come to be known, is a fine example of a community-oriented shopping district that is significant in the history of Knoxville’s trolley suburbs. Created during the heyday of the city’s textile manufacturing and railroad-oriented manufacturing era, the district, with its period architecture, maintains the setting of a place where generations shopped, sought entertainment, and purchased necessary services in going about their daily lives. This was an era of modest economic prosperity, which is reflected in the design of the district’s buildings. Happy Holler remained a bustling commercial district until the nearby manufacturing plants closed in the 1950s.

During recent decades, community-oriented uses have been increasingly flourishing in Happy Holler and several buildings have been restored. Improvements to storefronts have been made with “Façade Improvement Grants,” enabled by the U.S. Department of Housing and Urban Development’s Empowerment Zone Program. However, given that the Façade Improvement Grant federal funding is expected to decrease next year, there is concern over the impacts this will have on future renovations in Happy Holler as well as other redevelopment areas.



Happy Holler Streetscape along N. Central Street



Historic School Buildings

Adaptive reuse through creative financing would help these former school buildings to once again be vital contributors to the community. The plight of these public properties has heightened the awareness of stakeholders on the importance of stewardship of historic school buildings that were once assets within vibrant neighborhoods. With the loss of these neighborhood buildings, there is a loss of economic soundness as well as the heritage of communities. Left to blight, these dilapidated buildings negatively impact property values and discourage private investment. Below is an outline of the status of three of the most threatened school buildings within the city limits.

Oakwood Elementary School 232 E. Churchwell Avenue The dilapidated former Building in Old North Knoxville was given a one-month reprieve from the wrecking ball by the County after a request for proposals last year produced no viable results. On the second try, the County did receive one viable proposal from an experienced local developer to adaptively reuse the school as an assisted living facility.

In order to fund stabilization of the existing facility, the developer will seek approval for a payment in lieu of taxes or “PILOT” from the Industrial Development Board of Knox County to supplement the owner's private funds. This effort will result in a more than \$5 million-investment in the property. This investment for the adaptive re-use of the building will benefit the immediate neighborhood as well as the overall city given that the rehabilitation would eliminate blight and add new property to the tax roles. Additionally, the adjacent neighborhood appears to support the senior-living use as compatible with existing residential uses.



Oakwood Elementary School, potential assisted living facility

South High School 801 Tipton Avenue This iconic historic school property in south Knoxville has a better chance of survival now due to the implementation of the City's demolition-by-neglect ordinance. The South High School building was designed by noted local architect Charles Barber and was constructed during the years 1935 and 1936. Preservationists and residents began their efforts to preserve historic South High in 2002. In 2004 the Knox County School Board surplused the building so that it could be potentially redeveloped as a community asset. In 2008, it was proposed to be converted into an assisted-living complex. Although the roof has been replaced, the rear portion of the building had been open to vandals so the potential for arson is high. Upon the owner's application for a demolition permit, the City Council determined that the building is worthy of further preservation efforts and imposed a 180-day moratorium on the demolition.

Subsequently, in the spring of 2011, the City Council approved a historic zoning overlay (H-1) on the property as recommended by the Metropolitan Planning Commission and the HZC so that further review would be required prior to any further pursuit of demolition. Additionally, the demo-by-neglect ordinance is now enabled and applied to the property as of March 2012 which will require the building to be stabilized to prevent any further deterioration and help preserve it for future rehabilitation and adaptive reuse.



South High School, designated H-1 in 2011

Rule High School 1901 Vermont Avenue The building is largely vacant and also desperately in need of reinvestment. Rule High School was built in 1926-1927 and opened in the fall of 1927. Rule High School was named after Captain William Rule, a former Union Army Captain who went on to become the mayor of Knoxville, as well as publisher and editor of the Knoxville Journal from 1885 until his death in 1928. The school closed in 1991 and is currently owned by the Knox County School Board, which leases it to a non-profit organization. The school continues to languish in a deteriorated state, and the resources for its preservation are lacking.



Rule High School

An earlier success story in adaptive reuse of Knoxville schools is the Brownlow Elementary School building, located in the Fourth and Gill neighborhood, which was converted into condominiums. The Knoxville High School Building at 101 E. Fifth Avenue was converted into administrative offices for the Knoxville Board of Education. Tyson Junior High School was renovated and converted into professional offices and Park City Junior High was adaptively reused as the Park Place condominiums.

Solar Technology and Compatibility

The Historic Zoning Commission (HZC) reviewed two applications in February 2012 for solar panel installations – one in a residential historic district and one in Market Square. The solar panels approved by the HZC at the Market Square location were in conjunction with a rooftop bar. A condition of approval was that the panels could not be viewable from any public space or right-of-way. These provisions are intended to minimize the irreversible visual and structural impact of the devices on the historic integrity of buildings. In March 2012, photovoltaic panels were also approved by the Downtown Design Review Board to be installed on the top deck of the Walnut Street/Market Square garage, which is not a historic building. Given that Knoxville was nominated as a Solar America City in March 2008, the HZC's goal is to establish guidelines so that the technology can be implemented while also preserving historic character.

Downtown Design (D-1) Overlay District

The design review process for the Downtown Design Overlay District, created in 2007, has netted sensitive façade rehabilitations as well as new buildings that are compatible with the historic architecture in the downtown area. The degree of interest in rehabilitating downtown historic buildings and storefronts over the last year is encouraging in light of the drop-off in new construction in recent years. Below are some of the historically compatible renovation proposals that have been reviewed and approved by the Downtown Design Review Board over the last year.

Arnstein Building, 505 Market Street (July 2011) A proposal by a major retailer for façade rehabilitation was submitted and approved for the major corner anchor building across from the Market Square Historic District Overlay.



Arnstein Bldg. entry @ Market Street

Arnstein Bldg. conceptual rendering for major retailer

Crown and Goose Pub, 127 S. Central Street (July 2011) A historically sensitive storefront expansion for a pub in the Old City.



Crown and Goose storefront rendering showing proposed expansion

Farmers' and Traders' Bank, 137-141 S. Gay Street (Oct -Nov 2011) Façade renovation and addition of architectural features to unify the structure to accommodate a major new restaurant. The facade improvements will total \$70,832 and the owner has applied for a CBID grant.



Façade concept showing additions of detail and awning

412-416 W. Jackson Storefronts (October 2011) Restore and add storefronts to reflect original and retain historic material as possible.



430 S. Gay Street (March 2012) Renovate/restore 1870s Union Avenue façade and Gay Street 1920 façade of historic “Sanford, Chamberlain, and Albers Building” (also more recently known as the “Arby’s Building”) to accommodate nine luxury apartments and retail space. The owner plans to apply for Federal tax credits for historic rehabilitation and has applied for a CBID grant.

Infill Housing Overlay District

Lonsdale and Oakwood-Lincoln Park Neighborhoods As a result of incompatible housing styles intruding upon the neighborhoods of Lonsdale and Oakwood-Lincoln Park, residents requested the implementation of an infill housing overlay district. This overlay was made effective in 2007 as part of the Lonsdale Neighborhood Plan. Although not designated as historic districts, the neighborhoods exhibit significant early twentieth-century character. The overlay requires design review for construction and renovation, resulting in new construction that is compatible with existing early structures throughout the area. Dozens of new houses have been constructed in the neighborhoods under the district guidelines and regulations. Additionally, the efforts of Knoxville Community Development Corporation (KCDC) in public housing renovation and redevelopment have resulted in the restoration of several homes in the Lonsdale community.



Heart of Knoxville Infill Housing Design Guidelines

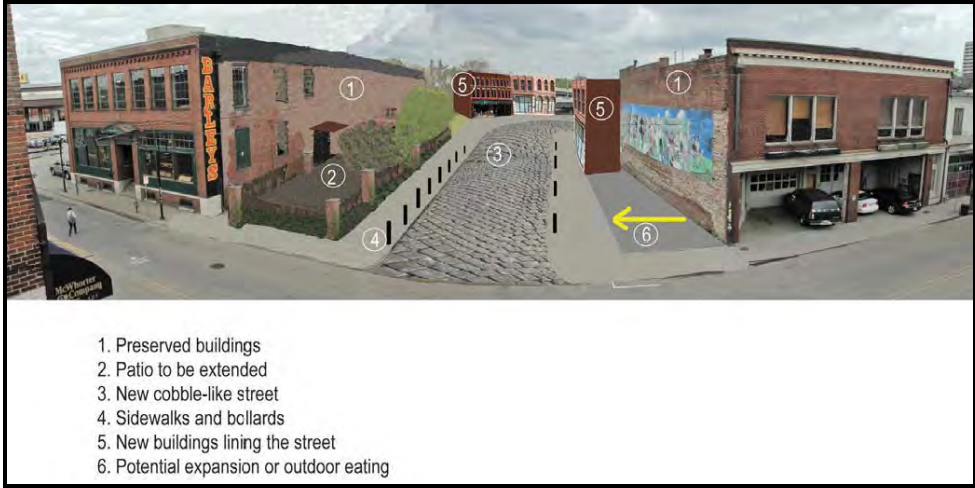
Redevelopment Areas and Tax Increment Financing

Downtown North Several measures to revitalize the area known as “Downtown North,” extending from the Old City northward along N. Central Street, have resulted in reinvestment activity. In 2007, KCDC and the City of Knoxville established a redevelopment district in this area, enabling the use of tax increment financing for improvements. To date, over twenty storefront/facade renovations for early to mid-twentieth-century buildings in the area have been completed. However, of great concern not only for community redevelopment in low-income neighborhoods, but also for historic preservation, is the anticipated significant reduction in Federal funds to the city for the façade improvement program.

Magnolia Avenue Corridor The creation of the Magnolia Redevelopment Area in 20011 includes the warehouse district east of the Old City and then continues eastward along Magnolia Avenue to include blocks exhibiting 1920s-30s architecture. Subsequently, the adoption of a corridor plan in 2009 further detailed the redevelopment plan strategies which can bolster adaptive reuse of buildings in the warehouse district as well as within the area of concentrated early-twentieth-century architecture further east on Magnolia. The concepts of the corridor plan include preservation of remaining historic buildings in Old City and by potentially creating a historic district on Magnolia Avenue between Holly and Bertrand streets. The streetscape in these blocks exemplifies historic mixed use developments of the trolley era in Knoxville. Further preservation strategies include National Register nominations to enable federal income tax credits available for rehabilitation.



Magnolia Avenue between Bertrand and Holly streets



Revitalization strategies in Old City include preserving historic buildings

Recommendations for Action

In meeting with various neighborhood groups over the last three months, MPC staff has been able to gather feedback on preservation issues that stakeholders would like to see prioritized and addressed. This input both reflects and supplements information collected in 2008, when citizens interested in preservation were polled about their concerns at meetings with Knox Heritage and neighborhood associations. Implementation of strategies to address these concerns are a matter of prioritizing city resources as well as empowering neighborhood residents to reach their agreed-upon goals. Of great concern is the anticipated significant reduction in Federal funds to the city for the façade improvement program.

Strengthen code enforcement for compliance with Historic Zoning Overlay regulations, as a way to reinforce the private sector's rehabilitation efforts and encourage investor confidence. Strengthening code enforcement also promotes equity in compliance among owners.

Direct funds for an administrative hearing officer to levy fees for non-compliance with the Historic Zoning Overlay.

Establish funds sufficient to alleviate the "demolition-by-neglect" status of at least one significant building annually. This process is more accurately called "proactive preservation."

Update design guidelines to address new building and construction trends such as solar technology, LEED certification, new alternative building materials, window replacement, and landscaping. The Old Mechanicsville Historic District has led the way by recently updating their guidelines which were recently adopted by City Council in September 2011.

Direct additional efforts toward designating historic properties:

- East Fifth Avenue (NC-1 Neighborhood Conservation Overlay)
- North Hills Neighborhood (H-1 Historic Overlay)
- Sequoyah Hills Neighborhood (National Register)
- Magnolia Str. Corridor betw. Holly & Bertrand (National Register)
- Standard Knitting Mill (National Register)
- University of Tennessee campus buildings (National Register)
- Southern Terminal & Warehouse District (H-1 Historic Overlay)
- Expansion of Old North Knoxville Historic Overlay

Update the historic resource inventory conducted 1982-4 and preservation plan

Examine staffing needs to strengthen National Register and Historic Zoning Overlay programs.

Historic Building and Structure Inventory

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. The list of properties drawn from *The Future of Our Past* is included below.

Property	Designated Locally	National Register Listed	Significance (1=High, 3=Low)	Endangered (1=High,3=Low)	Type of Primary Significance
1517 Emoriland	H-1	No	2	3	History
2921 Broadway	No	No	3	2	Architecture
4 th and Gill Architecture	H-1	Yes	1	3	History,
4001 Middlebrook Pk.	No	Yes	3	1	Architecture
Adair Road Architecture	No	Yes	3	2	History,
Andrew Johnson Hotel	No	Yes	2	3	History,
Architecture					
3328 Broadway	No	No	3	2	Architecture
Armstrong-Lockett Hse., 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 Pk	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 Bldg./ Tennessee Theater	H-1	Yes	1	3	History,
Architecture					
Bush House, 4084 Kingston Pk.	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	H-1	No	2	3	History
Chilhowee Park Bandstand	No	Yes	3	3	History
Christenberry Clubhouse	No	Yes	2	3	History,
Architecture					
Church Street UMC	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
Civil War Forts					
Stanley, Dickerson, Higley	H-1 (Dickerson)	No	1	1-3	History
Clinch Ave Viaduct	No	No	3	3	History
Clauss Houses (off Chapman Hy)	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					
Craiglen, 1053					
Craigland Court	H-1	No	1	3	History,
Architecture					
Daniels House	No	Yes	2	2	Architecture
Dalight/Pembroke	No	No	1	1	History,
Architecture					
Dr. Joe Archer Hse.	No	No	unknown	unknown	
Emory Place	No	Partially	1	3	History,
Architecture					
Fairmont Park	NC-1	No	2	3	History,
Architecture					
Federal Bldg. & Post Office, 501 Main	H-1	Yes	1	3	History,
Architecture					
First Baptist Church	No	Yes	1	3	History,
Architecture					
First Presbyterian Church & Cemetery	No	Yes (cemetery)	1	3	History,
Architecture					
Forest Hills Blvd.	No	Yes	2	2	History,
Architecture					
Fountain City					
Downtown	No	No	2	1	History,
Architecture					
Ft. Sanders	NC-1	Yes	2	1	History,
Architecture					
Ft. 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 Hse., 325 Woodlawn Pk.	No	No	2	3	Architecture
Gen. John Wilder House	No	Yes	2	2	History,
Architecture					
Gibbs Drive	No	Yes	2	2	History,
Architecture					
Glen Craig, 6304					
Westland	H-1	No	1	3	History,
Architecture					
Happy Holler	No	No	2	2	History
Henley Bridge	H-1	No	1	3	History,
Engineering					
Hill Avenue	H-1	No	1	2	History,
Architecture					
Holston Hills	No	No	2	2	History,
Architecture					
Hotpoint House					
509 West Hills Rd	No	No	3	3	Architecture
Immaculate Conception Cathedral	No	No	1	3	History,
Architecture					

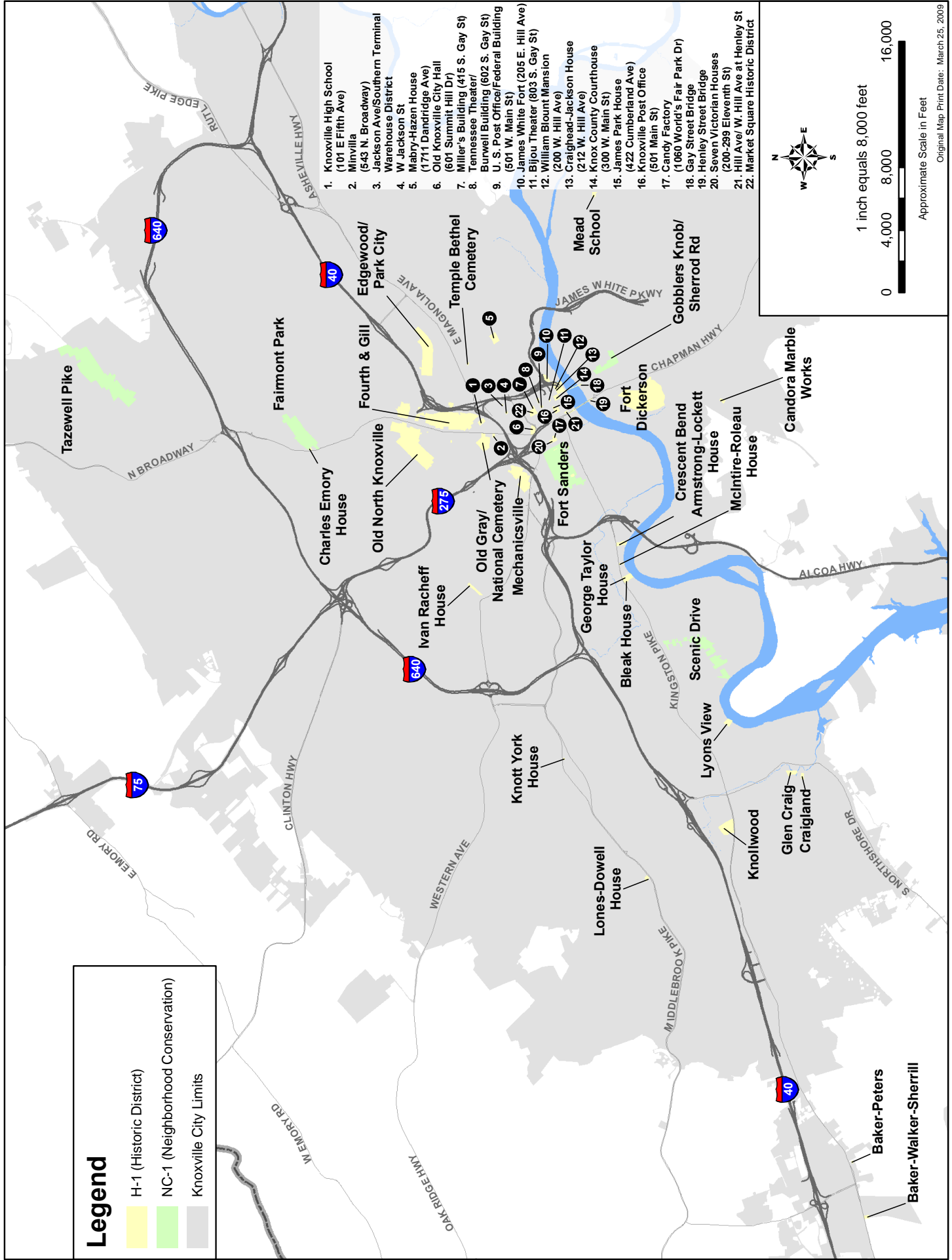
Property	Designated Locally	National Register Listed	Significance (1=High, 3=Low)	Endangered (1=High,3=Low)	Type of Primary Significance
Island Home Park Architecture	No	Yes	1	2	History,
James Park House Architecture	H-1	Yes	1	3	History,
JFG Signs, S. Gay & Jackson Ave	No	No	3	1	History
James White Fort	H-1	No	2	3	History
Kendrick Place Architecture	No	No	2	3	History,
Kerns Bakery Sign, 2110 Chapman Hy.	No	No	3	1	History
Kingston Pike Architecture	Partial	Yes	1	1	History,
Knollwood Architecture	H-1	Yes	1	3	History,
Knott-York Hse., 4810 Middlebrook	H-1	No	2	2	History,
Knox County Courthouse Architecture	H-1	Yes	1	3	History,
Knoxville College Architecture	No	Yes	1	3	History,
Knoxville H.S. Architecture	H-1	Yes	1	3	History,
L&N Station Architecture	No	Yes	2	2	History,
Lincoln Park UMC Architecture	No	Yes	3	3	History,
Lindberg Forest Architecture	No	Yes	2	2	History,
Lones-Dowell Architecture	Yes	No	1	3	History,
Lyons View District Architecture	Partial H-1	No	1	2	History,
Mabry/Hazen Hse. Architecture	H-1	Yes	1	3	History,
Maplehurst Architecture	No	No	3	3	History,
Market Square Architecture	H-1	Yes	1	2	History,
McIntyre-Roleau Hse. Architecture	H-1	Yes	3	3	History,
Mechanicsville Architecture	H-1	Yes	1	3	History,
Medical Arts Bldg. Architecture	No	Yes	2	3	History,
Millers Bldg. Architecture	H-1	Yes	1	3	History,
Minvilla Architecture	H-1	No	2	1	History,
Morningside Architecture	No	No	3	2	History,
North Hills Architecture	No	Yes	2	2	History,
Oakwood-Lincoln Park Architecture	No	No	3	2	History,
Oakwood Elementary 232 E. Churchwell	No	No	2	1	History,
Old City Hall Architecture	H-1	Yes	1	3	History,
Old Gray/National Cemeteries Architecture	H-1 (Old Gray)	Yes	1	3	History,

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

Property	Designated Locally	National Register Listed	Significance (1=High, 3=Low)	Endangered (1=High,3=Low)	Type of Primary Significance
House, Riverside Architecture	No	No	1	1	History,
YMCA Architecture	No	Yes	2	3	History,
YWCA Architecture	No	No	2	2	History,

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 (200-289 Eleventh St)
21. Hill Ave/ W. Hill Ave at Henley St
22. Market Square Historic District