



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

PROPERTY ADDRESS: 2011 Chapman Hwy 3902

FILE NO.: 12-E-15-HZ

DISTRICT: Kern's Bakery H-1 Individual property

MEETING DATE: 12/17/2015

APPLICANT: Whitney Manahan (Dewhirst Properties) (owner)

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements

PROPERTY DESCRIPTION: Art Deco (1931)

The Kerns Bakery building is a red, wire-cut brick building with a central pavilion of three bays that is two stories in height, with flanking one-story wings. Three central entries mark the first floor of the central pavilion; they are recessed and flanked by square brick pilasters. Each of the three doors contains a full light in a wood frame, with a segmental arched transom of eighteen small panes; the doors and transoms are flanked by small paned transoms. The entries are topped by sixteen-light metal windows with metal awnings, each of which has a decorative wrought iron grill. The entries and windows form units that are set into a smooth cut stone surround. Between the doors and second-story windows is a paneled cut stone section containing three recessed panels. These surrounds mimic the segmental arch of the transoms on the first floor. Flanking the central entry bay are bays that contain three windows on the first and second story; with windows also of metal, composed of twelve lights with a central six-light movable section.

► **DESCRIPTION OF WORK:**

The project consists of the restoration of the historic Kern's Bakery facade. This will include the removal of a late addition concrete block garage and loading dock on the west (front) elevation of the building. The opening will be filled with a new garage door to replicate the original based on historic photo-documentation. This will return the elevation to its original configuration. The masonry will undergo general repair and re-pointing. Only painted brick will be repainted. The larger HVAC compressor that is closest to the building on the front will be removed and the replacement units will either be installed on the roof or to the side of the building and screened. The steel factory windows will be repaired and repainted in place. The panes will be replaced with insulated glass panes. New period-appropriate light fixtures will replace the existing non-historic light fixtures (see submitted spec sheet). Stonework on the facade will be repaired as necessary. The main entrance doors and transoms will be repaired in place. The exterior main entrance stairs will be repaired as necessary. The original sign over the front entry will be replicated from documentary photographs.

► **APPLICABLE DESIGN GUIDELINES:**

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

SECRETARY OF INTERIORS STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

2. The distinguishing original qualities or character of a building, structure, or site and its environmental shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.



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4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.
 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 11. If cleaning or rehabilitating the historic bread sign on the roof of the building, the recommendations in Preservation Brief #25 : "The Preservation of Historic Signs" must be followed.
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COMMENTS:

STAFF FINDINGS:

- 1) The removal of a late added concrete block garage and loading dock on the west elevation of the building will return the front elevation to its original configuration.
- 2) The opening left by removal of the addition will be infilled with a new garage door to replicate the original based on the historic photo-documentation provided with this application.
- 3) The replacement window panes will be insulated glass panes that will fit into the existing steel windows frames.
- 4) New period-appropriate light fixtures, similar to the originals as shown in the photo-documentation, will replace the existing non-historic light fixtures (see submitted spec sheet).
- 5) The remaining restoration work is to repair as much as is feasible possible and replace materials only as needed, in-kind.
- 6) The work description meets the Secretary of Interiors Guidelines for Rehabilitation.

▶ STAFF RECOMMENDATION:

Staff recommends approval of this application with the condition that the location of the new HVAC units and the method of screening are to be provided for HZC staff review and approval prior to installation.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information:

1. **NAME OF APPLICANT:** WHITNEY MANAHAN

Address: 123 S GAY ST

Telephone: 865-971-3137 E-mail address: whitney@dewhirstproperties.com

Relationship to Owner: Employee

2. **NAME OF OWNER:** The Bakery Building, LLC.

Address: 3928 Maloney Road

Telephone: 865-804-4131 E-mail address: tzitzman@comcast.net

3. **LOCATION OF PROPERTY:**

Address: 2110 Chapman Highway Tax ID/Lot/Parcel No: 109AK014

4. **LEVEL OF WORK** (circle Level)

- Level I** Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA
- Level II** Major replacement of materials or architectural elements; construction of addition or outbuilding
- Level III** Construction of a new primary building; subdivision of individually designated property
- Level IV** Demolition or relocation of a contributing structure

5. **DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal 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.)

The project consists of the restoration of the historic Kern's Bakery Facade. This will include the removal of a late addition concrete block garage and loading dock on the west elevation of the building. This will be replaced with a new garage door to replicate the original based on historic images. This will return the elevation to the original configuration. The masonry will undergo general repair and re-pointing. Painted brick (only) will be repaired and repainted. Mechanical equipment located on the west (front) side of the building will be removed and relocated. The steel factory windows will be repaired and repainted in place. The panes will be replaced with insulated glass panes. New period appropriate light fixtures will replace the existing non-historic light fixtures. Stonework on the facade will be repaired as necessary. The main entrance doors and transoms will be repaired in place. The exterior main entrance stairs will be repaired as necessary.

6. **SIGNATURE OF APPLICANT:**  Date: 11/20/15

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



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0 100 Feet

2000 Chapman Highway

Kerns Bakery Building

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

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**HISTORIC ZONING OVERLAY
DESIGNATION REPORT
Kerns Bakery
2110 Chapman Highway
(CLT 109AK014)
KNOXVILLE, TENNESSEE
October 17, 2013**

Architectural Description

Art Deco in design, the Kerns Bakery building is a red, wire-cut brick building. The building contains a central pavilion of three bays that is two stories in height, with flanking one-story wings. Three central entries mark the first floor of the central pavilion; they are recessed and flanked by square brick pilasters. Each of the three doors contains a full light in a wood frame, with a segmental arched transom of eighteen small panes; the doors and transoms are flanked by small paned transoms. The entries are topped by sixteen-light metal windows with metal awnings, each of which has a decorative wrought iron grill. The entries and windows form units that are set into a smooth cut stone surround. Between the doors and second-story windows is a paneled cut stone section containing three recessed panels. These surrounds mimic the segmental arch of the transoms on the first floor. Flanking the central entry bay are bays that contain three windows on the first and second story; with windows also of metal, composed of twelve lights with a central six-light movable section. These windows are marked by soldier courses at the top of the window and below the stone sills. Connecting the windows is an applied detail that creates the appearance of recessed brick. The entry doors are reached by a set of poured concrete steps that are flanked by oversize buttresses. Simple painted metal pipe rails traverse the center of these stairs. Applied oversize letters spell the name "Kerns Bakery" and are located in the cornice above the second-story windows.

Flanking the central portion of the building are one story wings on a raised basement, also constructed of brick and matching the materials of the central pavilion. The soldier courses, sills, and brick detail are also present in the wings. The windows on the first floor of the wings are tall and narrow twenty light windows, with a four-light pivoting central section. Windows in the raised basement are shorter but also contain the pivoting central section.

A stone coping tops all three sections of the building, with a metal coping above it. A small hip-roofed penthouse with metal siding is located on the northernmost wing.

One of the most distinctive features of the building has always been the neon sign that is located on the roof of the building. Although it has been modified in recent years, it was a painted metal form in the shape of a loaf of bread, painted to resemble the Kerns Bread packaging, and outlined in neon. As the moving neon sign display changed, it revealed slices of bread that were falling out of the package into a horizontal stack.

Statement of Significance

Peter Kern was born in Germany in 1836 and moved to America in 1852, first settling in New York. Kern disliked the winters in the north so the following year he moved to Charleston, S.C.

and would continue to transplant himself until he settled in Georgia in 1857. Kern joined the Confederate army at the outbreak of the Civil War and was a member of the 12th Georgia Infantry. Kern was wounded in action in Virginia, and sent home to Georgia to recover from his injuries.

In the fall of 1863, Kern began his travels to Virginia to rejoin the frontlines. As he was waiting on a train connection in Knoxville, however, Union forces occupied the city. Kern was captured, but released on the condition that he remain in the city until the end of the war. After Kern was released he decided to remain in Knoxville and established a bakery at the corner of State Street and Main Avenue with fellow German immigrant, William Heidel. By the late 1860s, Kern had bought out Heidel's share, and had moved the business into a two-story building on Market Square. In 1875, Kern commissioned the construction of a new three-story structure on the southwest corner of Market Square. Designed by architect Joseph F. Baumann, the building's first floor housed Kern's confections retail salesroom, the second floor housed his ice cream parlor, and the third housed a meeting hall.

Peter Kern would serve one term as the mayor of the City of Knoxville from January 1890 until January 1892 and also served a number of years as a City Alderman. Kern would remain a major influence on the growth of the local community until his death in 1907.

After Kern's death, the portions of the business that included the candy and ice cream manufacturing and sales (the confectionary) were discontinued. The Kern family remained owner of the business until 1925 when three local prominent Knoxvilleians purchased the bakery portion of the business from the family. Those three men were John L. Greer, Nathan B. Kuhlman, and Roy H. Brown, Sr.

John L. Greer was a 1919 University of Tennessee law school graduate, putting himself through school by working the counter at Kern's selling bread. After graduation he was a city judge from 1919 until 1923. In 1923, he left the public position to help his friend, Nathan B. Kuhlman run the St. James Hotel on Wall Avenue. Kuhlman and Greer, knew each other in their younger years working together at the Kuhlman owned, Mono Ice Cream Company and it was Kuhlman who earlier suggested Greer for the position of judge in 1919.

Nathan B. Kuhlman was a well-known Knoxville businessman, dabbling in a number of different ventures throughout his life. For a number of years, Kuhlman owned a brokerage business, served on the Knoxville city council, was elected the city police commissioner, owned an ice cream manufacture, and ran a local hotel.

In 1925, there was an opportunity to purchase the Kerns business and Greer, Kuhlman, and another Knoxvilleian, Roy Brown jumped at the opportunity. The business remained at its earlier location at 1 Market Square from 1925 until 1930. In 1928, Greer and Brown purchased Kuhlman's portion of the business and the company became known as Brown-Greer & Company, Inc. Towards the end of 1930, Brown-Greer & Company, Inc. purchased a large tract of land on the south side of the river, close to the Henley Street Bridge (at this time under construction completed in 1931) from former Knoxville mayor (1879 until 1880) and prominent businessman and land owner, Samuel B. Luttrell.

The building at 2110 Chapman Highway was built in 1931 as the new home for Kern's Bakery and over the years became a Knoxville landmark and very successful regional bakery business.



Kerns Bakery – Front facade and landscaping



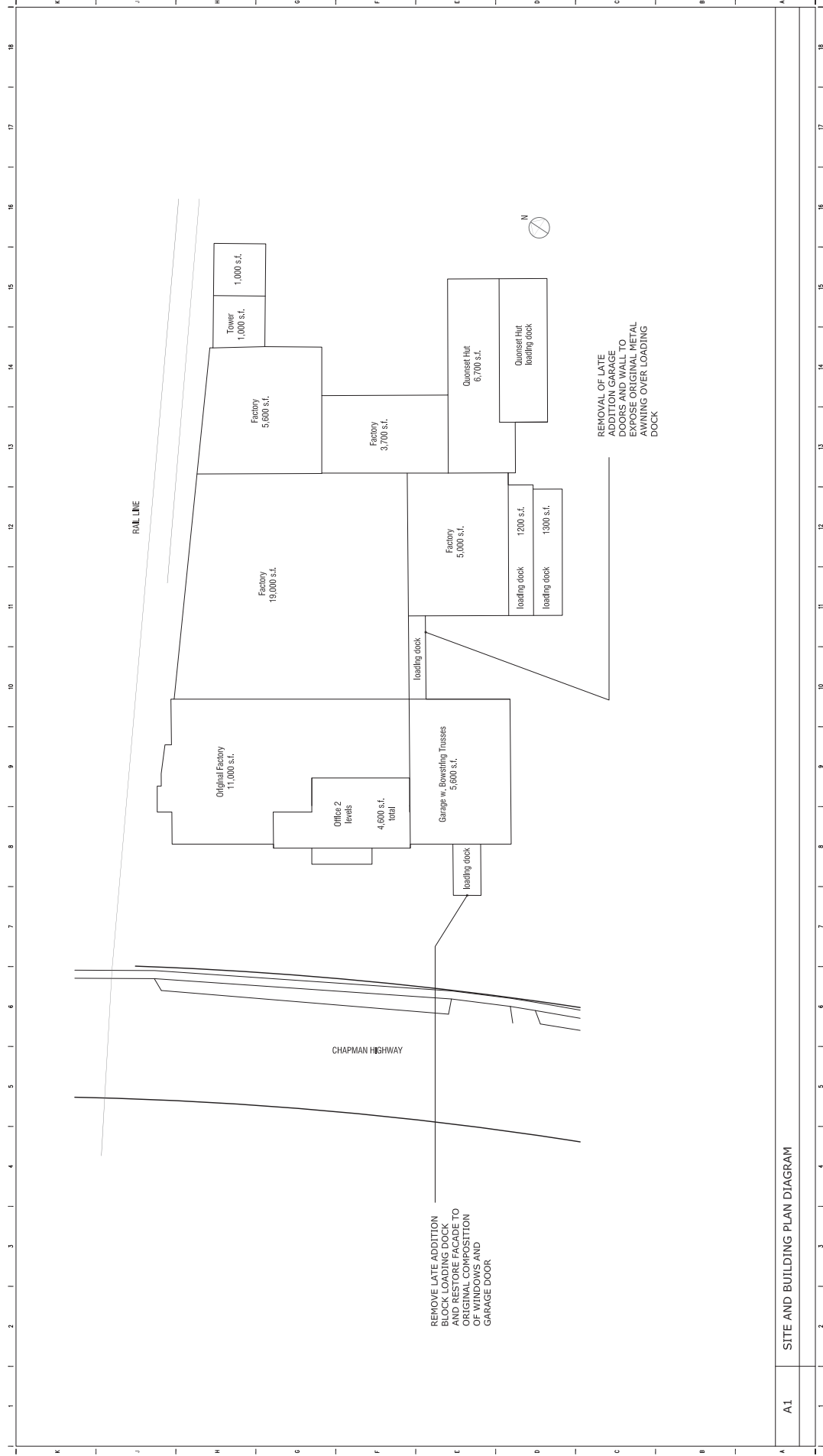
Kerns Bakery – Front façade, center section



Kerns Bakery – South facade



Kerns Bakery – North facade



PLAN DIAGRAM

Issue Date:	11/20/15
Drawn By:	WAM
Approved By:	MRH
Revision:	

Sheet
0.0

FACADE REPAIR FOR: **KERN'S BAKERY**
2110 CHAPMAN HIGHWAY

KNOXVILLE, TN



A1 SITE AND BUILDING PLAN DIAGRAM

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



KERN'S BAKERY SHORTLY AFTER CONSTRUCTION C. 1931

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



KERN'S BAKERY EXISTING CONDITIONS

SEE SHEET 2.0 FOR WEST ELEVATION DETAILS

A1 WEST ELEVATION



FACADE REPAIR FOR: **KERN'S BAKERY**
KNOXVILLE, TN 2110 CHAPMAN HIGHWAY

Issue Date:	11/20/15
Drawn By:	WAM
Approved By:	MRH
Revision:	

HISTORIC & EXISTING CONDITIONS

Sheet
1.0





Dewhirst
PROPERTIES, LLC

FACADE REPAIR FOR: **KERN'S BAKERY**
2110 CHAPMAN HIGHWAY
KNOXVILLE, TN

WEST ELEVATION NOTES

Issue Date: 11/20/15
 Drawn By: WAM
 Approved By: MRH
 Revision:

Sheet
2.0

<p>F1</p> <p>DAMAGED NORTH WALL</p>	 <p>REPAIR AND REPOINT MASONRY</p> <p>REMOVE UNNECESSARY EQUIPMENT</p> <p>REPAIR WINDOWS IN PLACE</p>	<p>F6</p> <p>NORTHWEST CORNER EXISTING CONDITIONS</p>	 <p>REPAIR AND REPOINT MASONRY FACADE</p> <p>REPAIR STEEL WINDOWS IN PLACE</p> <p>REMOVE LATE ADDITION BLOCK STRUCTURE</p> <p>REMOVE OR RELOCATE EQUIPMENT FROM WEST FACADE</p>
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<p>A1</p> <p>DAMAGED EAST WALL</p>	 <p>NEW GUTTER AND DOWNSPOUTS</p> <p>REPAIR WINDOWS IN PLACE</p> <p>REPAIR AND REPOINT MASONRY</p>	<p>A6</p> <p>SOUTH ELEVATION EXISTING CONDITIONS</p>	 <p>RESTORE AND REPAINT KERN'S BREAD SIGN</p> <p>REPAIR SIGN LIGHTING</p> <p>RESTORE KERN'S SIGN TO ORIGINAL PHRASE "TAKE HOME KERN'S BREAD AND ROLLS"</p> <p>REMOVE AWNING AND BLOCK ADDITION AT FRONT OF GARAGE</p> <p>REPAIR WINDOWS IN PLACE</p> <p>REPAIR AND REPLACE CLERESTORY WINDOWS AS NECESSARY</p> <p>REMOVAL OF LATE ADDITION OF DOORS AND WALL TO EXPOSE ORIGINAL METAL AWNING OVER LOADING DOCK</p> <p>SOUTH ELEVATION EXISTING CONDITIONS</p>
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FACADE REPAIR FOR: **KERN'S BAKERY**
 2110 CHAPMAN HIGHWAY
 KNOXVILLE, TN

EXISTING CONDITIONS

Issue Date: 11/20/15

Drawn By: WAM

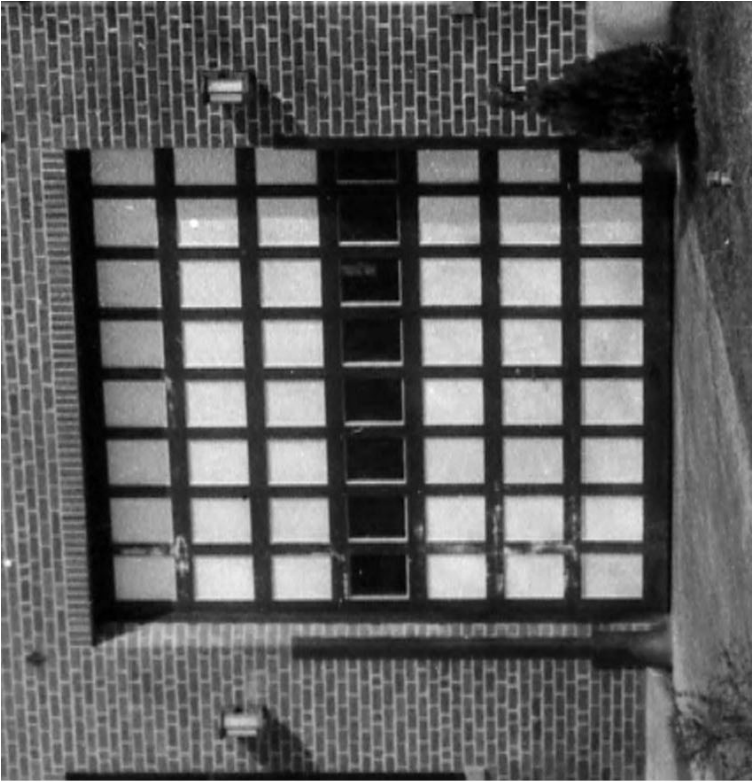
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3.0



Kern's – Early lighting



Kern's – Early garage door



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