



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

PROPERTY ADDRESS: 101 E Fifth Ave 37917

FILE NO.: 5-D-16-HZ

DISTRICT: Knoxville High School H-1

MEETING DATE: 5/19/2016

APPLICANT: Rick Dover Dover Development Corporation (owner/ developer)

LEVEL OF WORK: Level II. Major repair or replacement of materials(windows)

PROPERTY DESCRIPTION: Neoclassical with Beaux Arts influence (1909-1910;1914;1920)

South (primary) façade: Two-story, three-bay brick building with marble quoins and a raised basement and flat roof. Square and ocular attic vent windows with marble surrounds. Projecting metal cornice above second story with plain square brackets and pressed metal cornice with egg-and-dart molding and motif of raised circles with enclosed crosses, typical of Baumann and Baumann designed buildings. Projecting central bay with two-story pedimented portico emphasizing primary elevation, ornamented with ocular attic window, four round Bedford limestone columns on large rectangular Bedford limestone plinths with recessed panels that are bordered with egg and dart molding. Columns crowned with Doric capitals. Pierced stone balustrade and marble steps flanked by extended marble buttresses and supporting flour globe cast iron light fixtures. Metal ceiling. Green and white on terra cotta encaustic tile floor with a Greek fret border. Deeply recessed front entry with double doors under an entablature with Greek fret and egg-and-dart-embellished cornice.

▶ **DESCRIPTION OF WORK:**

Replace existing deteriorated wooden double-hung windows with custom aluminum-clad wood windows by Pella or similar manufacturer, including the brick molding and sills to match existing in profile. The windows will be simulated-divided-light with muntins on the exterior as well as the interior and a shadow-bar between the glass panels. The original metal windows on the basement or ground level and small decorative classical x-form windows on the attic level are to be repaired.

▶ **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's 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.

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.

COMMENTS:

The developer is conducting a certified rehabilitation in order to apply for the Federal Income Tax Credits for Rehabilitation. Therefore, the entire rehabilitation project will be reviewed by the staff of the State Historic Preservation Office for compliance with the Secretary of Interior's Standards.



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STAFF FINDINGS:

- 1) The building has 412 double-hung wooden windows with most being 6-over-6 and measuring 50"x180."
- 2) The windows on the main building are all original except for one replacement on the Lamar Street-side.
- 3) Lack of maintenance and incorrect repair techniques over the years has caused extensive damage to the windows, frames, sills, and surrounds.
- 4) Many top or bottom sashes are missing or have been altered to accept window air conditioning units.
- 4) Many top or bottom sashes are missing or have been altered to accept window air conditioning units.
- 5) The window sills are mostly intact, but they exhibit ¼" to ½"- wide cracks, and the wood grain is severely routed.
- 6) The windows on the three-story section of the E. Fourth Avenue side are mostly missing or covered due to damage. The windows on the one-story connector on that side are later-installed windows of newer wood material that have extensively decayed.
- 7) The brick molding is deteriorated with most damage corresponding to sash damage at the lower or meeting stop corners where moisture and organic debris have accumulated.
- 8) Most of the muntins have lost their profile through decay, scraping, or over-glazing of replacement glass.
- 9) The tendons and tongues on the majority of the windows have severely deteriorated.
- 10) The original metal windows on the basement or ground level and small decorative x-form classical windows on the attic level will be repaired.
- 11) The Secretary of Interior's Standards state: "The removal or alteration of any historic material or distinctive architectural features should be avoided when possible." Although the type of window is an important architectural feature, the windows on the building are not so distinctive that they cannot be reproduced fairly closely, and the originals remain to provide guidance for the design.
- 12) The Secretary of Interior's Standards state: "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." The proposed windows will match the existing as closely as possible except for the texture and material. Given the number, size, and severely deteriorated condition of the windows, the renovation would not be feasible without allowing replacement with windows of an alternative material.
- 13) The Secretary of Interior's Standards state: "Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence." Given that the original windows exist, physical documentary evidence exists with which to guide the specifications for the replacement windows.
- 14) The windows are not so close to a sidewalk or a street such that the windows can be viewed closely by pedestrians or motorists.
- 15) The Historic Zoning Commission has approved metal-clad windows in non-residential buildings only, where metal windows are often utilized as replacements. Examples include 1601 Western Avenue (The Prince Building), the Tennessee Theater, and in some areas of the Brownlow School building.

► STAFF RECOMMENDATION:

Based on the allowances of the Secretary of Interior's Standards and the proposed findings of fact, approval of the proposal is recommended.

Certificate (File) No: 5-D-16-H2

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

Please print all information:

1. **APPLICANT NAME:** KNOXVILLE HIGH SCHOOL / RICK DOVER
Address: 101 E. FIFTH AVE KNOXVILLE 37917
Telephone: 865-924-0791 E-mail address: rickerdoverdevelopment.net
Relationship to Owner: dba

2. **OWNER NAME:** DOVER DEVELOPMENT CORPORATION
Address: 4921 HOMBERG DR STE B2 KNOXVILLE 37919
Telephone: 865-924-0791 E-mail address: rickerdoverdevelopment.net

3. **LOCATION OF PROPERTY:**
Address: 101 E. FIFTH AVE; 37917 Tax ID/Lot/Parcel No: 094DH-005

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

- Level I** Routine repair; replacement of deteriorated materials in-kind; removal of artificial siding; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure or a late addition; renewal of COA
- Level II** Major replacement of materials or architectural elements; construction of an 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.)

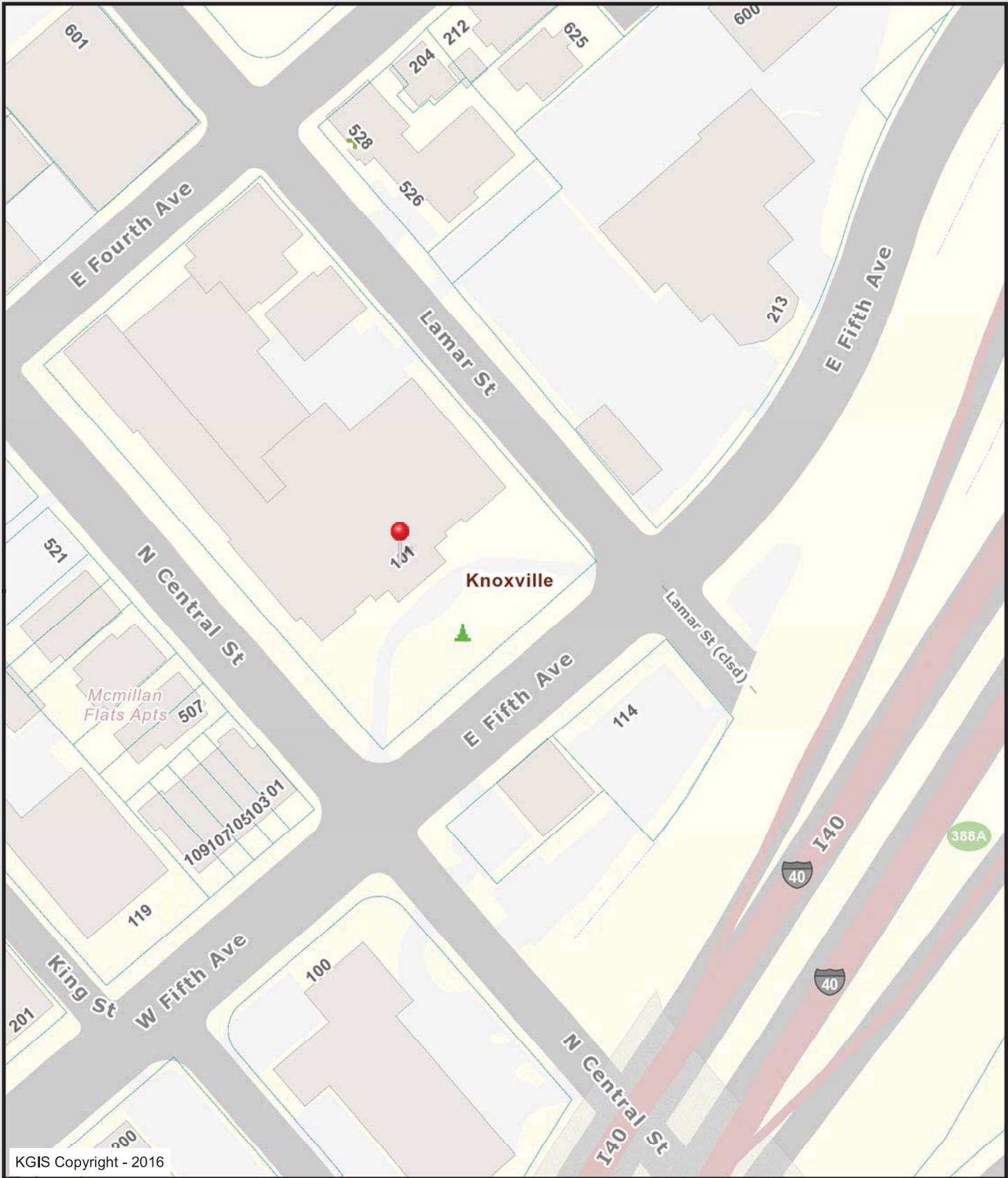
REPAIR OR REPLACE EXISTING WINDOWS
REPOINT MASONRY AS NEEDED
REPAINT PAINTED EXTERIOR TRIM, REPAIR AS NEEDED

6. **SIGNATURE OF APPLICANT:**  Date: 4-15-16

Incomplete applications cannot be accepted.

Mail 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; or E-mail to Kaye.Graybeal@knoxmpc.org
Phone: (865) 215-3795

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

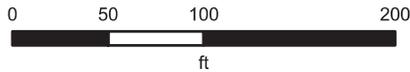


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101 E. Fifth Avenue
 Knoxville High School

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Knoxville - Knox County - KUB Geographic Information System



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Dover Development Corp.

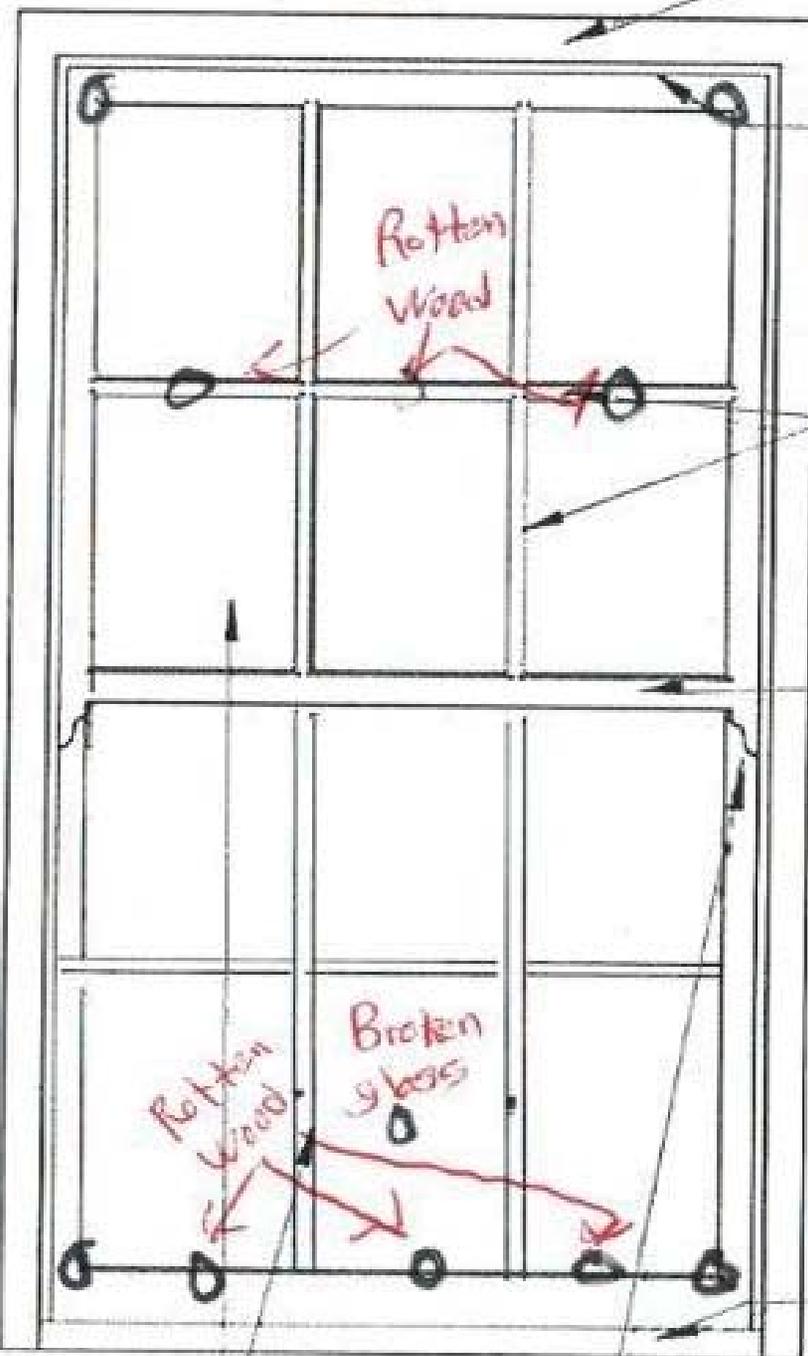
4921 Homberg Drive, Suite B2

Knoxville, TN 37919

Doverdevelopment.net

The “old” Knox High School project has 412 double-hung wood windows with most being 6/6 style with roped weighted assist and the bulk of them being 50” x 108”. There has been extensive damage created by lack of maintenance, inappropriate repair techniques and encapsulation. The weights are missing in various stops along with weight pockets filled with insulation of mixed variety. On 73% or 301 units, the tendons and tongues have deteriorated 3 to 5 inches vertical and or horizontally requiring rail replacement rather than repair. Many top or bottom sashes are missing throughout or have been altered to accept window air conditioning units. Although the window sills are intact, they exhibit ¼” to ½”-wide cracks. The brick molding is in various stages of deterioration with most damage corresponding to sash damage at lower or meeting stop corners where moisture and organic debris have accumulated. The muntins, in general, have lost their distinctive profile through natural decay, scraping for previous paint jobs or over-glazing of replacement glass. We have surveyed, individually, each unit and have included with corresponding location in accompanying notebook. The replacement windows would be aluminum-clad units approved by National Park Service.

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Frame mold
(general shape and dimension)

blind stop
(dimension)

sash top rail
(height and putty bevel)

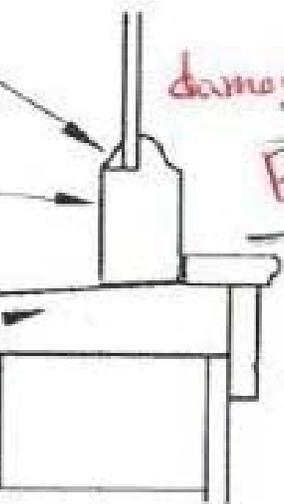
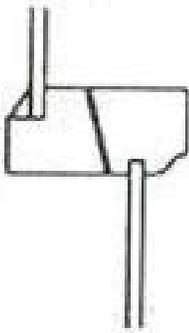
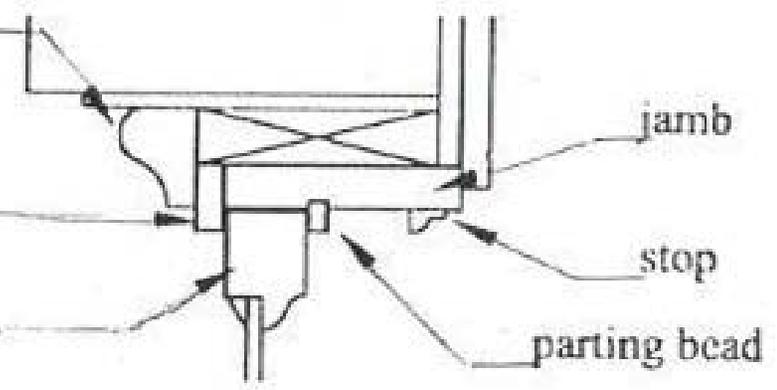
muntin
(shape, width, and depth of exterior)

meeting rail
(height)

putty bevel
(depth: dimension from the sash face to the glass surface)

sash bottom rail
(height)

sill
(height and slope)



- 1- REPLACE
- 2- CUTOUT/REPAIR
- 3- EPOXY REPAIR
- 4- SCRAPE/SAND/MINOR REPAIR
- 5- SCRAPE
- 6- MISSING

WINDOW SIZE -

WINDOW # -

damaged counter weights

Broken glass

Rotten wood

sash...

lug

Front facade looking northwest



Front facade looking northeast



Lamar Street facade looking northwest (missing sashes on bottom level)



Lamar Street facade looking southeast



Courtyard facade looking southeast



Courtyard facade looking northwest



E. Fourth Avenue facade looking southeast (missing/covered windows)



One-story connector on SW side - later windows



Northwest facade of building along N. Central Street where most damage has occurred



Missing sashes and muntins on N. Central Street upper level



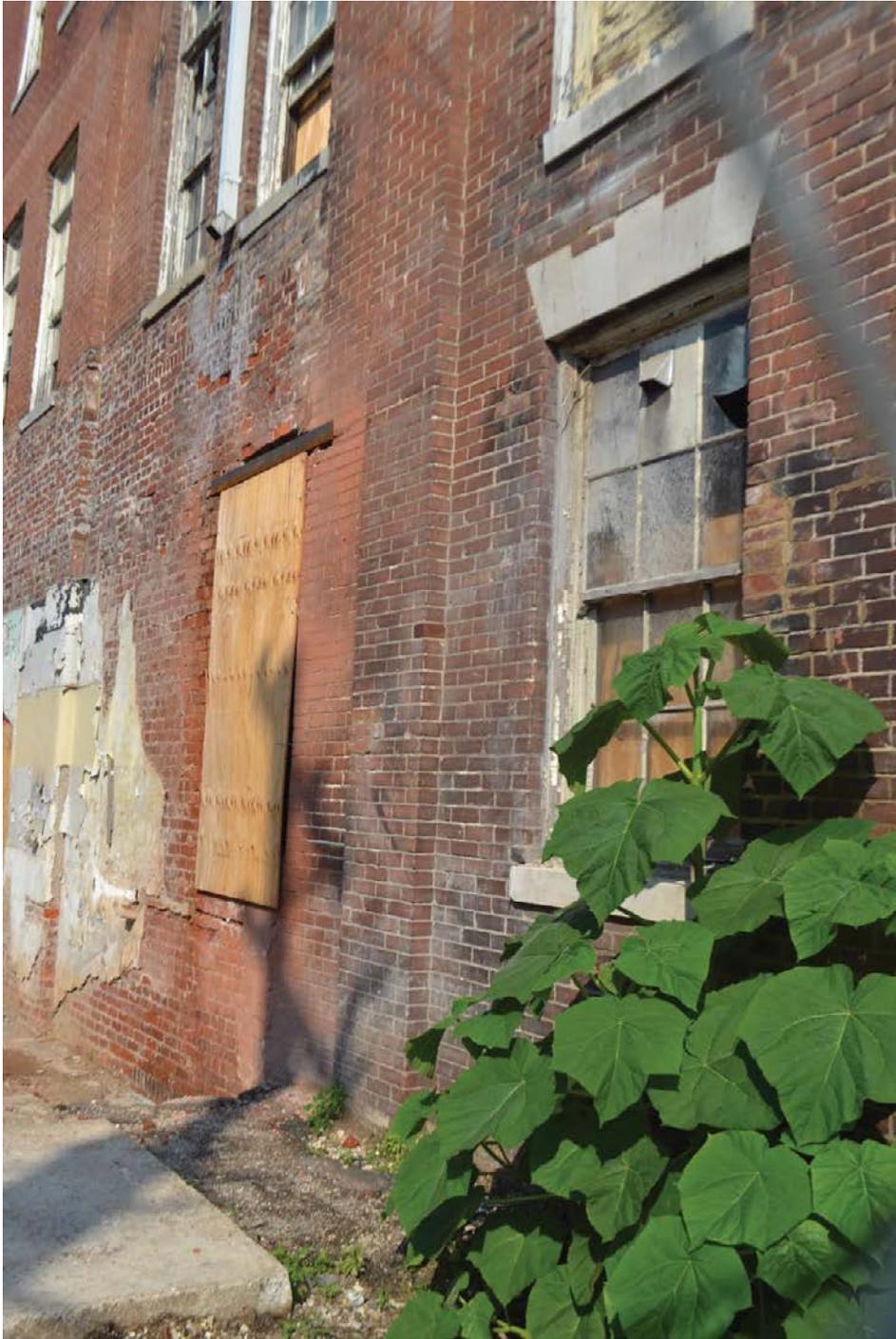
Missing sashes and muntins on N. Central Street upper level



Missing sashes and muntins on N. Central Street upper level



Missing windows in courtyard



Bottom window sash missing



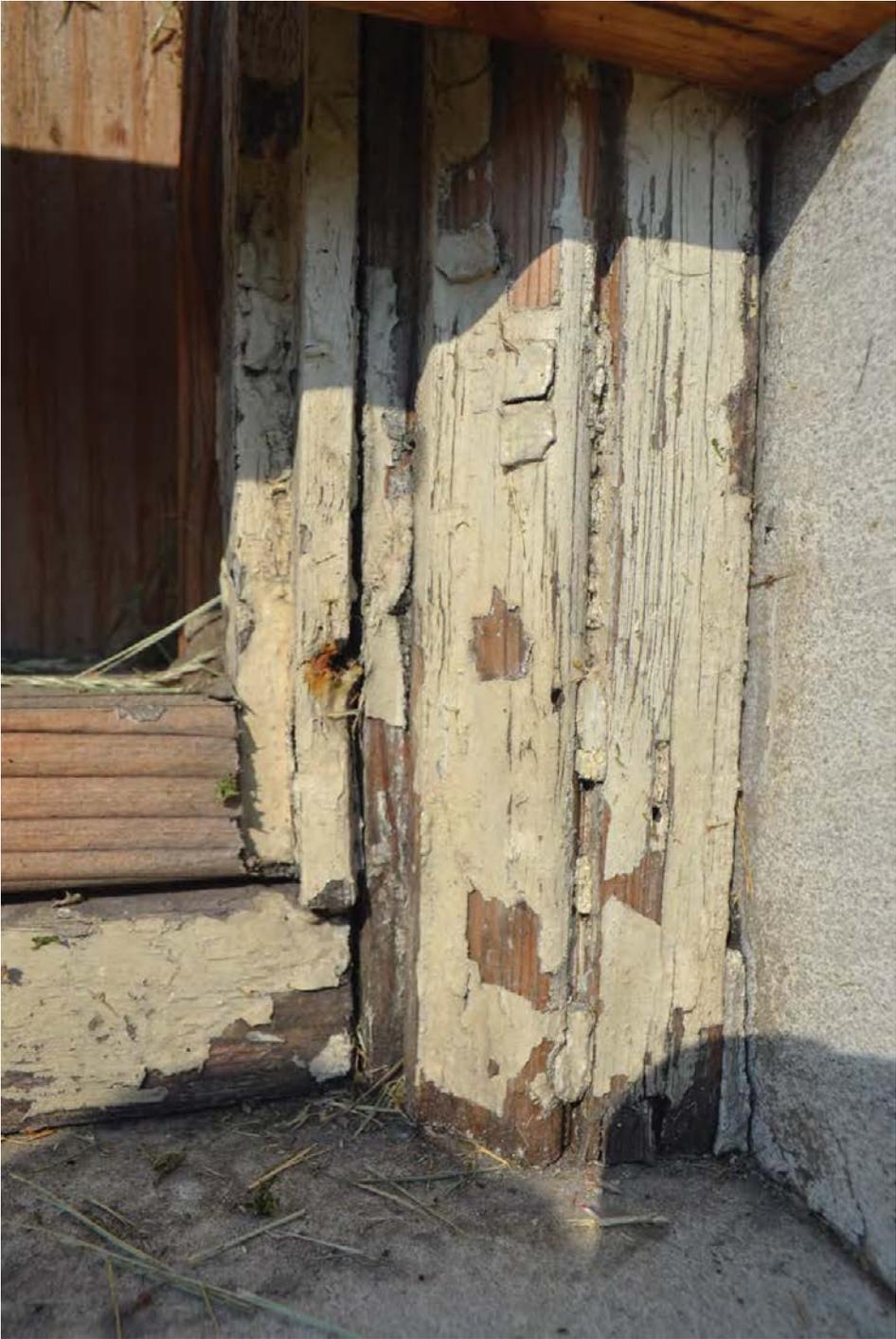
Deteriorated sash and sill



Rot at bottom of frame



Rot at bottom of frame



Rot on SW side window frame



Rot on SW side window frame



Deteriorated muntin



DESIGNATION REPORT
KNOXVILLE HIGH SCHOOL - 101 EAST FIFTH AVENUE

Knoxville High School is eligible for designation under H-1 Historic Overlay zoning for the following reasons:

1. It represents the work of a notable architectural group in Knoxville, Baumann and Baumann;
2. Its history symbolizes the growth of the education system in Knoxville;
3. It symbolizes the progression of Knoxville's physical growth and development, and the importance of Knoxville's schools in the social evolution of the community; and
4. Its architecture is one of the best examples of the Neoclassical style in public buildings in the city and county.

History

Knoxville High School was built in 1909-1910, with additions made in 1914 and 1920. It is Neoclassical with a Beaux Arts influence. The imposing building was designed by Albert Baumann, Sr., who founded the architectural firm of Baumann and Baumann with his brother Joseph in 1891. The firm is known for its use of red brick trimmed with limestone, and Knoxville High School is a noteworthy example of that use of materials. Albert Baumann was trained in his brother Joseph's office, where he was a full partner by 1887. He practiced independently from 1913 to 1921, and probably designed the additions to the building during that time.

Knoxville High School was known as the outstanding improvement to the Knoxville School System in the early 1900's. Knoxville's first citywide school, it served an initial enrollment of 646. It had a curriculum that included sewing, cooking, manual training and business classes in addition to academic classes. It included grades eight through eleven. It was Knoxville's only high school for many years. The additions made in 1914 and 1920 more than doubled its size and by 1923, its enrollment was 2,030 students. Many of its facilities were also used by the community at large, with its auditorium serving as a community theater and other school spaces being used as community spaces.

One visible reminder of the community spirit served by Knoxville High School is the location of the "Doughboy Statue" on its front lawn. The statue was erected by the 117th Infantry, 59th Brigade, 30th Division, 3rd Tennessee Infantry in memory of the Knox County soldiers who had died during World War I. It was dedicated in 1921 at ceremonies conducted by General Walter D. Tyson.

When Knoxville High School was built a trolley system served the area, and had since the 1890s. At the intersection of Emory Place and Broadway Avenue, the trolley stop provided students with easy access to the building. Emory Place was also the location of a market and several industries, while residential apartments and homes were provided in the surrounding area.

The trolley system was disbanded in 1947, at the same time that Knoxville's population was growing so large a single high school was inadequate to serve it. By 1950, new high

schools were built in the outlying sections of Knoxville. The centrally located school was closed at the end of the 1950-51 school year, when it became administrative offices for the Knoxville Board of Education. It remains in that capacity for the Knox County school system today, as well as housing adult education classes. A c.1960 fire damaged the 1920 addition, with only the space where a fire station is now located surviving intact. The remainder of the building was not harmed however, and retains its original exterior and interior detailing.

Architecture

Knoxville High School is Neoclassical in design, with a Beaux Arts influence. The south (primary) façade of the building is a two story, three bay brick building with marble quoins and a raised basement and a flat roof. Square and ocular attic vent windows also boast marble surrounds. There is a projecting metal cornice above the second story with plain square brackets and pressed metal cornice with egg and dart molding and a motif of raised circles with interior crosses. This repeat motif of circles and crosses is often found in the work of the Baumann firm. An extended central bay with two story pedimented portico emphasizes this primary elevation. The pediment is ornamented with an ocular attic window, four round Bedford limestone columns on large rectangular Bedford limestone plinths with recessed panels that are bordered with egg and dart molding. Doric capitals enhance the columns. There are also engaged square Bedford limestone pilasters on plinths with Doric capitals. A pierced stone balustrade and marble steps with extended marble abutments flanking the steps support four globe cast iron light fixtures. A metal ceiling and a floor of green and white on terra cotta encaustic tile with a Greek fret border emphasize the Neoclassical design of the building. There is a deeply recessed front entry with double doors under an entablature with Greek fret and egg and dart design metal cornice.

On the west elevation is an entablature and a boom town parapet roof. A gabled portico with engaged brick pilasters with Doric capitals and paired Bedford limestone columns with Doric capitals mark the entry, with is recessed with a metal paneled ceiling and triangular patterned sidelights. A similar entry can be found on the east elevation.

Six over six double hung windows are present throughout the building. The foundation is square cut marble, regularly coursed. A limestone belt course is also located on the building facades. The plan is irregular. The north elevation houses the entrance to the fire station.

Design Guidelines

The Secretary of Interior's *Standards for Rehabilitating Historic Buildings* will act as the guidelines for issuing Certificates of Appropriateness for any exterior changes contemplated for the house. The Standards are noted below.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.