



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

PROPERTY ADDRESS: 220 Carrick St 37921

FILE NO.: 9-C-14-HZ

DISTRICT: Mechanicsville H-1

MEETING DATE: 9/18/2014

APPLICANT: David Collins McCarty Holsapple McCarty, Inc. (architect)

LEVEL OF WORK: Level II. Construction of addition or outbuilding

PROPERTY DESCRIPTION: Collegiate Gothic (c. 1917)

Two-story seven-bay brick with raised basement. Flat roof with cast-stone trimmed raised parapet. Replacement aluminum clad windows that duplicate original window pane and transom configuration. (Original windows were removed from the building c. 1960.) One-story projecting front entry with parapet roof and duplicated entry on west elevation. Brick foundation. Irregular plan. C

► **DESCRIPTION OF WORK:**

Construct two additions totalling approximately 1400 s.f. The addition on the east façade will be 30x30 brick on a raised concrete platform in place of the demolished transformer enclosure to serve as a loading dock. The metal double-leafed service entrance doors will be recessed under canopy with a brick fascia and boxed gutters to match existing building. The support posts for the canopy will be steel painted to match wood trim on building. Add metal-covered canopy at the car/bus drop-off also on the east end. Add 9-foot tall brick wall with wooden or smooth fiber cement board batten doors on south side along alley to screen most of new mechanical equipment.. Add new brick seat wall and soldier coursed brick-framed panels on the north elevation.

► **APPLICABLE DESIGN GUIDELINES:**

Mechanicsville Design Guidelines, adopted by the Knoxville City Council on September 20, 2011.

T. Additions

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate proportions.

2. Design new additions so that it is clear what is historic and what is new.

3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district.

Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the form of the historic building.



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5. Before expanding the size of the historic building with a new addition, try reconfiguring interior space that does not define the historic character of the building in order to accommodate the new space needs.

6. Do not cause a loss of historic character through a new addition.

COMMENTS:

The demolition of the noncontributing one-story brick transformer enclosure addition on the southwest corner of the existing school building was approved by the HZC on December 19, 2013; therefore, that approval has not expired and will be utilized in this proposal.

STAFF FINDINGS:

- 1) The former Moses School Building is a contributing building within the Mechanicsville H-1.
- 2) The loading dock addition will be visible from Arthur the Street right-of-way and will be less obtrusive and more compatible with the historic building than the existing noncontributing transformer enclosure.
- 3) The proposed metal covered walkways on the east end are simple and utilitarian so as not to detract significantly from the existing building and can be removed in the future without harm to historic fabric.
- 4) The proposed addition and surface parking lot do not encroach into the existing green space in front of the school any further than the existing parking lot along Arthur Street.
- 5) The proposed rear (south) addition off the alley will be behind an existing masonry wall and will not be visible. The concrete block masonry wall is proposed to be faced with brick to match the new additions.

STAFF RECOMMENDATION:

Approval based on design guidelines and staff findings. Any fiber cement board used shall be of smooth finish.

Knoxville/Knox County Metropolitan Planning Commission
Knoxville/Knox County Historic Zoning Commission

Certificate (File) No.:

Date Filed:

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. **NAME OF APPLICANT:** McCarty Holsapple McCarty, Inc.

Address: 550 W. Main Street, Suite 300
Knoxville, TN 37902

Telephone: 865-544-2000

Fax: 865-544-0402

Relationship to Owner: Architect

2. **NAME OF OWNER:** Emerald Charter Schools, Inc.

Address: c/o Lawler Wood
900 S. Gay Street, Suite 1600
Knoxville, TN 37902

Telephone: 865-637-3227

Fax: 865-637-7399

3. **LOCATION OF PROPERTY** (Address, Lot, and Parcel No.):

Address: 220 Carrick Street

Tax ID: 094KF015

4. **TYPE OF WORK:**

Level: 2

5. **DESCRIPTION OF WORK:**

(See Part 2 of this application for additional information to be submitted with the application. A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

This work involves converting the Boys & Girls Club Teen Center into the Emerald Academy Charter school. Exterior work includes the demolition of a one-story maintenance building, two small additions totaling approximately 1400 s.f., a new drive way and two curb cuts (net) to facilitate vehicular circulation, adjustments to the existing parking lot, screening of new mechanical equipment, fencing the playground and new play equipment

6. **SIGNATURE OF APPLICANT:**

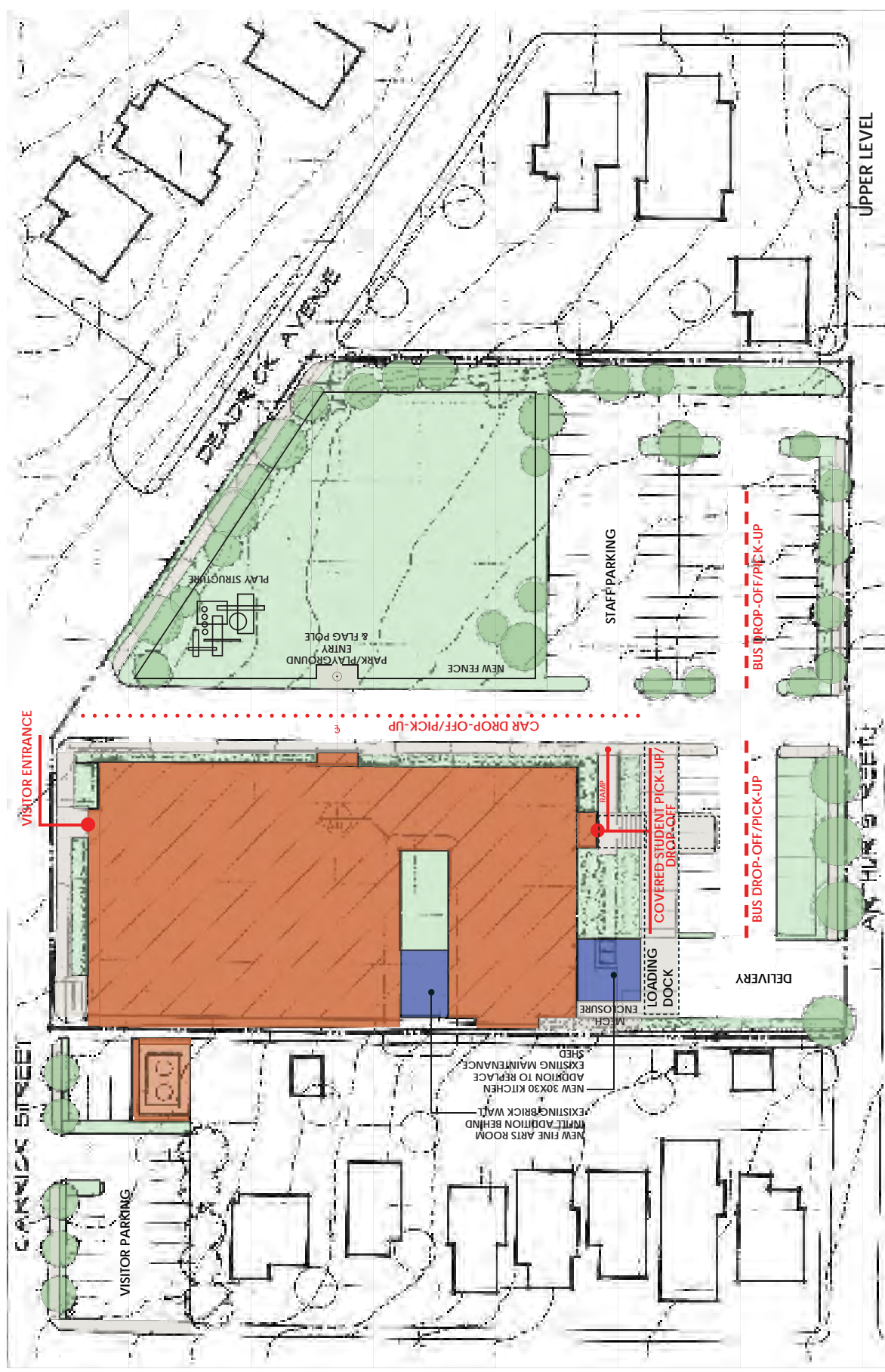
Date: 9/2/2014

Return application to:

Knoxville/Knox County Historic Zoning Commission,
Suite 403, City/County Building, 400 Main Street,
Knoxville, Tennessee 37902.

FOR STAFF USE ONLY

Date Received _____ Approved _____ Disapproved _____
Approved As Modified _____ Date Acted On _____

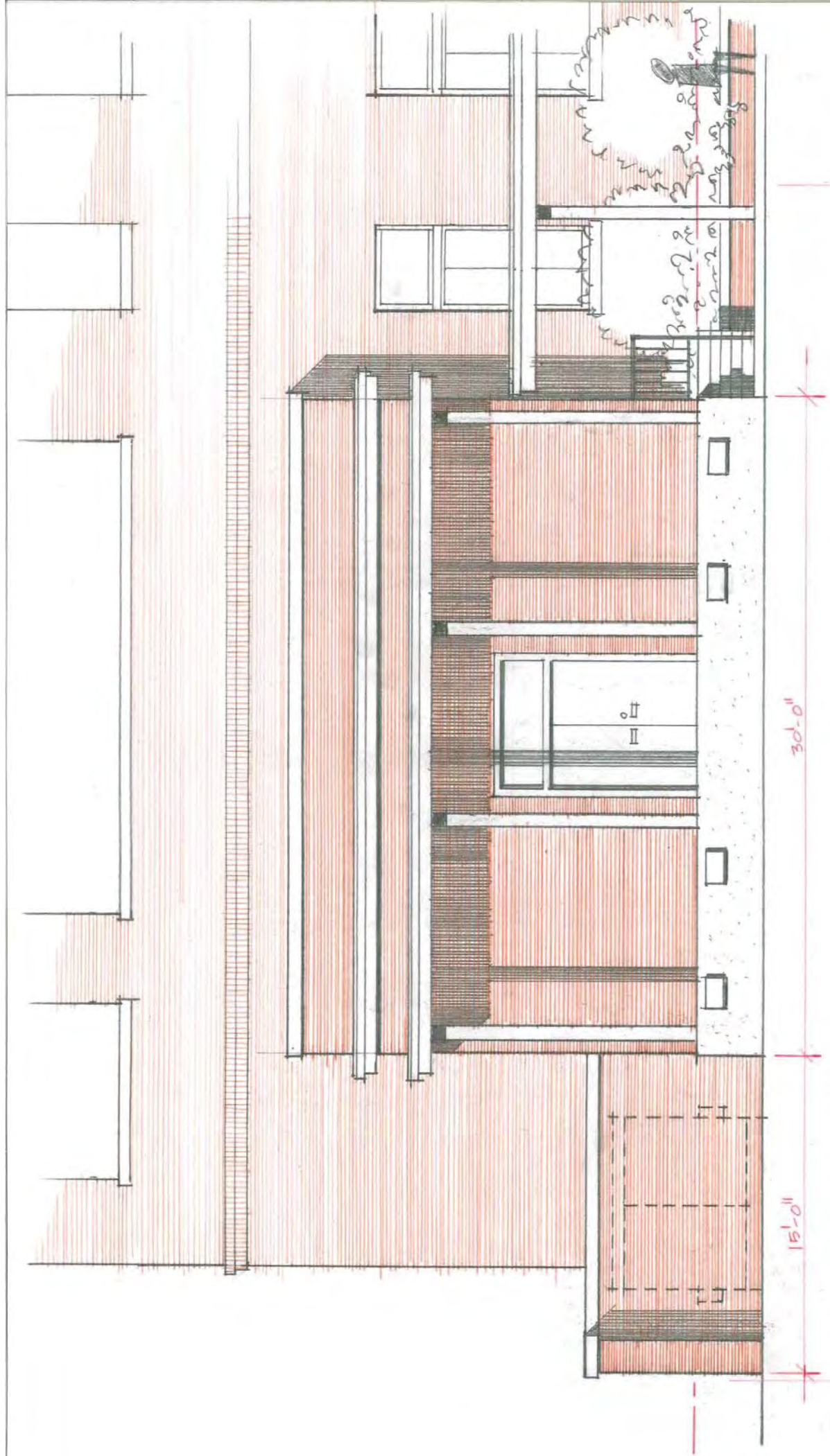


EMERALD ACADEMY-Carrick Street

SITE PLAN

EXISTING STRUCTURE NEW CONSTRUCTION HARDSCAPE

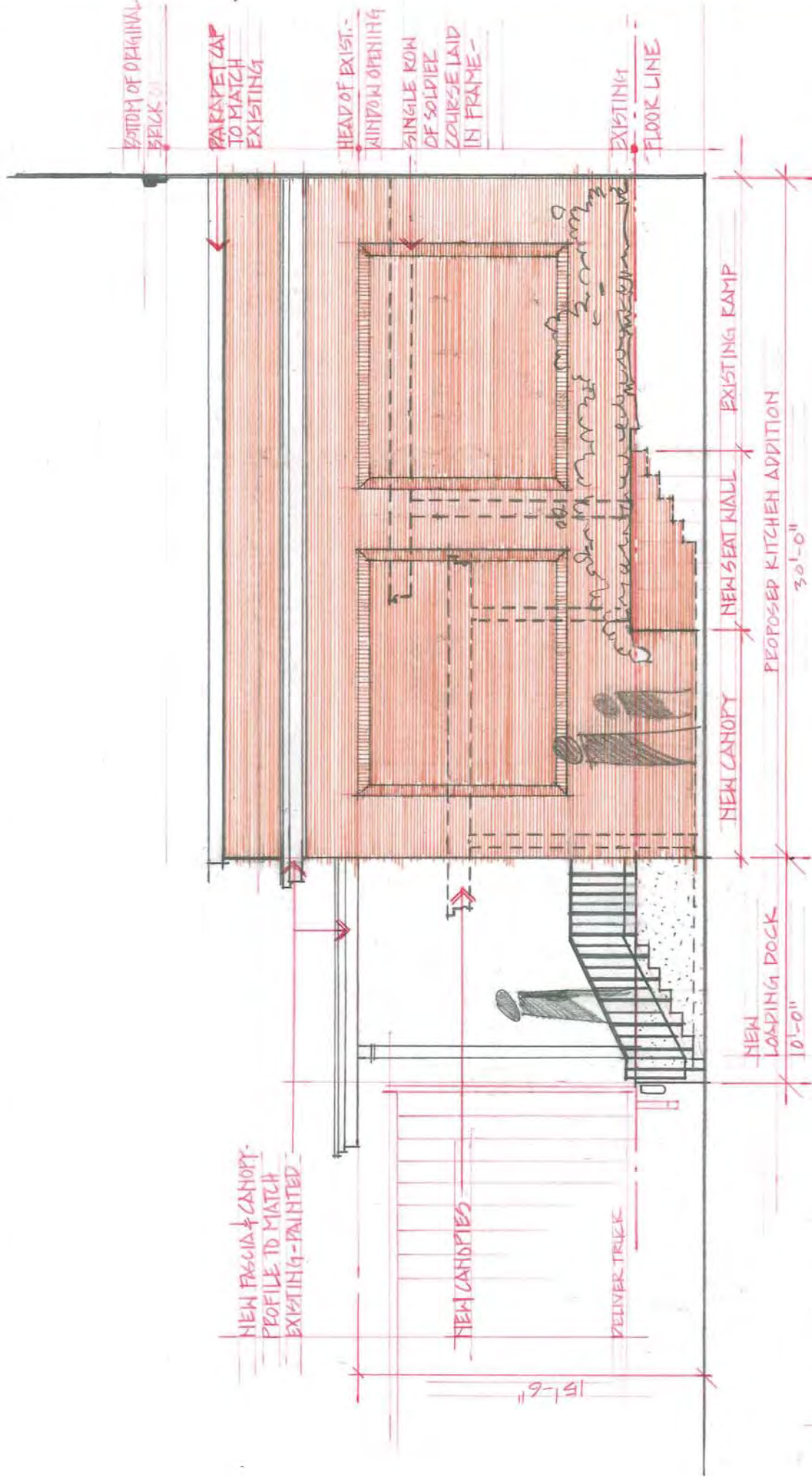
MCCARTY HOLSAPLE MCCARTY ARCHITECTS & INTERIOR DESIGNERS



EMERALD ACADEMY-Carrick Street

East Elevation-Facing Arthur Street

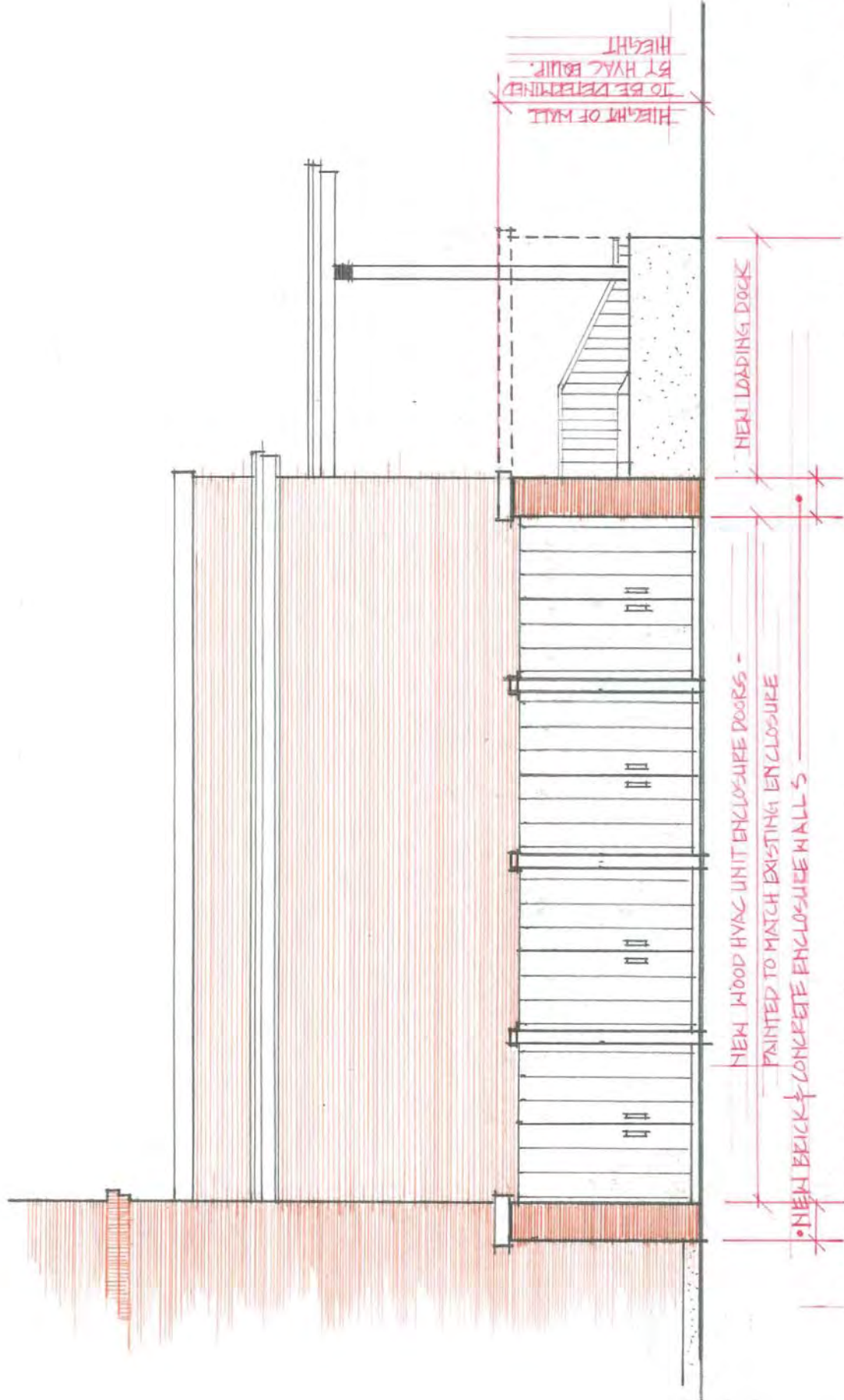
MCCARTY HOISAPLE MCCARTY ARCHITECTS & INTERIOR DESIGNERS



EMERALD ACADEMY - Carrick Street

North Elevation - Facing The School

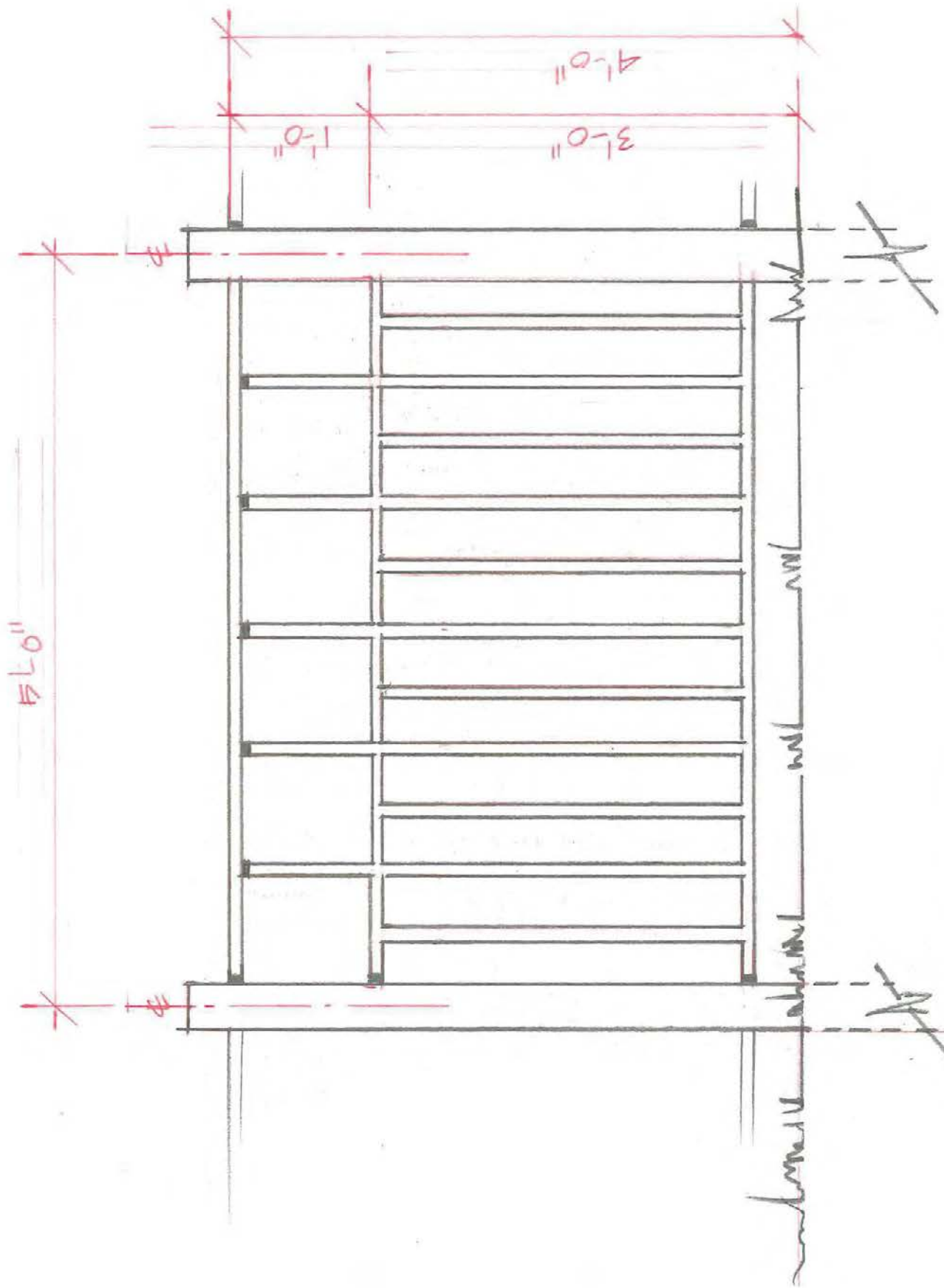
MCCARTY HOLDSAPLE MCCARTY ARCHITECTS & INTERIOR DESIGNERS



EMERALD ACADEMY-Carrick Street

South Elevation-Facing The Alley

MCCARTY HOISAPLE MCCARTY ARCHITECTS & INTERIOR DESIGNERS



FENCE DETAIL



220 Carrick - Existing mechanical equipment on the east side



220 Carrick - Existing mechanical equipment on the east side



220 Carrick - Detail of existing box gutters to be matched on addition



220 Carrick - Detail of existing box gutters to be matched on addition



220 Carrick - Existing mechanical room to be demolished from the east side



330 Carrick - East elevation, location for loading dock and covered walkways



220 Carrick - Existing block wall along alley on rear (south side)



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0 50 Feet

220 Carrick Street

former Moses School & Boys and Girls Club
Mechanicsville H-1

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Moses School front looking southeast



Moses School from east end looking northeast



Moses School from rear (south side) looking toward location of gym

9th Ward School (later renamed the Moses School)

Knoxville, Tennessee

Contributed by [John Freels](#) and Capt. Jack Lewis (retired, KFD)



(click on photo for enlarged version)

9th Ward school on Tulip St. and Deadrick Ave., built in 1883. In 1916 this school had an addition and was renamed Moses school. Photo and information furnished by Jack Lewis , Capt KFD , Ret.



(click on photo for enlarged version)

9th Ward school re-named Moses School when the left front addition was added in 1916 and named for Thomas Lanier Moses. . The school today is used as a training center by the Knoxville Police Dept. Photo and information supplied by Jack Lewis, Capt. KFD., retired .



(click on photo for enlarged version)

9th Ward School was re-named Moses School in 1916 when the addition was added to the front. It was named after Thomas Lanier Moses. It is located at corner of Tulip St and Deadrick Ave . It is now used by the Knoxville Police Dept as a training school. Information and photo furnished by Jack Lewis, Capt KFD Retired.

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