



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

PROPERTY ADDRESS: 101 E Fifth Rd 37902

FILE NO.: 2-I-19-HZ

DISTRICT: Knoxville High School Historic Landmark

MEETING DATE: 2/21/2019

APPLICANT: Rick Dover Dover Development Corporation (owner)

LEVEL OF WORK: Level II. Construction of parking lot

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:**

Removal of existing circle driveway and any remaining walkways in the front yard of the building. Construct 26-car black asphalt-paved parking lot with white pavement markings. Construct concrete pad at base of steps. The front yard will be graded flat and the existing pine tree and crab-apple tree will be removed. There will be a curb-cut to access the parking lot from the side street of Lamar Avenue. The front edge of the parking lot will be setback 30 feet from the back edge of the public sidewalk. The area between the edge of the sidewalk and the edge of the parking lot will be grass. The doughboy statue and the surrounding 10 stone obelisks are proposed to be left intact, although the rear two of the obelisks are proposed to be moved forward 5 to 6 feet closer to the statue to accommodate parking spaces. Install concrete rolled curb and gutter at perimeter of the parking lot. Flowering trees such as dogwoods are proposed to be interspersed with hardwoods such as maples at intervals of 15-20 feet around the perimeter of the yard along the sidewalk. No shrubs are proposed.

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings

The Secretary of Interiors Standards for Rehabilitating Historic Buildings were adopted as design guidelines for the Historic Zoning Overlay for the Knoxville High School Building landmark. Standards #1 and #2 are those that refer to review of the context of the building.

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

Standard #2: The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed.



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DISTRICT: Knoxville High School Historic Landmark

COMMENTS:

The installation of a 26-car parking lot in front of the school has been approved by the City of Knoxville Public Services and Development Services Department. The HZC is to review the aesthetic design of the parking lot and site treatment.

STAFF FINDINGS:

1. The Secretary of Interiors Standards adopted as design guidelines with the H-1 zoning overlay for the property authorize the HZC to review changes to the site of a designated property.
2. The driveway and the Doughboy statue as a central focal point in front of the building are important features of the historic site.
3. The original paving material of the driveway is unknown, although early photos show a pavement that is lighter in color than the street.
4. The current existing curbing along the driveway is square-edged in profile.
5. Although the paved driveway will be reconfigured into a parking lot, the doughboy statue and surrounding 10 obelisks will remain as a focal point. Two of the obelisks will be relocated to accommodate parking spaces.
6. No shrubs are proposed in or around the parking lot, but flowering trees such as dogwoods will be interspersed with hardwoods such as maples at intervals of 15 to 20 feet around the perimeter of the front property along the sidewalk.

► STAFF RECOMMENDATION:

In order to mitigate the modern, suburban appearance of the parking lot, the loss of green lawn, and the curved driveway staff recommends the following:

- 1) square-edged curbing with an aggregated or tinted concrete to reduce the contrast of the white curbing against the black asphalt given that historic granite curbing is not available;
- 2) pavement markings that are brick-red in color (as shown in staff report and to be tested and finalized on site) to reduce the contrast of the markings against the black pavement;
- 3) shrubs installed around the perimeter of the parking lot to somewhat screen the view of the cars; and
- 4) the proposed trees are to be shown on the final approved site plan.

Certificate (File) No: _____

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

Please print all information:

1. APPLICANT NAME: DOVER DEVELOPMENT CORPORATION
Address: 4921 HOMBERG DR BZ KNOXVILLE TN 37919
Telephone: 865-924-0791 E-mail address: rick@doverdevelopment.net
Relationship to Owner: SAME

2. OWNER NAME: ABOVE
Address: _____
Telephone: _____ E-mail address: _____

3. LOCATION OF PROPERTY:
Address: 101 E. FIFTH AVE Tax ID/Lot/Parcel No: 094DH005

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.)

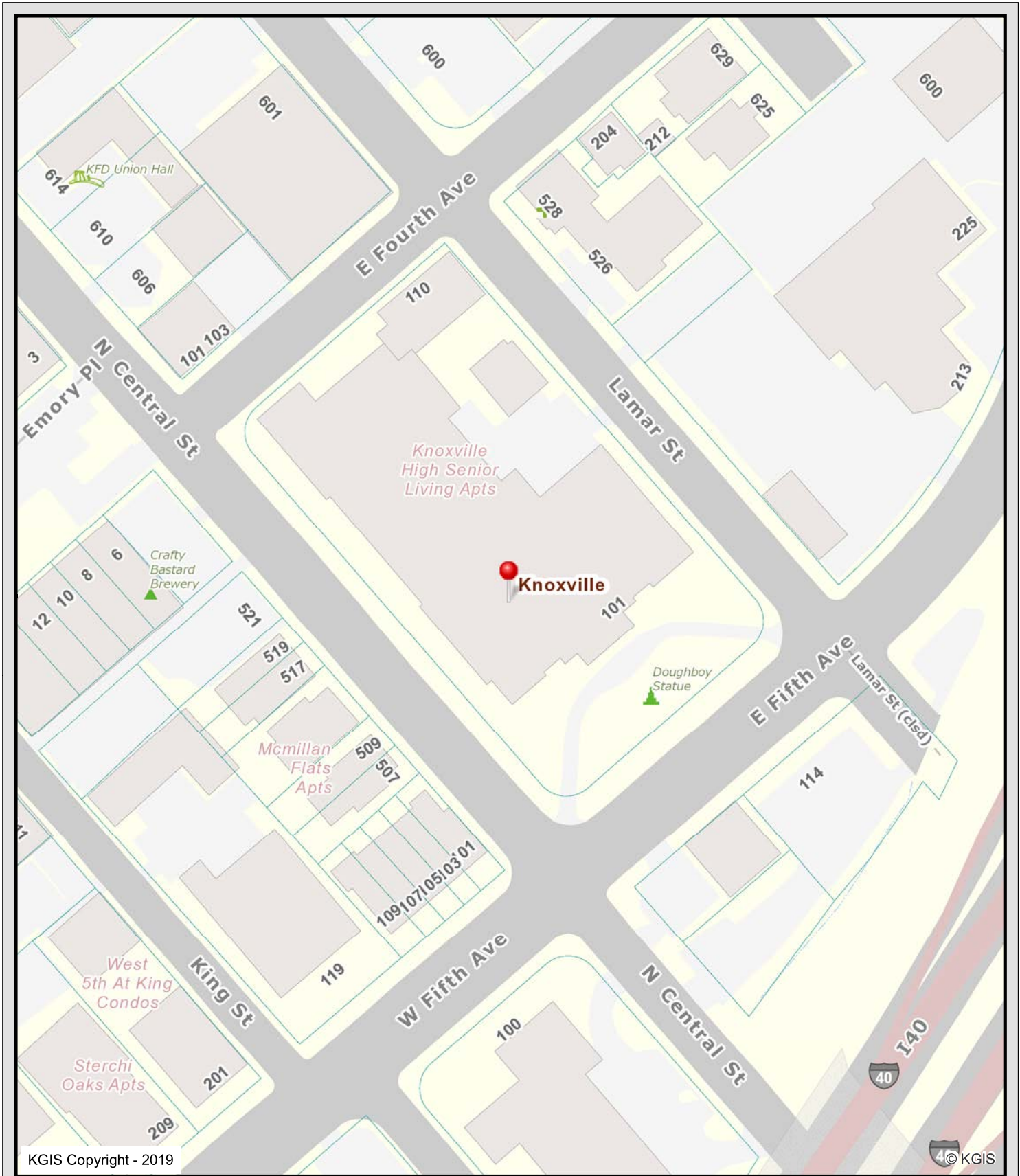
REMOVAL OF EXISTING ASPHALT DRIVEWAY IN FRONT (WHICH IS NOW UNUSEABLE), AND REPLACEMENT WITH A LARGER ASPHALT (WITH CONCRETE CURB) PARKING AREA FOR 26 CARS. PLANS ARE ATTACHED. MATERIALS PROPOSED ARE TO BE THE SAME AS THE ORIGINAL.

6. SIGNATURE OF APPLICANT: Rick Dover Date: _____

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 Kave.Graybeal@knoxmpc.org
Phone: (865) 215-3795

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Date Acted On			



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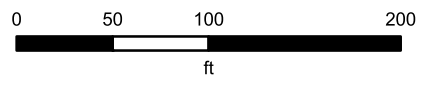


101 E. Fifth Avenue
 Knoxville High School H-1 Overlay
 Senior Living Apartments

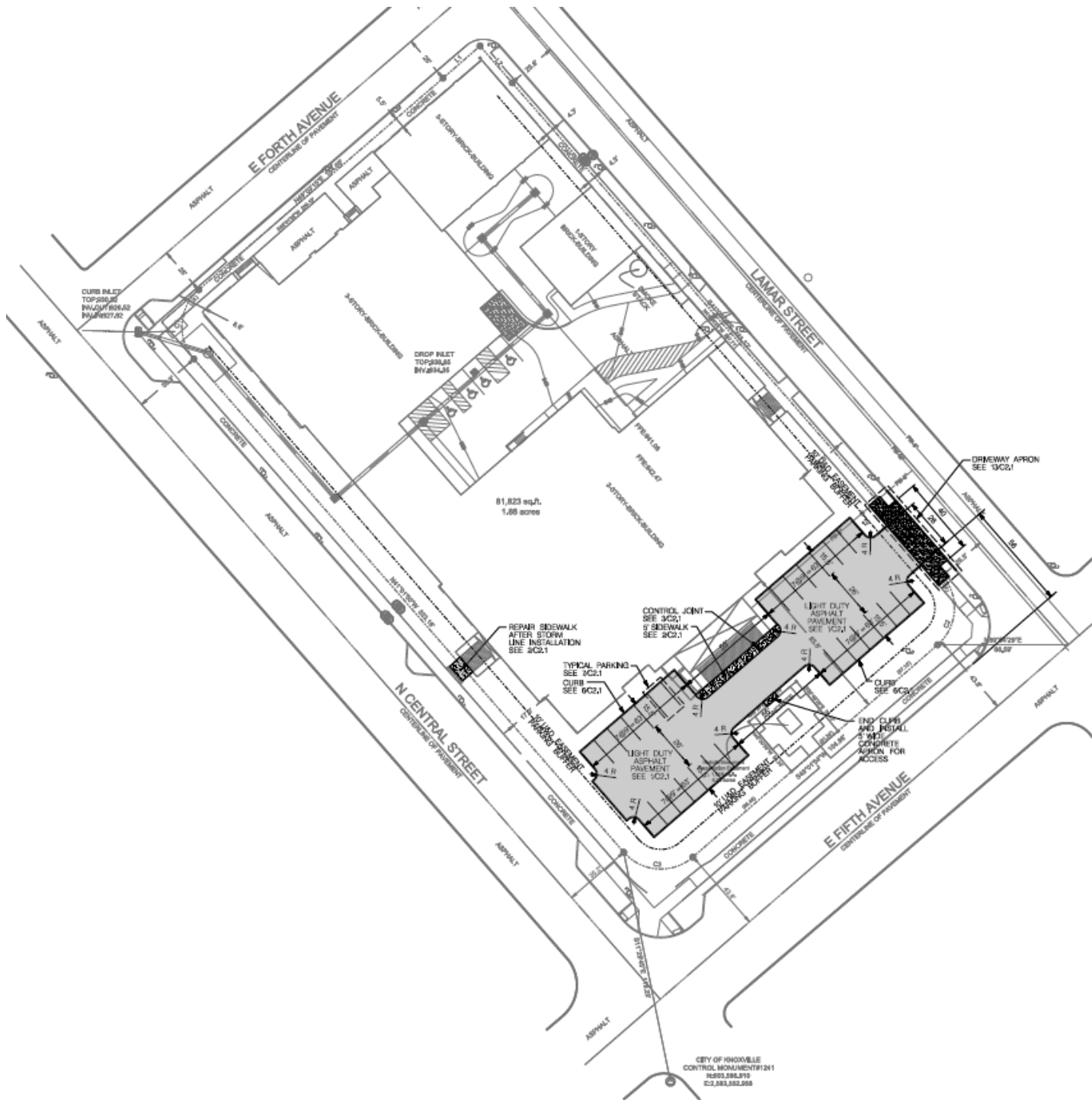
Knoxville - Knox County - KUB Geographic Information System



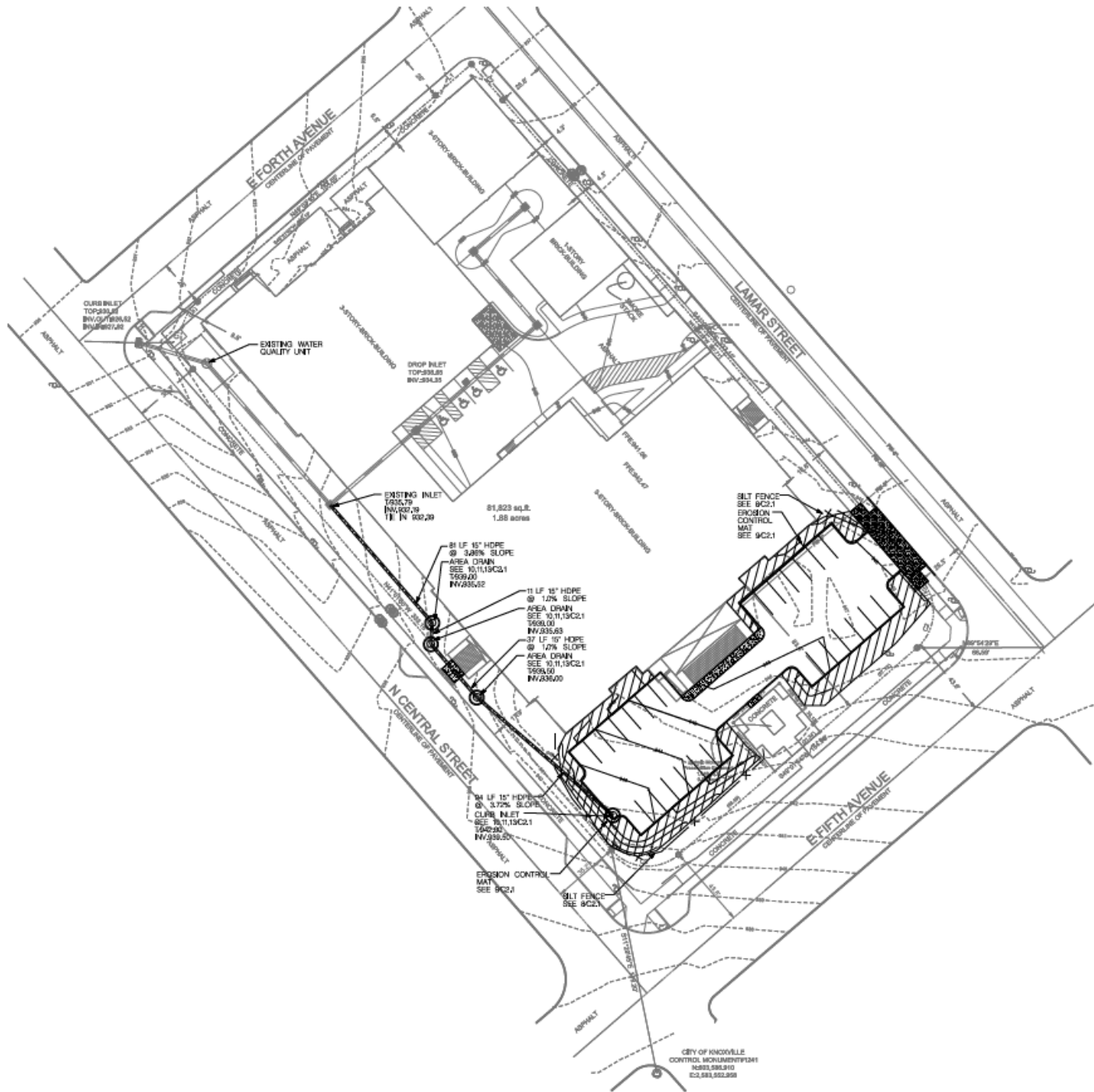
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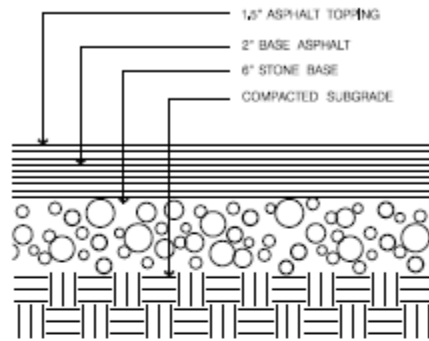
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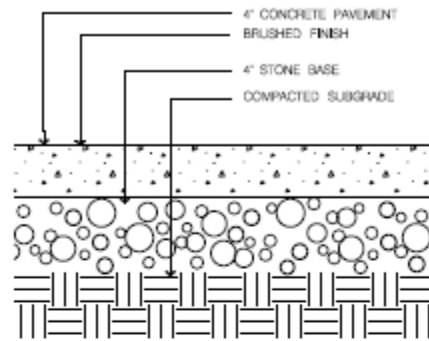
CITY OF KNOXVILLE
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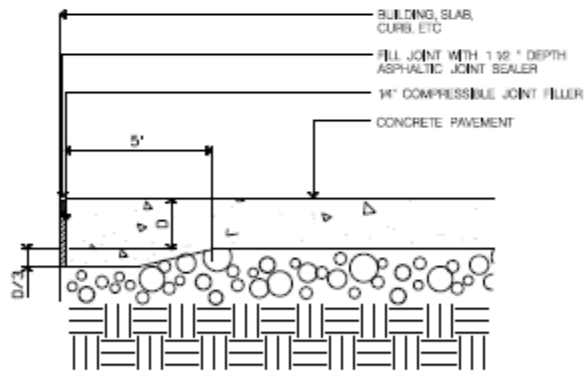
KNOXVILLE HIGH GRADING PLAN



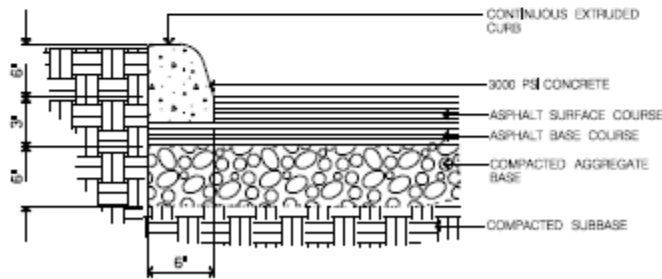
1 LIGHT DUTY PAVING SECTION
C2.1 NOT TO SCALE



2 TYPICAL SIDEWALK SECTION
C2.1 NOT TO SCALE



5 THICKENED EDGE DETAIL
C2.1 NOT TO SCALE



6 TYPICAL CURB
C2.1 NOT TO SCALE

KNOXVILLE HIGH PARKING DETAILS



Examples of brick-colored pavement markings – recommended by staff

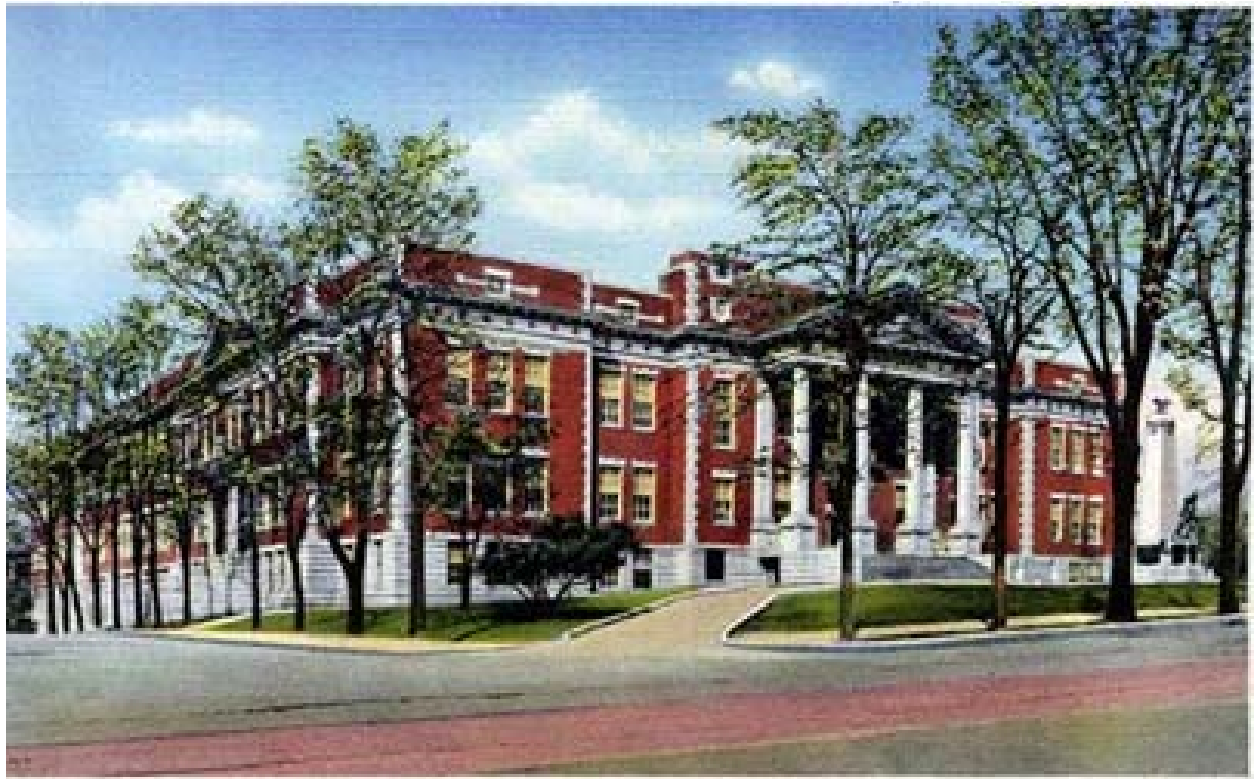


The High School, Knoxville, Tenn.

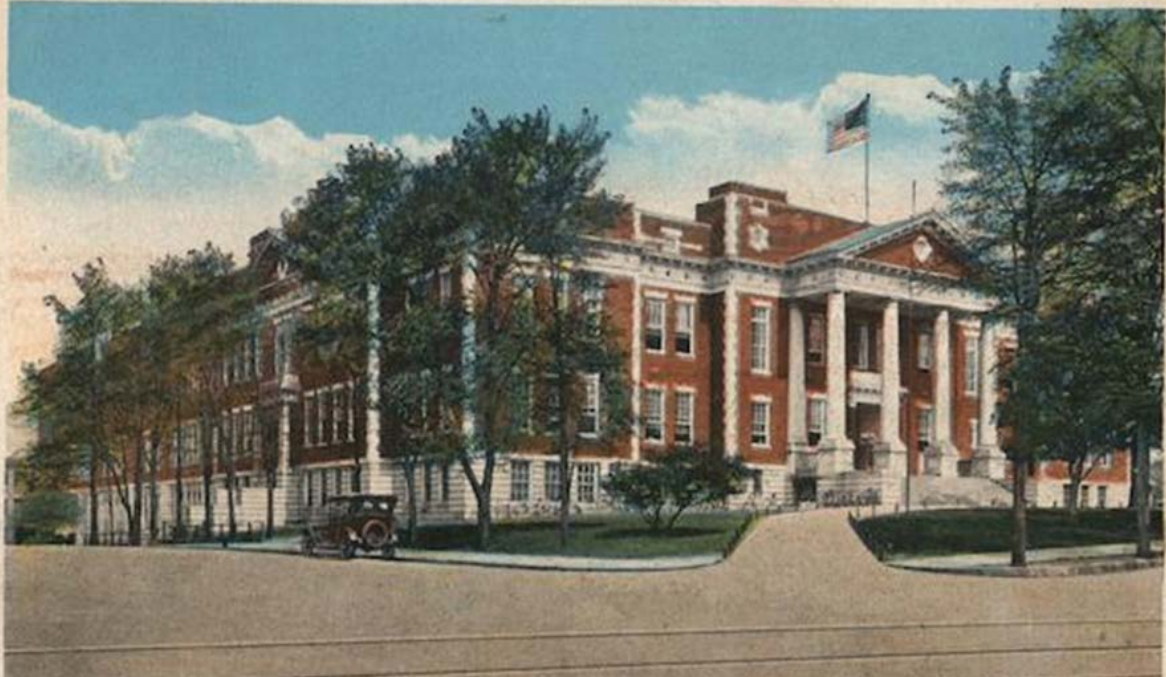


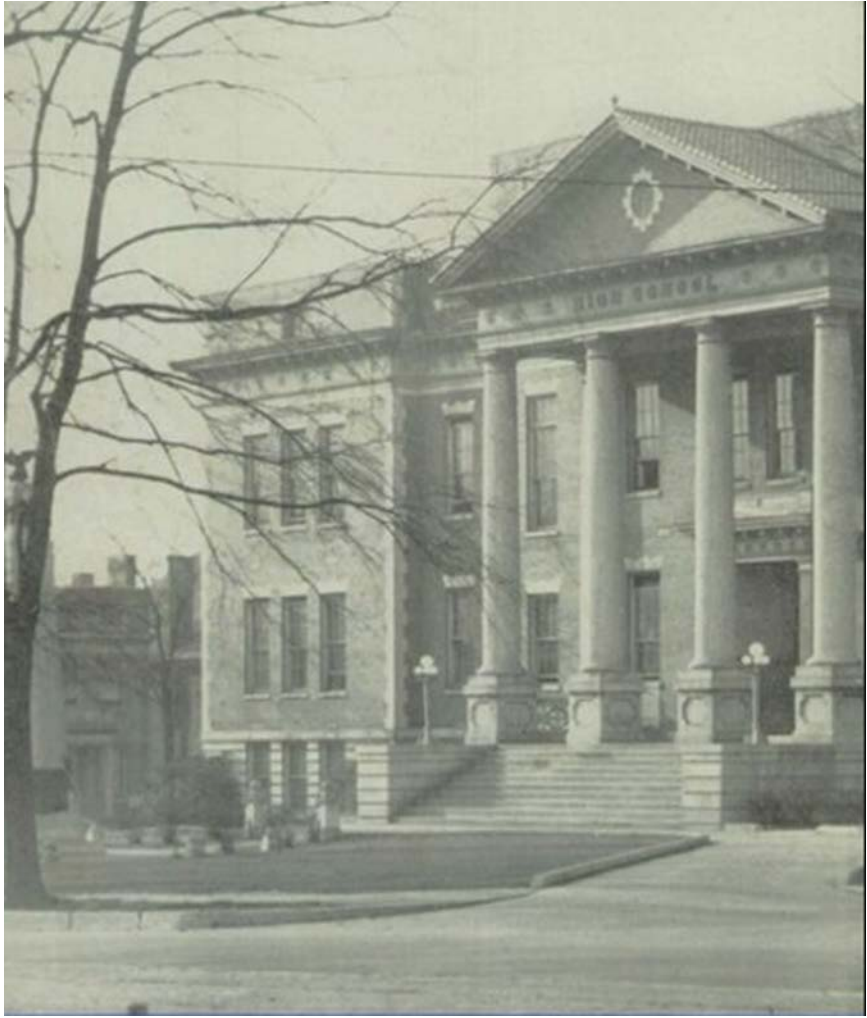
KNOXVILLE HIGH SCHOOL, KNOXVILLE, TENN.





KNOXVILLE HIGH SCHOOL, KNOXVILLE, TENN.







2016 photo showing white concrete drive and square curbing



Photo showing obelisks surrounding the doughboy statue, to be retained





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.