



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

PROPERTY ADDRESS: 953 E Moody Ave

FILE NO.: 2-H-19-HZ

DISTRICT: South Knoxville High School Historic Landmark

MEETING DATE: 2/21/2019

APPLICANT: Rick Dover Senior Living, LLC (Owner/Developer)

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

PROPERTY DESCRIPTION: Neoclassical (1935-36)

One-story red brick building with a raised basement. Constructed in a U-shaped plan, the building faces east with the formal entry centered on the east elevation of the building, at the base of the U-shape. The central entry is marked by an entablature with a full cornice return, with three doors flanked by engaged brick pilasters with Doric cast stone capitals resting on cast stone plinths. The entry doors throughout the structure are half view doors topped by transoms. Twelve -over-twelve double-hung wood windows with brick sills are found throughout the remainder of the building. The building is topped by a shingled roof, hipped at each end of the wings that form the U-shape. Dentil molding appears at the cornice line.

The northernmost leg of the U-shape on the east elevation is marked by three windows that are twelve-over-twelve, divided by engaged brick pilasters with stone capitals in a Doric design and by squared plinths that rest on a stone beltcourse. The southern leg is also divided by identical brick pilasters, but has brick panels without the windows that mark the rest of the building.

Centered on the south elevation is an unroofed concrete stoop that leads to a single entry door, recessed, and topped by a small light transom. On the north elevation is a similar centered entry, reached by a single flight of stairs from the sloping ground level terrain. There is also a single door entry at ground level on the north elevation, accompanied by smaller eight over eight double hung windows that lead into the basement of the primary building.

► **DESCRIPTION OF WORK:**

All original windows which are wooden 12/12 double-hung will be replaced with 12/12 metal-clad windows with 12/12 simulated-divided-light (SDL) to match style and size of original. The gym clerestory and rear addition windows are not SDL and have no muntins. The original frieze band will be restored.

A replacement building for the collapsed 2-story noncontributing addition will be constructed upon the former footprint on the west (rear) side of the existing building. The new building will also be 2-story and have a generally flat roof (surface not visible). The exterior will be finished in brick and smooth-faced fiber cement board siding. The windows will be metal-clad 1/1 double-hung windows of the same size as the originals on the historic building.

A covered entry is proposed for the Tipton Avenue (south) side. The entry structure will be of metal contemporary design. The lawn and the medians of the school will all be re-landscaped with shrubs and trees.

► **APPLICABLE DESIGN GUIDELINES:**

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal



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alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment 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.

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.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.

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.

10. Wherever possible, new additions or alterations to a structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

COMMENTS:

STAFF FINDINGS:

1. The building is an individually designated Historic Landmark property (H-1 zoning overlay) designated in 2011.
2. The façade is proposed to be restored to its original appearance using in-kind materials.



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3. The original 12/12 wooden double-hung windows are too deteriorated to be restored, and will be replaced with metal-clad to match except that the muntins will be in the form of simulated divided lights. As a precedent for this type of structure, the HZC approved metal-clad windows to replace the wooden windows at Knoxville High School in May 2016. The original windows have no distinguishing decorative features to be reproduced except for the 12/12-light configuration.

4. The rear addition dating to sometime in the 1940s was not architecturally significant, and the replacement building will be in the same location, constructed to the same height and size. The brick and fiber cement board sheathing will distinguish the new building from the historic main building.

5. The new metal entry canopy on the west side will not be attached to the building, so may be easily removed. The contemporary design will distinguish it as a new structure and will not compete with the historic façade.

6. The proposed landscaping retains the original grassy front lawn of the school.

► **STAFF RECOMMENDATION:**

Staff recommends approval.

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

Please print all information:

1. **APPLICANT NAME:** SOUTH SENIOR LIVING LLC
Address: 953 E. MOODY AVE - PROJECT ADDRESS
Telephone: 865.924.0791 E-mail address: vicko@doverdevelopment.net
Relationship to Owner: OWNER

2. **OWNER NAME:** SOUTH SENIOR LIVING LLC
Address: 4921 HOMBERG DR, B2 KNOXVILLE 37919
Telephone: 865.924.0791 E-mail address: vicko@doverdevelopment.net

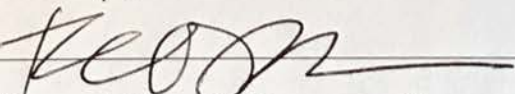
3. **LOCATION OF PROPERTY:**
Address: 953 E. MOODY AVE Tax ID/Lot/Parcel No: 109GB01505

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.)

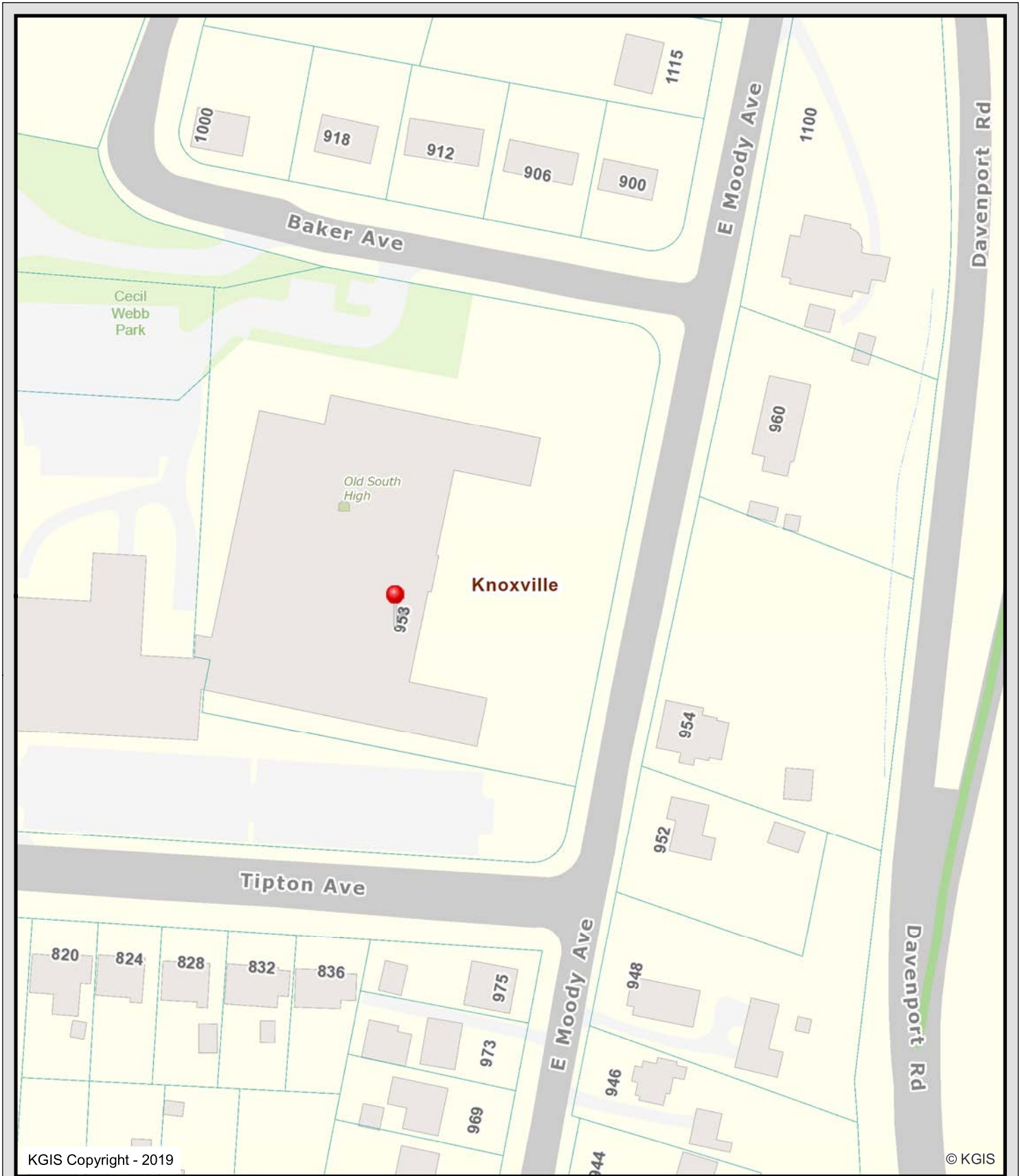
PRESERVATION AND TOTAL RENOVATION OF SOUTH HIGH SCHOOL (1932). NEW WINDOWS, ROOF AND REBUILD OF A COLLAPSED TWO STORY SECTION IN THE BACK (EAST) ELEVATION. THE MISSION IS TO CREATE A 62 UNIT ASSISTED LIVING FACILITY.

6. **SIGNATURE OF APPLICANT:**  Date: FEB 2, 2019

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

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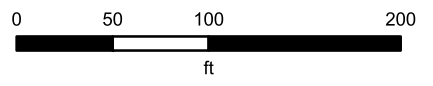
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953 S. Moody Avenue
 South Knoxville High School

Knoxville - Knox County - KUB Geographic Information System



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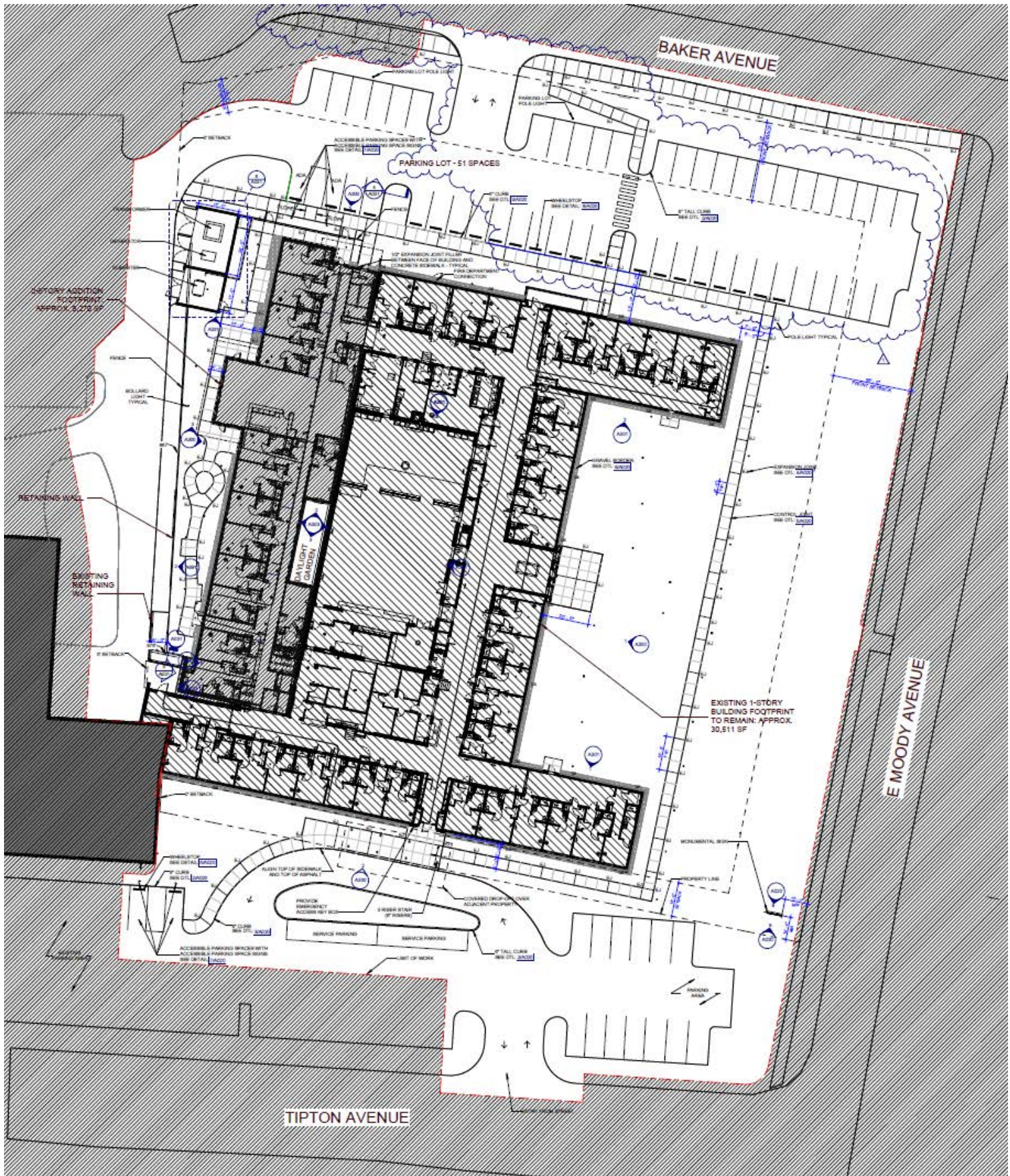
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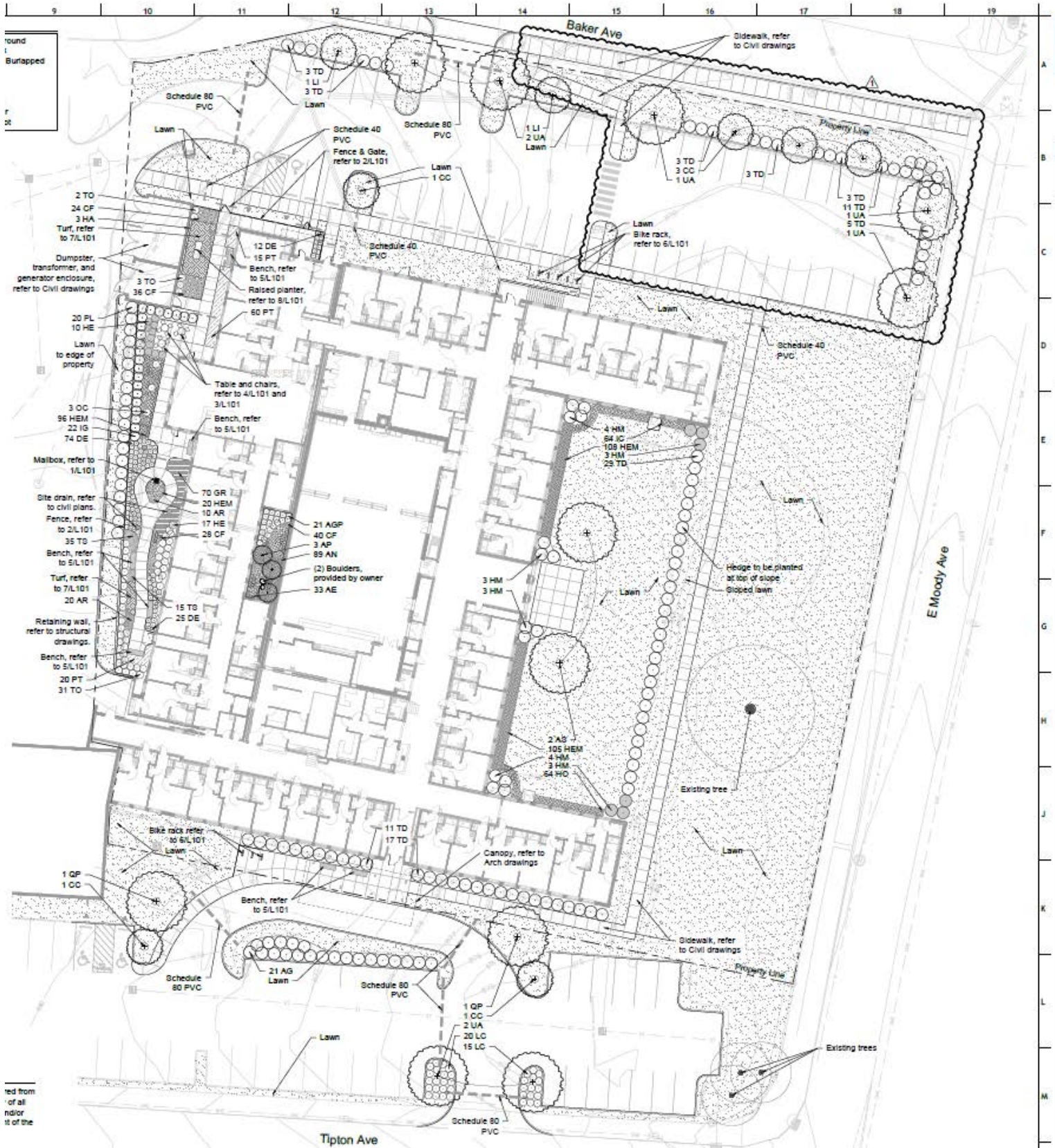
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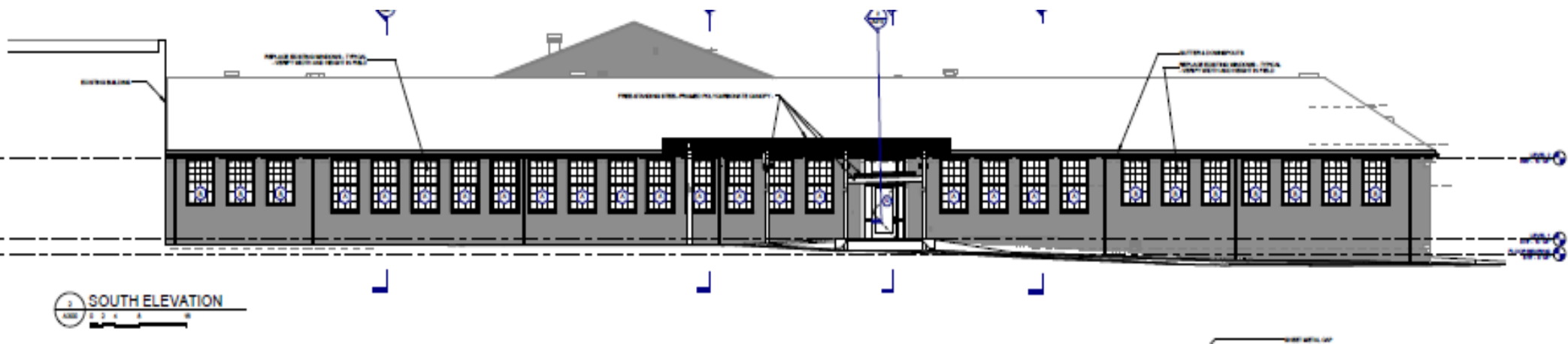
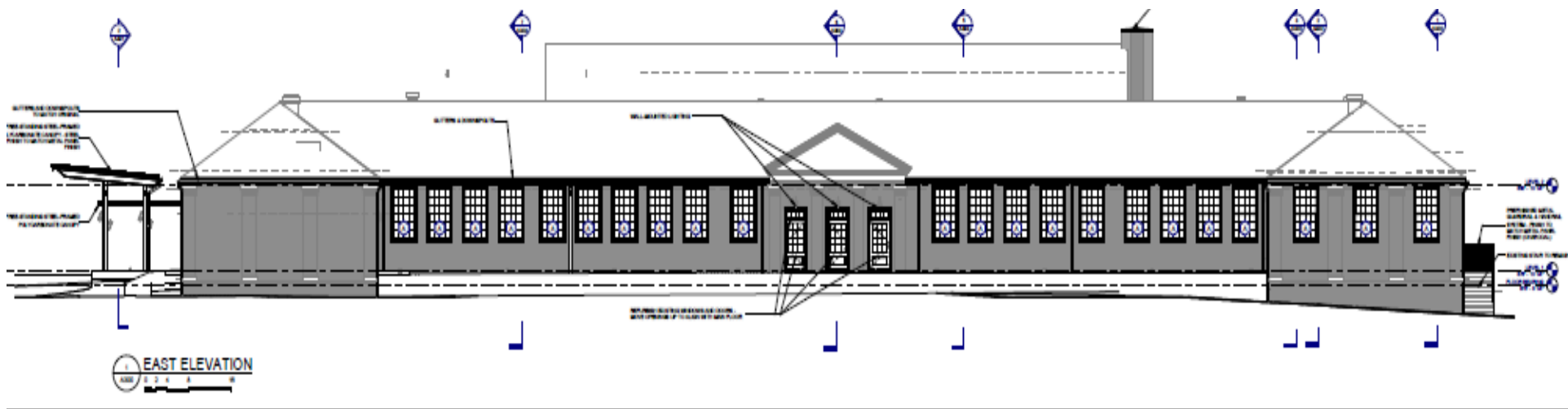


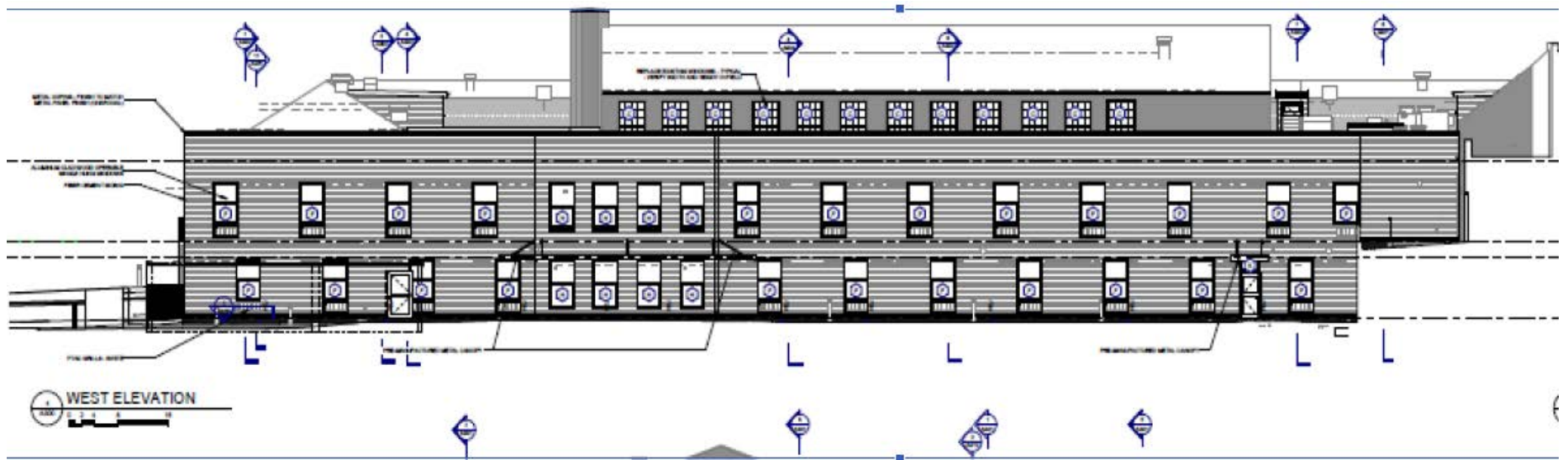
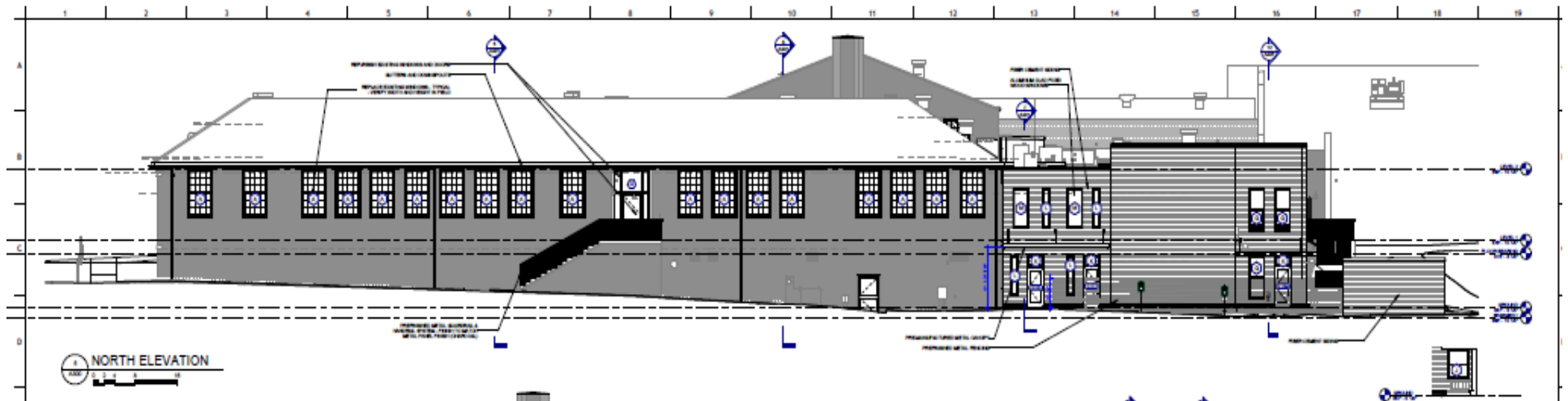


SOUTH HIGH SCHOOL H-1 SITE PLAN
953 S. Moody Avenue
2/21/2019



SOUTH HIGH SCHOOL H-1 LANDSCAPING PLAN
953 S. Moody Avenue
2/21/2019





South High- demolished rear addition





KNOXVILLE HISTORIC ZONING COMMISSION
DESIGNATION REPORT
SOUTH HIGH SCHOOL – 953 E. MOODY AVE. – CLT #
April 29, 2011

Statement of Significance

South High School was designed by local architect Charles Barber and built in 1935-36. It was known as South Knoxville Junior High School when it opened, in 1937. The red brick building with Neo-classical design elements is typical of Barber's sensitive rendering of the revival-era styles so popular in that time period. He drew from the revival era styles to design both residential and public buildings, and was the primary architect of at least fourteen schools in Knox County prior to 1940.

The building served as a junior high school, and then a senior high school for almost forty years, until its last graduating class in 1976. Following that time, the building was used as storage by the school board, but was declared surplus property in 2004. It was vacant at the time it was declared surplus property, but had been used prior to that as storage by the Knox County School Board.

Preservationists and residents of South Knoxville have made the vacant building the subject of preservation efforts since 2002, and were instrumental in having the building declared surplus in 2004, in hopes that the building could be redeveloped as a community asset. The Knox County Commission auctioned the school to the highest bidder at a June 2008 auction.

South High School is significant for its representation of the Charles Barber's design work, and for its association with the South Knoxville community and the memories it holds for many of its residents.

Architectural Description

South High School is a Neo-classical design, one story red brick building with a raised basement. Constructed in a U-shaped plan, the building faces east with the formal entry centered on the east elevation of the building, at the base of the U-shape. The central entry is marked by an entablature with a full cornice return, with three doors flanked by engaged brick pilasters with Doric cast stone capitals resting on cast stone plinths. The entry doors throughout the structure are half view doors topped by transoms.

Twelve over twelve double hung wood windows with brick sills are found throughout the remainder of the building. The building is topped by a shingled roof, hipped at each end of the wings that form the "legs" of the U-shape. Dentil molding appears at the cornice line.

The northernmost leg of the U-shape on the east elevation is marked by three windows that are twelve over twelve, divided by engaged brick pilasters with stone capitals in a Doric design and by squared plinths that rest on a stone beltcourse. The southern leg is also divided by identical brick pilasters, but has brick panels without the windows that mark the rest of the building.

Centered on the south elevation is an unroofed concrete stoop that leads to a single entry door, recessed, and topped by a small light transom. On the north elevation is a similar centered entry, reached by a single flight of stairs from the sloping ground level terrain. There is also a single door entry at ground level on the north elevation, accompanied by smaller eight over eight double hung windows that lead into the basement of the primary building.

A one story brick addition at the rear (west elevation) of the building originally housed a workshop; although the roof has collapsed on this addition, the walls and window openings are still intact.

On the rear of the building, visible primarily from the south elevation, is a two story building constructed approximately 40 years old. Although this building is joined to the original, historic building, it is minimally joined through a single hall; severing the historic building from the newer building to the west would render the original building plan intact. The present owner, who acquired the building at auction in 2008, has replaced a portion of the deteriorated roof on the primary part of the structure. The rear portion of the structure remains unroofed and unprotected.

Design Guidelines

Guidelines for alteration to the exterior of South High School shall be the Secretary of Interior's *Standards for Rehabilitating Historic Buildings* summarized 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 environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
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 of 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.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.