



**HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS:
DISTRICT: Individual landmark

FILE NO.: 7-I-14-HZ

MEETING DATE: 7/17/2014
APPLICANT: Douglas and Faith McDaniel; (owners)
LEVEL OF WORK: NA

PROPERTY DESCRIPTION: Arts and Crafts (c. 1916) period of significance is 1916- 1964

ARCHITECTURAL SIGNIFICANCE

The Buffat-Bailey House is significant as an example of a high-styled Arts and Crafts Knoxville home of the early 20th century. Unique and eclectic in style, it is one of the best examples of the restrained Craftsman style of house that contrasts with the elaborate, mail-order Victorian homes by George F. Barber of the same period. The architect, Martin E. Parmalee, was once Barber's business partner and superintendent. The Buffat-Bailey House is significant as an example of high-style Arts and Crafts design that is rare in Knoxville.

ASSOCIATION WITH SIGNIFICANT PERSONS

Samuel T. Buffat was an executive with the noted H.T. Hackney Company, a wholesale drygoods supplier established in Knoxville in 1891 and currently one of the largest grocery wholesalers in the United States.

Daniel Bailey was a bluegrass and gospel musician and radio announcer in Knoxville's early radio days. He and the Happy Valley Boys appeared on radio station WSM in Nashville for several years. In the 1940s, Danny was the youngest leader of any act appearing on the Grand Ole Opry.

► **DESCRIPTION OF WORK:**

Application to designate as a City of Knoxville landmark and rezone with an H-1 Overlay.

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

COMMENTS:

STAFF FINDINGS:

The house is significant for both its architecture and its association with locally significant persons. The Arts and Crafts style with Asian influence is unique in Knoxville. Occupants of the home included Samuel T. Buffat, an executive with the noted H.T. Hackney Company and Daniel Bailey, a bluegrass and gospel musician and radioannouncer in Knoxville's early radio days.

► **STAFF RECOMMENDATION:**

Approval

KNOXVILLE, KNOX COUNTY

M P C

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

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

**APPLICATION for DESIGNATION
HISTORIC OVERLAY (H-1 OR HZ)
NEIGHBORHOOD CONSERVATION OVERLAY (NC-1)**

Request: H-1 or HZ Historic Overlay or NC-1 Neighborhood Conservation Overlay

Date submitted: 6/30/2014

Historic Name of Property: Buffat - Bailey House

Common Name of Property: _____

Address of Property: 125 East Glenwood Avenue

Tax Parcel ID Number 0916F013 Base Zoning: R-2

Is the property listed on the National Register of Historic Places? Yes _____ No

Applicant's Name (please print): Faith / Douglas M. Daniel

Applicant's Signature: Faith / Douglas M. Daniel

Address: 125 East Glenwood Ave
Knoxville TN 37917

Telephone Number (s): 865-936-4533 / 865-851-1966

Application Accepted By: Kary Graybeal

NOTE: AN APPLICATION FOR REZONING MUST BE FILED WITH THIS APPLICATION FOR HISTORIC OVERLAY ZONING.

(See Page 2 for required documentation.)



DESIGNATION REPORT – H-1 OVERLAY
The Buffat-Bailey House (1916-1917)
125 EAST GLENWOOD AVENUE
KNOXVILLE, TENNESSEE
JUNE 8, 2014

Architectural Description

The Buffat-Bailey House is located in Knoxville, Tennessee, on the north side of East Glenwood Avenue across from the historic Brownlow School (1913). It was designed and built in late 1916/early 1917 by noted Knoxville architect and inventor Martin E. Parmalee, an early business partner of Victorian mail-order architect George F. Barber. The house was commissioned by Samuel Theodore Buffat and was used as a residence for his family until 1920. From 1964 to 2004, the home belonged to noted bluegrass musician Daniel “Curly Dan” Bailey.

Parmalee, originally of Minnesota, designed the home as one of his “modern artistic cottages,” as he advertised in the Knoxville City Directories. The home is both unique and eclectic in design for Knoxville architecture of the period, built in the Craftsman style with both Oriental and Prairie-influences. The house is a two-story with unfinished attic and full finished basement, built of red brick with limestone trim and a stuccoed concrete second story. The low-pitched hip roof features large, overhanging boxed eaves 24-inches in width over closely grouped bands of narrow windows consistent with a Prairie-influenced Craftsman home. The foundation is of brick.

On the south facade, the home features an expansive porch with brick and limestone piers with solid brick and limestone sitting walls on the south and east. The porch is accessed by two 12-ft wide limestone steps on the south and by a narrow set of wooden stairs to the west. The porch also features a large, semi-circular arch to the east of the main entry to the home. The semi-circular arch is repeated on the west façade of the second story on the side of the upper porch balcony.

The main entry features a 40-inch wide leaded glass door with leaded glass sidelights and transom. To the west of the main entry on the front porch is a pair of French doors with original wooden storm doors that enter the living room. The second story of the south façade features a distinctive eyebrow balconied porch with original, decorative oak brackets within a shouldered, elliptical arched window opening 13’ 4” in width by 6’ in height at its peak. To the east of this arch is a band of three narrow 9-over-1 windows. The other three facades of the second story feature triple bands of 1-over-1 windows offset by a separate single window.

The south and west façades feature decorative, double-hung leaded glass windows in a wisteria pattern in the Art Nouveau style. Stained glass transom dining room windows in a grape pattern adorn the east façade while stained glass transom windows in a botanical pattern top the kitchen windows on the north (rear) façade of the home. The home features 55 windows in total.

Statement of Significance

The Buffat Bailey House is significant as an example of high-style Arts and Crafts design that is rare in Knoxville. It is also significant for several of its owners, including Samuel T. Buffat and Daniel Bailey.

Samuel T Buffat was an executive with the noted H.T. Hackney Company, a wholesale dry goods supplier established in Knoxville 1891 and currently one of the largest grocery wholesalers in the United States. H.T. Hackney and his family also lived in the neighborhood on Broadway at Kenyon Street.

Daniel Bailey was a bluegrass and gospel musician and radio announcer in Knoxville's early radio days. Danny Bailey and the Happy Valley Boys appeared on radio station WSM in Nashville, TN for several years. In the 1940s, Danny was the youngest leader of any act appearing on the Grand Ole Opry.

Architectural Significance

The Buffat-Bailey House is significant as an example of a high-styled Arts and Crafts Knoxville home of the early 20th century. Unique and eclectic in style, it is one of the best examples of the restrained Craftsman style of home that contrasts with the elaborate, mail-order Victorian homes by George F. Barber of the same period. The architect, Martin E. Parmalee, was once Barber's business partner and superintendent.

The exterior of the home was restored in 2007 by the current owners when the original upper porch balcony was re-opened. The 13'4" shouldered, elliptical arch with decorative brackets on the south (front) façade had been walled up with clapboard siding inset with a pair of double-hung windows, and the upper story semicircular arch on the west façade was likewise enclosed for a kitchen and laundry room. Once both arches were restored and the room returned to its original use as a porch, the homeowners added transparent, tempered glass to both openings to prevent water infiltration into the home, as the porch sits directly above the living room.

In addition to the previous architectural description, two interior features of the home deserve special mention. The staircase is stamped with the name of the carpenter and designer, William W. Martin. Martin and his father were longtime Knoxville staircase builders going back to the Reconstruction period after the Civil War. An earlier, but similar staircase can be found in the Mary Boyce Temple house on Hill Avenue.

The provenance of the fireplace in the living room was established after the Buffat-Bailey House was featured on the cover of Old House Journal magazine (Sept. 2009). The green glazed tile fireplace with brass hood and decorative brass brackets is a pristine example of early 20th century fireplaces found in Knoxville. The Tile Heritage Foundation in Cambridge, Massachusetts authenticated the fireplace as Mantel No. 36 from the mail-order catalog of the Cambridge Faience Mantel Co. of Covington, Kentucky. A copy of the design is included in this submittal.

Martin E. Parmalee

The design of the Buffat-Bailey House is credited to Architects M. E. Parmalee & Son in the December 16, 1916 issue of American Contractor magazine. Parmalee was a Union soldier and drummer during the Civil War. He arrived in Knoxville in the early 1880s and entered business with noted mail-order architect George F. Barber as “Barber and Parmalee” and opened offices in the French and Roberts Building around 1888, with Barber acting as “artist” while Parmalee served as superintendent of the business. Parmalee and Barber were founders of the Edgewood Land and Improvement Company, subdividing and promoting lots in the Washington Avenue Addition along Washington and Jefferson Avenues east from Winona. The partnership was short-lived, and by 1890, Parmalee went into business for himself, advertising original designs for “Modern Artistic Cottages, Hotels, and Churches” from his offices at 52 West Clinch Street in Knoxville. The families remained friends, however, with Barber’s nephew David West Barber marrying Parmalee’s daughter Carol.

Parmalee was also an inventor, registering a patent for a hinge mechanism on October 17, 1905 with the Canadian Patent Office.

Parmalee is credited with the design of the original Broadway Baptist Church in Knoxville (1885), which burned in 1965, the original Gillespie Avenue Baptist Church (1909), and the Park City Methodist Episcopal Church (1922), now the Parkview AME Church, at 2460 Parkview Avenue. The Park City Church shares some characteristics with the subject property, including the juxtaposition of semi-circular arches with a dominant shouldered elliptical arch on the north and west facades of the church.

Parmalee developed and sold several of the lots in the 100 block of East Glenwood Avenue between Broadway and Luttrell Street, and built a pebbledash home for himself and his wife Eleanor at 117 East Glenwood Avenue, two doors west of the Buffat-Bailey House. During the 1950s, Parmalee’s daughter, Jessie Parmalee, a Baptist missionary, briefly lived in the Buffat-Bailey house, according to City Directories.

The Buffats

The Buffat-Bailey House was built for Samuel Theodore Buffat (1874-1955). Buffat was the son of noted French-Swiss immigrant Alfred Buffat. The Alfred Buffat homestead, known as the Maples (1867), was built in the Italianate style on Love Creek Road in Knoxville, and once included a gristmill and sawmill known as Buffat Mill. The Maples was placed on the National Register of Historic Places in 1975. Samuel T. Buffat was an executive with the noted H.T. Hackney Company, a wholesale dry goods supplier established in Knoxville 1891 and currently one of the largest grocery wholesalers in the United States.

Daniel “Curly Dan” Bailey

Fifty years ago in 1964, Daniel “Curly Dan” Bailey purchased the home at 125 East Glenwood Avenue. Bailey and his brother Charlie were born in Happy Valley, Tennessee and began broadcasting their early bluegrass brother duets on WNOX and WROL in Knoxville as the Bailey Brothers and the Happy Valley Boys. While Charlie served in World War II in India, Burma, and China, Danny and the Happy Valley Boys played on WSM in Nashville and appeared on the Grand Ol’ Opry. The Bailey Brothers became well known across the country, but split up in the late 1950s. Songs they made popular have been recorded by Dolly Parton, Emmylou Harris, Flatt and Scruggs, and other artists.

Bailey became the announcer on Knoxville grocer Cas Walker’s “Farm and Home Hour,” and toured with Dolly Parton. The current owners purchased the home from the Bailey estate in 2005, and received a letter from Dolly Parton in May, 2012, confirming that Bailey purchased the home in 1964, the same year Parton moved to Nashville, and that he recorded gospel music in the home with Parton’s aunt, Dorothy Jo Owens.



Subject property, south façade, 2014. 125 East Glenwood Avenue.



Subject property, south façade, 1920: The Buffat-Bailey house, 1920. 125 East Glenwood Avenue. Martin E. Parmalee, architect.



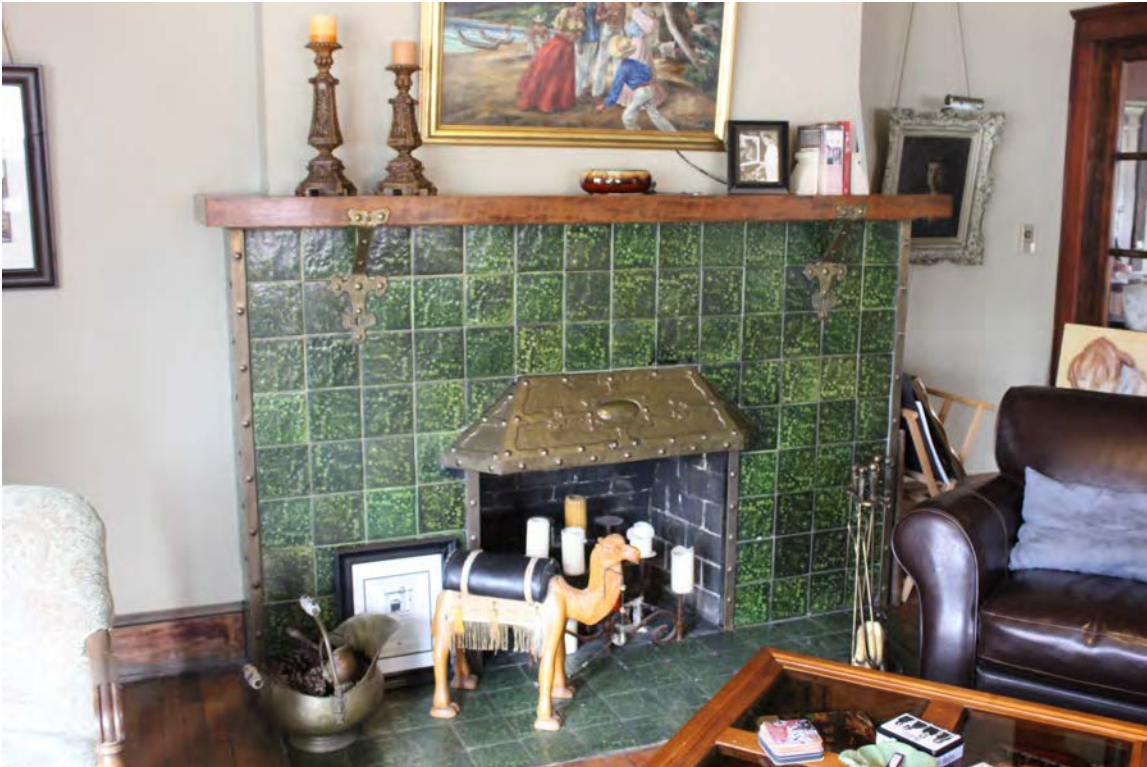
Subject property, east façade, 2014. 125 East Glenwood Avenue.



Subject property, west façade, 2014. 125 East Glenwood Avenue.

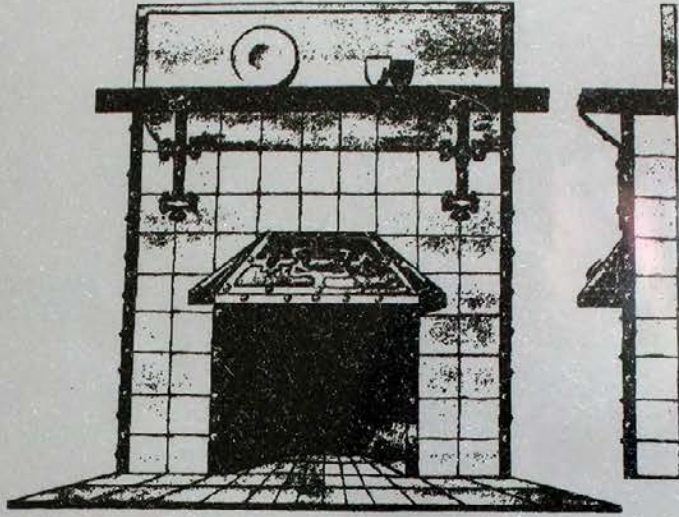


Subject property, north façade, 2014. 125 East Glenwood Avenue.



Interior. Original Cambridge Faience Mantel and Fireplace.

CAMBRIDGE FAIENCE AND TERRA VITREA MANTELS



MANTEL No. 36

A Dutch Colonial mantel, specially appropriate when built of best Cambridge Faience, color 517.
 Trimmings—Wrought Brass, Barot Antique Finish. Width of mantel at base, 5 ft. Height, 5 ft. 2 in.
 THE CAMBRIDGE TILE MANUFACTURING COMPANY, COVINGTON, KY.

20



IN ISSUING this booklet, we have specially in mind those of our trade who have shown an appreciation of our previous efforts to produce new, original and artistic effects from our kilns. They have made known to us their desire and ability to use those products to the best of their artistic worth, with the object of raising the standard of Tile Craft to that high place in the decorative arts which it originally occupied, and at present belongs.

This has offered a renewed incentive and an increased effort on our part, with the results of the latest products. A series of *CAMBRIDGE FAIENCES*, warranting special acknowledgement, because of their several peculiarities, particularly those old metallic effects on which each tile presents an individuality, differing from its neighbor, yet on mass offering that artistic harmony which is the highest culmination of the manufacturer's art. And a *Hand-Made, Red Antique, Dutch Effect*, unglazed, irregular in outline and surface, yet hard, almost as a vitreous tile, making them more desirable for floors than quarries, and certainly much more artistic. These tiles are used with wonderfully artistic results where a durable, sanitary red is required, either for floors or wainscotings, and in *ALL* Tile Mantels, or as hearths and facings in suitable wood mantels.

We offer here a few suggestions for Cambridge Faience and Terra Vitrea All Tile Mantels, of unquestionable good design and character, recommending for each the color of the tile we believe most appropriate, considering the size and style of each respective mantel, and the metal of which its trimmings are made, though, of course, other selections of *Cambridge Faience*, or *Terra Vitrea*, either dull finished or glazed, may be used in building these mantels, with equally satisfactory results.

Marble, brick and stone fireplaces have been built in private dwellings for years, simply for the want of the proper material for this purpose, but have in most cases been condemned afterwards by the very architects, builders and decorators who specified them, for the reason that these materials are purely outside building finishes, and are not appropriate for the inside of any building.

CAMBRIDGE FAIENCE and *Terra Vitrea* tiles fill this want. They are absolute inside finishes, decorative, lasting and fireproof, and the endor with which our highest authorities in Interior Decoration, Home Building and the Tile Craft accept them as such, is indeed pleasing.



THE CAMBRIDGE TILE MANUFACTURING COMPANY
 COVINGTON, KENTUCKY

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Advertisement for fireplace catalog. Cambridge Faience and Terra Vitrea Mantels. The Cambridge Tile Manufacturing Company, Covington, KY. Copyright 1908.



Original staircase: William W. Martin, Knoxville stairbuilder.



Staircase: Stamp of the stairbuilder. William Martin is listed in Knoxville city directories as a stairbuilder dating back to the 1870s.



Park City Methodist Episcopal Church: Church designed by M.E. Parmalee in 1922. Now Parkview AME Church, 2460 Parkview Avenue. (McClung Collection)



Office of Martin E. Parmalee: The Cherokee Building, 400 Church Avenue, 1931. Building photo includes sign for Parmalee & Sons, Architects. (McClung Collection)