

▶ **FILE #:** 6-E-06-RZ

**AGENDA ITEM #:** 67

**AGENDA DATE:** 6/8/2006

▶ **APPLICANT:** **DANNY E. AND MARTHA OWEN FT. SANDERS INN**

**OWNER(S):** DANNY E. AND MARTHA OWEN

**TAX ID NUMBER:** 94 M H 018

**JURISDICTION:** City Council District 1

▶ **LOCATION:** **Southwest corner White at Thirteenth**

▶ **APPX. SIZE OF TRACT:** **10500 sq. ft..**

**SECTOR PLAN:** Central City

**GROWTH POLICY PLAN:** Urban Growth Area

**ACCESSIBILITY:** Access is via White Avenue and Thirteenth Street, both local streets with 40 foot right of way.

**UTILITIES:** Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** **O-2 (Civic and Institutional)/NC-1 (Neighborhood Conservation Overlay)**

▶ **ZONING REQUESTED:** **O-2 (Civic and Institutional)/H-1 (Historic Overlay) and Design Guidelines**

▶ **EXISTING LAND USE:** **Single family residence**

▶ **PROPOSED USE:** **Bed and breakfast**

**EXTENSION OF ZONE:** No

**HISTORY OF ZONING:**

**SURROUNDING LAND USE AND ZONING:** North: Apartment buildings; O-2 (Civic and Institutional)

South: Parking, vacant land; O-2 (Civic and Institutional)

East: Classroom building, University of Tennessee; O-2 (Civic and Institutional)

West: Single family house converted to apartments; O-2 (Civic and Institutional)/NC-1(Neighborhood Conservation Overlay)

**NEIGHBORHOOD CONTEXT:** The Cooper D. Schmitt House sits on a block of White that was initially developed as single family housing, then to student housing, and now serves as single family housing. It is ringed by University of Tennessee buildings, apartments buildings constructed about 40 years ago, and other homes converted to student housing.

**STAFF RECOMMENDATION:**

▶ **APPROVE O-2 (Civic and Institutional)/ H-1 (Historic Overlay) and Design Guidelines.**

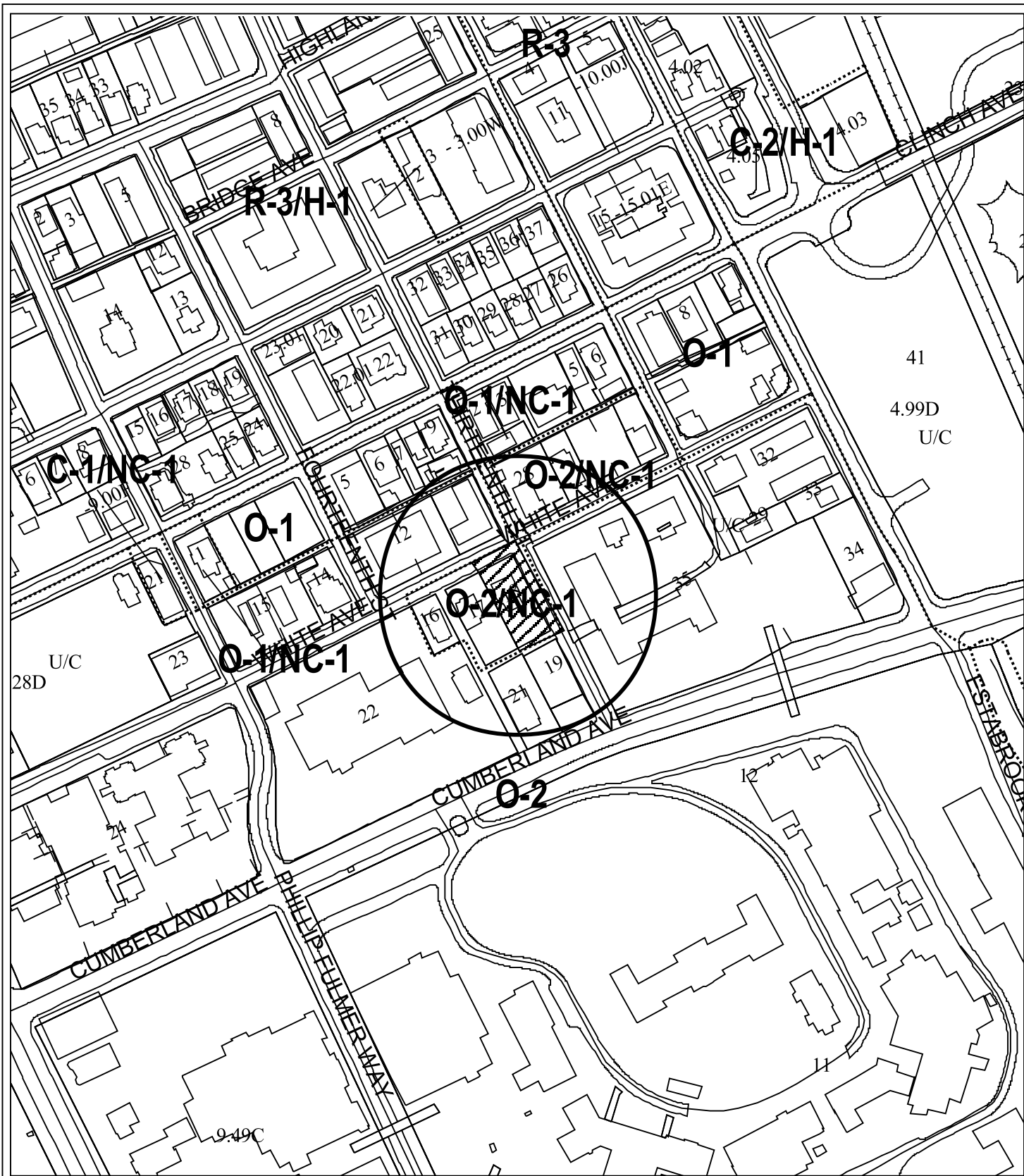
The Cooper Schmitt House is a significant building by reason of its architectural design, its association with the Baumann and Baumann architectural firm and the example of adapting a house to the increasing student population at the University of Tennessee. It is an excellent candidate for H-1 designation. It possesses significant architectural design, as a result of the work by Baumann and Baumann. Many of its original detail remain intact. It is well suited to be a Bed and Breakfast Inn. That use will not be intrusive to the other uses that surround it, which are fairly intense, university-

related uses.

**COMMENTS:**

The adaptation of the Cooper Schmitt House to a Bed and Breakfast requires designation as an H-1 Historic Overlay property. The designation was reviewed by the Knoxville Historic Zoning Commission, which approved both the designation and the use of Secretary of Interior's Standards as the design guidelines. The building is listed as contributing in the Ft. Sanders National Register Historic District.

If approved, this item will be forwarded to Knoxville City Council for action on 7/5/2006 and 8/1/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**6-E-06-RZ  
REZONING**

Petitioner: Danny E. and Martha Owen  
Ft. Sanders Inn

Map No: 94

Jurisdiction: City



From: O-2 (Civic and Institutional)/NC-1 (Neighborhood Conservation Overlay)  
To: O-2 (Civic and Institutional)/H-1 (Historic Overlay) and  
Design Guidelines

Original Print Date: 05/24/06 Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

DESIGNATION REPORT  
H-1 HISTORIC OVERLAY  
Cooper D. SCHMITT RESIDENCE, 1302 WHITE  
May 9, 2006

Statement of Significance

The Schmitt House is noteworthy for its association with the original owner, C. D. Schmitt, who played a prominent role in the University of Tennessee in the early 20<sup>th</sup> century. It is also significant for its association with the architectural firm of Baumann and Baumann, formed by architects Joseph F. Baumann and his brother Albert B. Baumann. They were one of the most important architectural firms of the late 19<sup>th</sup> century in Tennessee, and the Baumann and Baumann firm existed from 1891 to 1913.

The Cooper D. Schmitt house was designed by Baumann and Baumann and built in 1894. Cooper Schmitt and his family moved into the house in 1895 and lived there until Schmitt's death in 1910.

Schmitt was a professor of mathematics, and became Dean of the University of Tennessee in 1907. The location, approximately 500 feet north of Ayers Hall on the original campus of the University of Tennessee, was a convenient residence in the attractive and desirable Ft. Sanders neighborhood.

The firm of Baumann and Baumann built many historical structures in Knoxville. The firm is noted for its residential emphasis on the Queen Anne style, of which 1302 White is an excellent example. The architectural design of this house reflects several representative features of the times of upper-middle class American in the late Victorian era.

Architectural Description

The Schmitt House is an excellent example of Queen Anne style architecture. The building is two and one-half stories tall, atop a raised brick basement, with wood weatherboard on the first floor and wood shingles on the second. The asphalt shingle covered roof is a hipped roof with lower cross gables; the large gables are emphasized by the use of imbricated shingles, with a recessed balcony appearing on the front gable under a curvilinear opening supported by tapered round wood columns and a turned wood balustrade. On the east elevation, the imbricated shingles covering the gable are interrupted by a curvilinear overhand that tops a casement window. Windows throughout the house are one over one double hung wood sash. A window hood distinguishes the front (north) façade window which is topped by an overhanging second story and adjoined by the front and side wrap around porch with a shallow pitch and a gable at the entry. Above the porch on the north elevation is an eight sided bay window. A second eight sided bay window appears on the east (side) elevation ground floor and is topped by a squared second story. Beneath the bay on the east elevation garage doors provide access

to basement parking, probably an early modification to the house's architecture. The front porch is highlighted by a turned balustrade with shingled square corner bases supporting tripled, slender tapering porch columns with Tuscan capitols. A flat roof tops an addition that appears at the back of the east elevation.

### Design Guidelines

The Secretary of Interior's *Standards for Rehabilitating Historic Buildings* shall govern the issuance of Certificates of Appropriateness for alterations to the exterior of 1302 White. The *Standards* are listed below.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will 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.