United States Department of the Interior  
National Park Service  

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

<table>
<thead>
<tr>
<th>Historic name</th>
<th>Emory Place Historic District (Boundary Increase &amp; Additional Documentation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other names/site number</td>
<td>St. John’s Lutheran Church</td>
</tr>
<tr>
<td>Name of related multiple property listing</td>
<td>Historic and Architectural Resources in Knoxville and Knox County, Tennessee (Remove “N/A” if property is part of a multiple property listing and add name)</td>
</tr>
</tbody>
</table>

2. Location

<table>
<thead>
<tr>
<th>Street &amp; Number:</th>
<th>Portions of N. Broadway, N. Central St., Emory Place, E. Fourth Ave., Lamar St., E. Fifth Ave., W. Fifth Ave., King St., and N. Gay St.</th>
</tr>
</thead>
<tbody>
<tr>
<td>City or town:</td>
<td>Knoxville</td>
</tr>
<tr>
<td>State:</td>
<td>Tennessee</td>
</tr>
<tr>
<td>County:</td>
<td>Knox</td>
</tr>
<tr>
<td>Vicinity:</td>
<td>N/A</td>
</tr>
<tr>
<td>Zip:</td>
<td>37917</td>
</tr>
</tbody>
</table>

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this _X_ nomination _X_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

- [ ] national  
- [X] statewide  
- [X] local  

Applicable National Register Criteria:  

- [X] A  
- [B] C  
- [D] D

<table>
<thead>
<tr>
<th>Signature of certifying official/Title:</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deputy State Historic Preservation Officer, Tennessee Historical Commission</td>
<td></td>
</tr>
</tbody>
</table>

In my opinion, the property _X_ meets ___ does not meet the National Register criteria.

<table>
<thead>
<tr>
<th>Signature of Commenting Official:</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>State or Federal agency/bureau or Tribal Government</td>
<td></td>
</tr>
</tbody>
</table>

Title:  
State of Federal agency/bureau or Tribal Government
Emory Place Historic District (Boundary Increase & Additional Documentation)  
Knox, Tennessee  
Name of Property  
County and State  

4. National Park Service Certification

I hereby certify that this property is:

__ entered in the National Register
__ determined eligible for the National Register
__ determined not eligible for the National Register
__ removed from the National Register
__ other (explain: ) ____________________________

____________________________________________________________
____________________________________________________________
Signature of the Keeper  
Date of Action  

5. Classification

Ownership of Property  
(Check as many boxes as apply.)

<table>
<thead>
<tr>
<th>Ownership of Property</th>
<th>Category of Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private</td>
<td>Building(s)</td>
</tr>
<tr>
<td>Public – Local</td>
<td>District</td>
</tr>
<tr>
<td>Public – State</td>
<td>Site</td>
</tr>
<tr>
<td>Public – Federal</td>
<td>Structure</td>
</tr>
<tr>
<td></td>
<td>Object</td>
</tr>
</tbody>
</table>

Number of Resources within Property

<table>
<thead>
<tr>
<th>Original District (Updated Totals per Additional Documentation)</th>
<th>Boundary Increase Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributing</td>
<td>Non-Contributing</td>
</tr>
<tr>
<td>24</td>
<td>2</td>
</tr>
<tr>
<td>0</td>
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<td>1</td>
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</tr>
<tr>
<td>25</td>
<td>2</td>
</tr>
</tbody>
</table>

Number of contributing resources in Boundary Increase Area previously listed in the National Register  

0
Emory Place Historic District (Boundary Increase & Additional Documentation) Knox, Tennessee

Name of Property County and State

6. Function or Use

<table>
<thead>
<tr>
<th>Historic Functions</th>
<th>Current Functions</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOMESTIC: single dwelling</td>
<td>DOMESTIC: single dwelling</td>
</tr>
<tr>
<td>DOMESTIC: multiple dwelling</td>
<td>DOMESTIC: multiple dwelling</td>
</tr>
<tr>
<td>EDUCATION: school</td>
<td>DOMESTIC: multiple dwelling</td>
</tr>
<tr>
<td>RELIGIOUS: religious facility</td>
<td>RELIGIOUS: religious facility</td>
</tr>
<tr>
<td>GOVERNMENT: fire station</td>
<td>DOMESTIC: multiple dwelling</td>
</tr>
<tr>
<td>COMMERCE/TRADE: specialty store</td>
<td>COMMERCE/TRADE: business &amp; specialty store</td>
</tr>
<tr>
<td>COMMERCE/TRADE: department store</td>
<td>COMMERCE/TRADE: business &amp; specialty store</td>
</tr>
</tbody>
</table>

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE VICTORIAN: Victorian, Richardsonian Romanesque
LATE 19TH AND 20TH CENTURY REVIVALS: Beaux Arts, Colonial Revival, Late Gothic Revival, Neoclassical
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENT: Commercial Style

Materials: (enter categories from instructions.)
Principal exterior materials of the property: BRICK; CAST STONE; CONCRETE

Narrative Description

The Emory Place Historic District was originally listed in the National Register of Historic Places on November 10, 1994 as part of the Historic and Architectural Resources in Knoxville and Knox County, Tennessee Multiple Property Submission (MPS). The district is located in Knoxville, Tennessee (pop. 186,173 in 2019). Adjacent to the north is the Fourth and Gill Historic District (NR Listed 4/29/1945) and to the west is Old Gray Cemetery (NR Listed 12/4/1996). Further to the northwest is the Old North Knoxville Historic District (NR Listed 5/14/1992) and the Happy Holler Historic District (NR Listed 4/23/2014) while the southern Terminal and Warehouse Historic District (NR Listed 11/18/1985, Boundary Increase 3/10/2004) is to the south on the other side of Interstate 40.

This Additional Documentation adds more information to correct deficiencies in the original 1994 nomination and expands the boundaries to include associated resources that were originally excluded for unknown reasons. The original inventory descriptions were veritable with some buildings only mentioned but not described. The nomination identified twenty-three buildings and one object as contributing for a total of twenty and identified two buildings as non-contributing. The individually listed St. John’s Lutheran Church (NR 4/4/1985, Inventoried Resource # 1) is one of two churches located in the historic district. The
Emory Place Historic District (Boundary Increase & Additional Documentation)  Knox, Tennessee
Name of Property County and State

Original nomination did not mention the St. John’s Lutheran Church Addition that was built in 1968 and is attached at the southeast corner of the original church building. Similarly, the free-standing Knoxville High School Heating Plant was within the original boundaries, located on the Knoxville High School campus, but was not mentioned in the original nomination. This Additional Documentation corrects these omissions.

The Additional Documentation also corrects errors related to how resources were inventoried and counted. Located within the original district is the First Christian Church on W. Fifth Avenue. The sanctuary was built in 1914 with additions of an educational and office wing that were built in 1929. The original nomination incorrectly separated the three sections and assigned them each with a resource number (originally #22, #23, and #24). The original nomination also did not correctly count rowhouses, such as the rowhouse at 507 and 509 N. Central. The original nomination considered this one building (originally #2), though it should have been considered two buildings. These errors have been corrected and are reflected in updated resource counts and inventory numbers.

This updated nomination also includes a Boundary Increase to add adjacent commercial buildings that were originally excluded for unknown reasons. The original nomination listed twenty-six buildings, of which only two were non-contributing, and one contributing object for a total of twenty-seven resources. The corrected count for the original listing area is twenty-six Buildings and one object. The boundary increase area includes twenty-two buildings, fifteen of which are contributing and seven are non-contributing. The new total of resources therefore is

The inventory of buildings within the Emory Place Historic District features a variety of styles and forms that dominated architectural trends from the mid-nineteenth century to mid-twentieth century. These include one and two-part block commercial styles, residential styles, religious styles and educational styles in various expressions from vernacular to high style. Buildings range in height from one-story to five stories. All buildings are of frame and brick construction with brick veneer exteriors. Residential styles are dominated by Colonial Revival and Richardsonian Romanesque style rowhouses, as well as Neoclassical apartment buildings. Religious styles focus on Gothic Revival and Neoclassical. Knoxville High School is a fine example of a Neoclassical educational building with Beaux Arts influences.

The Emory Place Historic District is comprised of approximately 18 acres and begins at the intersection of N. Broadway and N. Central Street and extends south along N. Broadway to Emory Place. The boundary extends slightly to the west onto N. Gay Street and then to the northeast along W. Fifth Avenue, crossing over onto E. Fifth Avenue before turning northwest onto Lamar Street and then southwest onto E. Fourth Avenue. The boundary then continues northwest along N. Central Street until you return to the intersection of N. Central Street and N. Broadway.

Integrity Statement

The Emory Place Historic District continues to possess a high level of integrity in design, setting, materials and association. The majority of resources date to the period of significance and retain their historic structure, form and style. The historic setting conveys the unique character of a mixed use commercial and residential district that developed during the period of significance from 1890 to 1970. Little has changed to the materials and design elements of the buildings since originally listed in the National Register.
Individual Property Descriptions

The inventory of resources is organized by street and numerically by address. Buildings identified in the original 1994 nomination are renumbered. Entries list the address, date of construction and the previous inventory number. Buildings and objects within the Emory Place Historic District that contribute to the character of the district are designated as “Contributing” and those that do not contribute to the character of the district are designated as “Noncontributing.” Buildings and objects identified as contributing retain their historic integrity and those identified as non-contributing fall outside the period of significance or reflect exterior modifications that compromise the historic integrity of the resource.

Broadway, North

01. 544 N. Broadway, St. John’s Lutheran Church, 1913, Contributing
Designed by Knoxville architect, R.F. Graf and constructed in 1913 in the late Gothic Revival style using random-coursed Indiana sandstone. The façade is three bays wide with corner towers. The northwest bell tower, the larger of the two, is the focal point of the façade. The tower is three stories tall and features distinctive decorative elements at each level. The base has a covered, compound-arched portico which is accessible from both Emory Place and N. Broadway. From each side, eight steps of Tennessee marble lead to a tiled porch. A recessed entry door faces N. Broadway. Two small windows with pointed arches and surrounding architraves define the center section of the tower. A row of crenelles separates this section from the one above. In the upper tower, two lancet windows with a pronounced elongated shape are decorated with inflected tracery arches. Above the tower’s cornice, a balustrade of quatrefoil tracery connects the four spires. The tapering pinnacles are embellished with crockets and finials. The tower at the northeast corner is two stories tall. The upper section features a divided lancet window and the lower section features a recessed doorway with six Tennessee marble steps that lead to the entrance which is surrounded by a molded stone archivolt above which are two rows of crenelles. The tower windows have pointed arches. At the top of the tower is a balustrade with quatrefoil stone tracery and the corner buttresses are capped with gabled pinnacles extending just above the balustrade. A large stained glass window of several sections dominates the façade. Stone tracery separates the sections. A horizontal course of solid stone spandrel panels divides upper and lower portions of the window and designates the position of the interior balcony. Each spandrel panel is embellished with a decorative stone ogee in relief. A molded architrave surrounds the entire window which unifies the various elements. At the peak of the gable is a Celtic stone cross. The steeply-pitched red tile roof has a central gable which runs north to south, changing to a hip construction at the south end. A stone chimney projects from the roof’s southeast edge. To the east of the central gable, a mansard roof features a second chimney. Stone foundation. Rectangular plan. A 1968 two-story concrete block addition is attached to the southeast corner of the original church building. The building has a stucco finish and a low-flat roofline that does not compete visually with the original church. (Listed Individually 04/04/1985) (1994 NR #1).

02. 600 N. Broadway, ca. 1930, Noncontributing
Altered one-story commercial vernacular building with brick veneer wall covering built of concrete and brick construction. The façade features an altered storefront. The north section features an original garage door opening with a replacement garage door. The south section features an original storefront opening and window sills with a replacement storefront. The storefront features two light
plate glass windows on each side of a central entry door with five light fixed transom windows above each storefront window. A decorative brick soldier course is located below the roof line. Flat roof with metal coping. Decorative lights above the soldier course. Concrete foundation. Rectangular plan. Due to its altered state, this building is a noncontributing resource to the historic district.

03. 601 N. Broadway, ca. 1926, Noncontributing
Two one-story commercial vernacular building that have been contented within the interior. Brick veneer wall covering and concrete and brick construction. The original storefront on the west elevation has been altered. The façade is divided into two bays with a central one bay two light fixed window with four light fixed transom windows. Each bay is located in their original openings. The central bay has been altered from an entry door to a fixed window. Dentil molding is featured at the roof line. Flat roof. Contemporary decorative lighting and awning run the length of the storefront. Contemporary sign blade is centered within the storefront and above the central bay. The south elevation that faces Tyson Street has been altered and features one contemporary entrance with an applied stucco arched entry surround by a new entry door. Contemporary window opens are featured throughout the south façade. Contemporary lighting and awning run the length of the façade. An additional building that faces east and connects internally is significantly set back from the other building that directly faces Broadway. The façade has been altered and is divided into eight bays with a central two bay entry door. Contemporary awning run the length of the façade. Concrete foundation. Rectangular plan. Due to its altered state, this building is a noncontributing resource to the historic district.

04. 604 N. Broadway, ca. 1925, Contributing
One-story commercial vernacular building with brick veneer wall covering. The façade features a three bay storefront with replacement windows and doors. A recessed panel marks each bay and an entry in the central bay of each bay is separated by pilaster, each of those are topped by cast stone cornices with a cast stone decorative urn. Applied cast stone diamonds mark each pilaster at the top of the window and door line. The central door is flanked by sconces. The storefront windows are black metal replacement but respect the original window openings. Cast concrete water table and window sills set the pattern for the pilasters and for the recessed central entry. The south elevation features a cast concrete water table and window sills with a large plate glass window near the street. There are four-light and six-light evenly spaced windows. The flat roof with cast stone coping has a central triangular pediment above the entry door. Flat roof with terra-cotta coping at the roof line. Concrete foundation. Rectangular plan.

05. 605 N. Broadway, 1926, Contributing
Five-story with basement commercial vernacular building of concrete construction and brick veneer wall covering. The façade is divided into two bays with a central projecting concrete vertical ornamental detail with a decorative cap that delineates the outer edges of each bay. Each bay features a single column of windows that are nine-light metal with a cast stone sill that are flanked by vertical continuance concrete molding. A concrete belt course is featured at the bottom of each window. Each bay has a recessed door opening that is flanked by two plate glass windows. The entry in the northern bay has been replaced by a plate glass window. Three-light transoms are on the third bay with aluminum storefront windows and a replacement aluminum door. The storefront is clad in EIFS
Emory Place Historic District (Boundary Increase & Additional Documentation)  Knox, Tennessee

Name of Property County and State

covering. A signboard is located above the storefront windows. Flat roof with terra cotta coping at the roof line. Concrete foundation. Rectangular plan.

06. 608 N. Broadway, ca. 1920, Contributing
One-story commercial vernacular building with brick veneer wall covering. The façade features recessed brick panels that are marked by a soldier course at the edges and a soldier course above each of the second storefront windows. A two bay replacement storefront and an entry door are located in the northernmost storefront window. A cast stone diamond divides the two bays. Brick vertical panels separate the two bays and are raised above the roof line. Flat roof with cast stone coping at the roof line. Concrete foundation. Rectangular plan.

07. 615 N. Broadway, ca. 1915, Contributing
Three-story commercial vernacular with neoclassical influence building with brick veneer wall covering. The façade features a projecting cornice with medallions. The three bay façade is divided by projecting pilasters. The central bay at the second and third floor feature four windows that are six-over-six double hung wood in their original window openings. The outer bays feature paired eight-over-eight double hung windows in their original window openings. The ground floor features replacement aluminum storefront windows and door in the original openings and feature painted three-light transoms. Flat roof with metal coping at the roof line. Concrete foundation. Rectangular plan.

08. 618 N. Broadway, ca. 1920, Contributing
One-story commercial vernacular building with brick veneer wall covering. The façade features a triangular stepped pediment above the central bay. Rectangular brick panels mark the three-part division of the storefront. Replacement storefront windows are within the original window openings marked by five-light transoms, wood divisions, and cast concrete sills. There is an entry door on each of the outermost bays. The north elevation features an added central garage door flanked by two small windows on each side in their original locations. Flat roof with metal coping at the roof line. Concrete foundation. Rectangular plan.

09. 619 N. Broadway, ca. 1920, Noncontributing
Altered two-story commercial vernacular building with brick veneer wall covering with stucco façade. The façade features a one bay storefront with five one-over-one metal aluminum windows with applied six-over-six lights. The central entry is flanked by a fifteen light part French door on the north side and two one-over-one aluminum windows with applied six-over-six lights on south side. All windows and doors have been altered. Flat roof. Concrete foundation. Rectangular plan. Due to its altered state, this building is a noncontributing resource to the historic district.

10. 621-623-625 N. Broadway, Sanitary Laundry, 1926, Contributing
Central two-story bay commercial vernacular building with flanking one-story bays with brick veneer wall covering. The façade features a two-story pavilion in the center with a central entry replacement aluminum door within the original opening that is flanked by two original window openings that are boarded up. Second story in the central bay features three original arched window openings with cast stone keystones. The window openings have been bricked in and a signboard is featured on the second story arched windows. Central bay flanked by two one-story bays with original central entry
are flanked by original window openings. The south one-story bay still retains most of its original metal louvered windows. The building features cast stone coping and on each side of central pavilion is a carved stepped cast stone cap joining the two one-story wings to the two-story pavilion. Flat roof, central portion features clerestory windows on north and south elevations. Concrete foundation. Irregular plan.

11. 629 N. Broadway, ca. 1925, Noncontributing
Altered two-story commercial vernacular commercial building with brick veneer wall covering. The façade features a two bay storefront with replacement windows. The second story features four replacement ribbon windows comprised of six-light window sashes. Flat roof with projecting cornice. Concrete foundation. Rectangular plan. Due to its altered state, this building is a noncontributing resource to the historic district.

12. 643 N. Broadway, ca. 1910, Contributing
Two-story flatiron commercial vernacular brick building. The south elevation features two brick recessed bays with brick pilasters that mark each bay with corbeling at the top of each bay and at the roof line. The southern bay has five window openings with two paired one-over-one that are segmental arched at the outer edge and a single segmental arch one-over-one central window with cast stone sills at the second story. The northern bay has a paired central one-over-one segmental arched window flanked by two single segmental arch one-over-one central windows with stone sills at second story. All second story windows feature contrasting buff brick arched lintels. Storefront has been replaced but original openings remain. Original recessed corner entry is a double door with a transom above. Southwest façade features one recessed bay with recessed brick pilasters that mark the bay with corbeling at the top of each bay and at the roof line. The bay has six window openings with two paired one-over-one segmental arched windows at the outer edge and a single segmental arch one-over-one central window with cast stone sills at the second story. Second story windows feature contrasting buff brick arched lintels. Flat roof with parapet wall and metal cornice. Brick foundation. Irregular plan.

13. 700 N. Broadway, ca. 1920, Contributing
Two-story commercial vernacular building with brick veneer wall covering. The façade features three bays on different planes that create the irregular shape of the façade. The north and south bays have central paired entry doors with storefront aluminum windows with transoms that respect the original openings. The central bay features a side entry in its original opening and six-part storefront aluminum windows with transoms. Second floor features four replacement windows on the north and south bays and five replacement windows in the central bay. A sign board is above each storefront. Corbeled brick cornice below parapet wall is stepped upwards from north to south. Flat roof. Concrete foundation. Irregular plan.

Central Street, North

14. 507 N. Central Street, McMillan Flats, 1905, Contributing
Colonial Revival brick two-story, row house with contrasting brick beltcourses above and below the first story windows. Projecting metal cornice above second story windows with egg and dart molding above a row of dentil molding. One-over-one double hung windows with limestone sills. Two
flanking one-story, one bay front porches with flat roofs, round wood fluted columns with Doric capitals, fluted pilasters with Corinthian capitals and sawn wood balustrade. Recessed entry door with transoms. Flat roof with limestone coping on parapet. Large louvered wood rectangular attic vents. Brick foundation with lattice covered vents. Irregular plan. (1994 NR #2).

15. 509 N. Central Street, McMillan Flats, 1905, Contributing
Colonial Revival brick two-story, row house with contrasting brick beltcourses above and below the first story windows. Projecting metal cornice above second story windows with egg and dart molding above a row of dentil molding. One-over-one double hung windows with limestone sills. Two flanking one-story, one bay front porches with flat roofs, round wood fluted columns with Doric capitals, fluted pilasters with Corinthian capitals and sawn wood balustrade. Recessed entry door with transoms. Flat roof with limestone coping on parapet. Large louvered wood rectangular attic vents. Brick foundation with lattice covered vents. Irregular plan. (1994 NR #2).

16. 513 N. Central Street, ca. 1890 Contributing
Richardsonian Romanesque style brick two-story two unit row house. Hip roof with gabled front dormer supported by corbelled brick piers extending through roof with recessed paneled pediment surrounded by full cornice returns, dentil molding and fishscale shingle covering on side walls. Segmental arched two-over-two windows with a Queen Anne central window. Palladian type window on north bay and tripled one-over-one double hung windows with transoms on both bays. Recessed entry door under large full arched recessed front porch. Pedimented portico on side porch of north bay. Brick foundation. Irregular plan. (1994 NR #3 with address of 511-513 N. Central St.).

17. 517-519 N. Central Street, ca. 1890, Contributing
Richardsonian Romanesque style brick two-story two unit row house. Hip roof with gabled front dormer supported by corbelled brick piers extending through roof with recessed paneled pediment surrounded by full cornice returns, dentil molding and fishscale shingle covering on side walls. Segmental arched two-over-two windows with a Queen Anne central window. Palladian type window on north bay and tripled one-over-one double hung windows with transoms on both bays. Recessed entry door until large full arched recessed front porch. Pedimented portico on side porch of north bay. Two exterior side chimneys. Brick foundation. Irregular plan. (1994 NR #4 with address of 515-517 N. Central Street address).

18. 606-610-614 N. Central Street, ca. 1960, Noncontributing
Two-and-a-half story commercial building. Off center entry door with central awning and awning running the length of the first and second story façade. Two fixed windows on the second story. Six bays of fixed windows on the one-story Flat roof on the two-story and hip roof on the one-story. Brick foundation. Irregular plan. Due to the building falling outside of the Period of Significance, this building is a noncontributing resource to the historic district.

19. 609 & 611 N. Central Street, 1895, Noncontributing
Altered two-story Victorian commercial brick building. The building has a unique shape in plan which results in six elevations. Load bearing brick masonry walls. Prominent elevation is along North Central Street and served as the storefront access for the building. Façade is made up of four bays, two are double bays and two are single bays. Brick piers with stepped brick brackets separate each
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Increase & Additional Documentation)

Knox, Tennessee

Name of Property

County and State

Bay. The façade has been altered and for years was covered by non-historic materials including aluminum siding and split face concrete block. Hipped Roof. Brick foundation. Irregular plan. Due to its altered state, this building is a noncontributing resource to the historic district.

20. 622 N. Central Street, 2004, Noncontributing
One-story commercial building. Concrete block façade with a two bay garage on the northeast of the façade and three fixed windows in the center with awnings. Double door entry on the southeast elevation. Flat roof, Concrete foundation. Rectangular Plan. Due to the building falling outside of the Period of Significance, this building is a noncontributing resource to the historic district.

21. 625 N. Central Street, ca. 1910, Contributing
Two-story Victorian Vernacular commercial building with brick veneer wall covering. The façade features a storefront with full-light entry doors with transoms and kickplates in each bay. All doors and windows are replacements within their original openings. The second story has three evenly spaced windows with segmental arched lintels and cast stone keystones. Metal cornice with dentil molding and large brackets at each end and two sets of smaller paired brackets. Signboard is featured above the storefront. Flat roof. Brick foundation. Rectangular plan.

22. 627 – 717 N. Central Street and 630 & 705 N. Broadway, ca. 1890, Contributing
Two-story Victorian Vernacular commercial flat iron building with brick veneer wall covering. The northeast elevation (627 –717 N. Central Street) features four bays separated by applied brick pilasters. The first two east bays has a recessed entry and storefront window flanked by pressed metal brackets. An entry and tripartite recessed storefront windows are located in both western bays. All doors and windows are replacements in original openings with the three western bays topped by a metal cornice. The second story has a single one-over-one window in each bay, all with segmental arched lintels and concrete sills. The southwest elevation (630 & 705 N. Broadway) features three bays that are separated by applied brick pilasters. The storefront features altered windows with segmental arched brick lintel. The applied barn door is flanked by windows and no entry is present. The second story has a single one-over-one window in each bay, all with segmental arched lintels and concrete sills. Bay one and two are flanked by pressed metal brackets and bay three features brick beltcourse. Corbelling at cornice. Flat roof. Brick foundation. Irregular plan.

23. 706 N. Central Street, ca. 1895, Contributing
Two two-story Victorian Vernacular commercial buildings with brick wall cover. The left elevation features a replacement storefront of five divisions with the entry off center. Two segmental arch window openings with replacement windows, keystone, and concrete sills. The replacement doors and windows all respect the original opening sizes. Corbelled panels are featured above each window and in pendant shapes that extend down from roofline. Flat roof with metal coping at roof line. Brick foundation. Rectangular plan.

The right elevation features two bays at the first story that are divided by a recessed central entry. A second recessed entry door is located in the easternmost bay. The replacement doors and windows all respect original opening sizes. A covered signboard is located above the storefront windows. The second floor features three segmental arched window openings with replacement windows, segmental
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Originally two separate building, they now share an address and are connected from the interior.

24. 710 & 712 N. Central Street, Swan Bakery, 1895, Contributing  
Central three-story commercial Victorian Vernacular building with flanking two-story buildings with brick veneer wall covering. The central three-story façade features a replacement aluminum storefront in the original recessed opening, kick plates, and a transom located at the door. Three window openings are located on the second story with the outer openings bricked in. A central two-over-two double hung window sits above a wood applied belt course. The third story features four two-over-two double hung wood windows with concrete sills. Flat roof and replacement cornice at roofline. The two two-story flanking buildings feature replacement aluminum storefront in the original opening, kick plates, and are recessed entry with transom. A signboard is located above the storefront windows. Three-over-two double hung windows at located on the second story. The windows are recessed and framed by square wood pilasters with fluted capitals and square bases. Flat roof with metal coping and corbelled brick at the roofline. Brick foundation. Rectangular plan.

25. 803 N. Central Street, ca. 1920, Contributing  
One-story commercial building with brick veneer wall covering. The façade features windows and doors that divide the storefront into two unevenly sized bays. The eastern most bay has a paired double, slightly recessed entry door with flanking storefront windows that are all topped by prism glass transoms. A single recessed entry door is topped by prism glass transoms that are centrally located. The western most bay has a paired storefront window that is topped with prism glass transoms. All storefront entry doors are half-light with recessed panels. Applied cast stone water tables are located below the storefront windows. Brick soldier course is featured above the storefront windows. Flat roof with brick parapet with cast stone coping at the roofline. Brick foundation. Rectangular plan.

Emory Place

26. 3 Emory Place, ca. 1903, Contributing  
One-story commercial vernacular building with brick veneer wall covering. The façade features a three bay storefront with replacement wood windows and door. The west bay features two large display windows and an off center full light entry door with a fixed transom. The central bay features a central recessed double full light entry door with a fix transom. The east bay features three large display windows with fixed transoms. All bays feature recessed bulkheads below each fixed window. Decorative horizontal brick course runs the length of the façade above the storefront. Flat roof with parapet wall. Brick foundation. Rectangular plan. (1994 NR #5).

27. 5 Emory Place, ca. 1919, Contributing  
Two-story commercial vernacular building with brick veneer wall covering. The façade features a four bay storefront with fixed windows and recessed bulkhead below each window. Four one-over-one double hung windows on second level evenly spaces with concrete sills. Flat roof and louvered attic vents. Brick foundation. Rectangular plan. (1994 NR #6).
28. 6-12 Emory Place, ca. 1890, Contributing
Two-story Richardsonian Romanesque style commercial building with brick veneer wall covering. The building is four bays wide with each bay further divided into two bays. Projecting pilasters with brick quoin effect between each bay and rusticated ashlar limestone bases to arched second story windows. Metal cornice with finals on bays Nos. 6, 8, and 10, with No. 12 cornice having larger cast iron cornice with egg and dart molding. Arcaded corbelled brick decorative table. Large display windows on first story with central recessed entry at each bay with transoms. Paired two-over-two double hung windows on upper story with stained glass multi-paned arched transoms and terra cotta lion head keystones in each arch. Limestone sills. Recessed entry doors at each bay. Flat roof. Brick foundation. Rectangular plan. (1994 NR #8).

29. 7 Emory Place, ca. 1921, Contributing

30. 11 Emory Place, 1915, Contributing

31. 15 Emory Place, ca. 1890, Contributing
Two-story Richardsonian Romanesque commercial building with brick veneer wall covering. with Transomed large display windows on first floor and one-over-one double hung windows with arched two paneled transoms with rusticated limestone keystones and radiating voussoirs on second story windows. Three recessed entries, two with double doors and one with a single door. Flat roof. Brick foundation. Irregular plan. (1994 NR #11).

32. 16 Emory Place, 1926, Contributing
Three-story with full basement commercial vernacular building with brick veneer wall covering. Two bay brick veneer building. East storefront bay has a three part storefront with applied modeling denoted panels. The framing around the storefronts in a color clad metal. The western bay, divided three, recessed entry and paired three quarter light wood door with transom. decorative solider course marks the top line of the storefront. decorative brick sills under the windows. both bays above the storefront have tripartite with double hung one-over-one central window and a two full one-over-one windows. Decorative solider course marks the top line of the storefront. Three applied limestone buttresses at base suggest a division of the two bays. The third story decorative solider course framing the lintels above each window. Evidence of the original applied wood pent roof supported by three paired wood triangular knee brace is seen on the brick veneer. The top is finished with a modeled
33. 23 Emory Place, ca. 1910, Contributing
One-story commercial vernacular brick building with brick veneer wall covering. The façade features a storefront with a central recessed entry that is under segmental arched lintels. The entry door is flanked by a large plate glass window that is within the original opening. A replacement garage door is located within the original opening. Elaborate brick corbelling at roof line is topped by an overhang supported by medallions. Flat roof. Brick foundation. Rectangular plan. (1994 NR#10)

34. 25 Emory Place, ca. 1910, Contributing
One-story building commercial vernacular with brick veneer wall covering. The façade features an altered storefront. The western storefront has been removed but a line of corbelled brick on the façade remains to mark its original width. The eastern storefront features a recessed central opening under a segmental arch. The entry door is flanked by a large plate glass window in its original openings. Flat roof with terra cotta coping at top of the parapet wall. Concrete foundation. Rectangular plan.

Fifth Avenue, East

35. 101 East Fifth Avenue, Knoxville High School, 1910/1914/1920, Contributing
Two-story with raised basement Neoclassical with Beaux Arts influence school building. Designed by local architect, Albert Baumann, Sr. of Baumann Brothers in 1910, with additions in the same style in 1914 and 1920. Evenly spaced six-over-six double hung wood windows with limestone sills and keystones are featured throughout each elevation. Front façade and portico (1910) features five bay brick with marble quoins dividing each bay. Flat roof with square and oculus attic vent windows with marble surrounds. Projecting metal cornice above second story with plan square brackets and pressed metal cornice with egg and dart molding and raised circles with interior crosses. Extended central bay with two story pedimented portico with oculus attic window, four round limestone columns on large rectangular limestone plinths with recessed panels bordered with metal egg and dart molding. Doric capitals and engaged square limestone pilasters on plinths. Pierced stone balustrade on sides. The central bay has a metal ceiling and square encaustic tile with a Greek fret border in green and white. Marble steps with extended marble abutments flanking steps. Deeply recessed entry with double doors under entablature with Greek fret and egg and dart interior metal cornice. The north & south façade (1910) feature identical facades that are divided into two bays, one significantly smaller than the other. Each bay is divided by marble quoins. Each of the large bays feature a central entry with an entablature and paired limestone columns with Doric capitals, a parapet roof with gabled portico above the second story at the entrance on the south bay. The portico has engaged brick pilasters with Doric capitals, and a recessed entry with metal paneled ceilings and triangular patterned sidelights. The south elevation extends west down N. Central Street until E. Fourth Avenue, this addition was building in 1914 and mirrors the design elements of the original 1910 building. Flat roof with square and oculus attic vent windows with marble surrounds. Square cut marble regular courted ashlar foundation. Irregular plan. (1994 NR #12)
36. 101 East Fifth Avenue, Knoxville High School Heating Plant, 1910, Contributing
One story Neoclassical with Beaux Arts influence brick veneer building. Front façade features one six-over-six double hung window with limestone keys and sill. Limestone quoins. 2018 replacement entry door within original opening and a 2018 replacement door within a former original window opening with keys above the door. Doors feature shadow bar between the glass panels. Projecting metal cornice above second story with plan square brackets and pressed metal cornice with egg and dart molding and raised circles with interior crosses Flat roof with brick parapet wall. Brick foundation. Rectangular plan.

37. 101 East Fifth Avenue, World War I Monument, 1921, Contributing
World War I doughboy statue monument, that was erected in 1921 and stands in the Knoxville High School front lawn. Erected shortly after WWI to recognize the 117th Infantry Division soldiers, which included a number of Knoxville High graduates. Truncated granite monument on rectangular granite base. Statue of World War I soldier on base with plagues of names. Sculpted eagle on top of monument. Stars and bars on each face of monument below eagle with laurel swags. Small granite blocks with globular tops around base of monument. Square granite pedestals at ends of walk with incised number “117” and sculpted laurel swags. (1994 NR #13)

Fifth Avenue, West

38. 101 West Fifth Avenue, McMillan Flats, 1905, Contributing
Two-story Colonial Revival attached row house with brick veneer wall covering. The façade features a two-story octagonal bay. First story bay features two one-over-one double hung windows with limestone sills and one central fixed window. Second story bay features four one-over-one double hung windows with limestone sills and one central fixed window. Recessed entry with full light door and fixed transom. Projecting metal cornice above second story windows with egg and dart moldings above a row of dentil molding. Flat roof with limestone coping on parapet edge and large louvered rectangular attic vents. Lattice covered basement vents. Brick foundation. Irregular plan. This property was rehabilitated using a federal Historic Tax Credit in 2002. (1994 NR #14)

39. 103 West Fifth Avenue, McMillan Flats, 1905, Contributing
Two-story Colonial Revival attached row house with brick veneer wall covering. The façade features a two-story bay. First story bay features two one-over-one double hung windows with limestone sills. Second story bay features three one-over-one double hung windows with limestone sills. Recessed entry with full light door and fixed transom. Projecting metal cornice above second story windows with egg and dart moldings above a row of dentil molding. Flat roof with limestone coping on parapet edge and large louvered rectangular attic vents. Lattice covered basement vents. Brick foundation. Irregular plan (1994 NR #15)

40. 105 West Fifth Avenue, McMillan Flats, 1905, Noncontributing
Altered two-story Colonial Revival attached row house with stucco clad veneer wall covering and applied cast concrete quoins. The façade features a two-story bay. First story features one one-over-one double hung windows with large fixed transom and a fixed window. Recessed entry with replacement door. Second story features one one-over-one double hung windows with limestone sills. Balcony door above main entry door with wrought iron balcony. Projecting metal cornice above
second story windows with egg and dart moldings above a row of dentil molding. Flat roof with limestone coping on parapet edge and large louvered rectangular attic vents. Lattice covered basement vents. Privacy wall. Brick foundation. Irregular plan. Due to its altered state, this building is a noncontributing resource to the historic district.

(1994 NR #16)

41. 107 West Fifth Avenue, McMillan Flats, 1905, Contributing
Two-story Colonial Revival attached row house with stucco veneer wall covering. The façade features a two-story bay. First story bay features two one-over-one double hung windows with limestone sills. Second story bay features three one-over-one double hung windows with limestone sills. Recessed entry with full light door and fixed transom. Projecting metal cornice above second story windows with egg and dart moldings above a row of dentil molding. Flat roof with limestone coping on parapet edge and large louvered rectangular attic vents. Lattice covered basement vents. Brick foundation. Irregular plan (1994 NR #17)

42. 109 West Fifth Avenue, McMillan Flats, 1905, Contributing
Two-story Colonial Revival attached row house with stucco veneer wall covering. The façade features a two-story bay. First story bay features two one-over-one double hung windows with limestone sills. Second story bay features three one-over-one double hung windows with limestone sills. Recessed entry with full light door and fixed transom. Projecting metal cornice above second story windows with egg and dart moldings above a row of dentil molding. Flat roof with limestone coping on parapet edge and large louvered rectangular attic vents. Lattice covered basement vents. Brick foundation. Irregular plan (1994 NR #18)

43. 119 West Fifth Avenue, Swift Ice Cream Factory, 1936, 1967, 2018, Noncontributing
One-story commercial vernacular building with brick and concrete veneer wall covering. Flat roof with parapet and cast concrete cornice. Brick foundation. Rectangular plan. Originally an ice cream factory for Swift & Company, the building was converted in 1967 into an office for Knoxville-based marketing and advertising company Horoco, Inc. The exterior was modernized with the addition of wood panels, creating narrow single-pane window openings. Aluminum double doors also replaced the original main entry doors. In 2018, the exterior was altered substantially. The wood panels were removed, windows replaced with multi-pane fixed windows, and entry door replaced with full light double entry doors. Due to its altered state, this building is a noncontributing resource to the historic district.¹ (1994 NR #19)

44. 201 West Fifth Avenue, The Lucerne, 1923, Contributing
Three-story with raised basement neoclassical apartment building with brick veneer wall covering. Central bay flanked by two smaller bays. The central bay projects slightly from the façade and features a central entry of a double eight light entry door. Front portico with round stone columns with Corinthian capitals and dentil molding. Broken pediment over double ten light entry door and patterned glass transom Eight-over-eight and four-over-four double hung windows. Above the central entry (second level) is a six-over-six double hung window with a decorative limestone surround. The third level features a six-over-six double hung window with a decorative brick arch and limestone

¹ Historic Tax Credit Files, On File at the Tennessee Historical Commission in the Emory Place Historic District National Register File.
keystones. The central section of the central bay also features small four-over-four double hung windows that flank the central windows. The two flanking bays are identical and feature two six-over-six double hung windows with limestone sills on each level. The raised basement features two replacement doors that flank the central bay. Flat roof with limestone cornice and corbelled parapet wall with limestone cap. Regularly coursed limestone foundation. Rectangular plan. (1994 NR #20)

45. 209 West Fifth Avenue, 1909, remodeled 1930, The Sterchi – Contributing

Three-story neoclassical apartment building with brick veneer wall covering. Central bay flanked by bays on either side. The central bay features a large entry double wood full light entry door with sidelights. Flanking the central entry door are two double ten-light single pane French doors with transoms and sidelights. The second and third levels each feature two double ten-light single pane French doors with transoms and sidelights flanking one double full light door with sidelights First story porch is arcaded with brick arches supported by square ashlars marble piers, marble keystones and circular marble caps on tie rods. Second story balcony has four fluted posts with Doric capitals on brick balustrade. Third story balcony has paired and single round wood posts with Doric capitals on brick balustrade. Wrought iron balustrade at all three stories. Flat roof with overhanging cornice with brackets Raised brick foundation. Irregular plan. Architect for original building was M.E. Parmlee & Son. The interior was remodeled in 1930 and the designer or architect are currently unknown. (1994 NR #21)

46. 211 West Fifth Avenue, First Christian Church Sanctuary (1914), Sunday School Building (1929) and Educational & Office Building (1929) – Contributing


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Fourth Avenue, East

47. 101 – 103 East Fourth Avenue, ca. 1910, Contributing
Three-story apartment building with brick veneer wall covering. Façade is divided into two bays each with a recessed entry and full light entry door and transom. One-over-one segmental arched windows with brick lintels and limestone sills. Central section of façade has been altered by an enclosure. Flat roof. Brick foundation. Rectangular plan. (1994 NR #25)

48. 110 East Fourth Avenue, 1920, Originally Gym for Knoxville High School, converted to Fire Station #3 in 1949, Contributing
Three-story neoclassical commercial building with brick veneer wall covering. Primary façade facing E. Fourth Street is divided into four bays separated by applied brick pilasters. The first level features two 2018 replacement fixed 20-light window in the original opening and four evenly spaced six-over-six double hung windows with limestone sills and keystones. The second level features evenly spaced six-over-six double hung windows with limestone sills and keystones. The third level features eight six-over-six double hung windows with limestone sills that flank a smaller six-over-six double hung window with limestone keys and sills. Limestone quoins. Above the second level is a projecting metal cornice above second story with plan square brackets and pressed metal cornice with egg and dart molding and raised circles with interior crosses that wraps around the building. Brick foundation. Rectangular plan. This building was originally built in 1920 as the gym for Knoxville High School. It was renovated for a new use as Fire Station #3 in 1949 after the City of Knoxville demolished the old fire station at Emory Place. (1994 NR #26)

King Street

49. 604 King Street, ca. 1926, Contributing
Three-story neoclassical apartment building with brick veneer wall covering. Three bay façade with central projecting bay. Two paired six-over-six double hung windows with limestone sills flanking the entry on the first floor. Two paired six-over-six double hung windows with segmental arches and limestone sills on the second story windows. Second story central window features one six-over-six double hung window with a three light transom. Decorative brick soldier course runs the length of the façade directly below the second story windows. Flat roof portico with round wood columns with Doric capitals and dentil molding. Brick belt course located above second level windows. Fifteen pane French entry door with five light sidelights. Brick foundation. Rectangular plan. Architect was Ryno & Brackey (1994 NR #27)

Gay Street, North

50. 604 N. Gay Street, ca. 1920, Noncontributing
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---|---
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Altered three-story commercial building with brick and stucco wall covering. Replacement doors and windows in original openings on N. Gay Street elevations and King Street elevations. Front façade of building has been altered significantly with contemporary additions. Brick foundation. Irregular plan. Due to its altered state, this building is a noncontributing resource to the historic district.
Emory Place Historic District (Boundary Increase & Additional Documentation) Knox, Tennessee

Name of Property County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance
(Enter categories from instructions.)

Commerce
Transportation
Architecture
Community Planning and Development

Period of Significance
1890-1970

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation
N/A

Architect/Builder
Barber, Charles I.
Baumann, Albert, Sr

See Continuation Sheet
Emory Place Historic District (Boundary Increase & Additional Documentation)  Knox, Tennessee

Name of Property  County and State

Statement of Significance Summary Paragraph

Emory Place Historic District was originally listed in the National Register of Historic Places on November 10, 1994 for significance under Criterion A, the Emory Place Historic District is significant at the local level under Criterion A for Transportation and Criterion C for Architecture. The district continues to have significance in these areas, but it is also significant under Criterion A in the areas of Commerce and Community Planning and Development. The Emory Place Historic District is recognized as the first transportation and commercial hub that developed outside of downtown Knoxville at the close of the nineteenth century. Its diverse range of residential and commercial architecture types and styles primarily reflect evolving design trends of late nineteenth and early twentieth centuries with a couple examples of modernism from the mid-to-late twentieth century. Because the district contains commercial uses that depended on mass transportation for commercial and residential development, the Emory Place Historic District exemplifies the suburban growth and expansion that took place in Knoxville in the late nineteenth and twentieth centuries, as outlined in the Suburban Growth and Development in Knoxville from 1785 to 1940 historic context in the Historic and Architectural Resources of Knoxville and Knox County Multiple Property Submission. This Additional Documentation expands the period of significance to begin in 1890, the date of construction of the earliest extant building, and end in 1970 to reflect the continued importance of the district in the late twentieth century.

Narrative Statement of Significance

Founded in 1791 and incorporated in 1815, the City of Knoxville served as the capital of Tennessee from 1796 until 1812 and again from 1817 until 1818. It serves as the Knox County seat of government. During Knoxville's first six decades, the area known as Emory Place was not considered part of the City of Knoxville. The city limits were confined to a bluff located between First and Second Creek. The northern edge of town sloped down a steep hill into a swamp then known as Flag Pond. By the 1850s several events lead to expansion to the north. First was the establishment of Old Gray Cemetery (NR 12/4/1996) in 1850 and second the arrival of the East Tennessee and Georgia Railroad in 1885.2

The Emory Place Historic District began development in 1890 near the intersection of North Broadway and N. Central Street. The short street today known as Emory Place first appears in the Knoxville City Directory in 1889, and was called Central Market.3 The industrial revolution and the extensive railroad system passing though East Tennessee had prompted geographical and economic expansion north of Knoxville.4 With that growth came an influx of people, and these inhabitants built homes in the newly incorporated town of North Knoxville (Fourth and Gill Historic District5 and Old North Knoxville Historic District6). Rather than wait for annexation by the City of Knoxville in order to obtain city services, the town of North Knoxville was chartered on January 16, 1889. The town elected its first mayor, L.A. Gratz and developed a water and electric system and built a school. North Knoxville was popular with middle and upper class professionals


3 Neely, Jack. A Brief History of Greater Emory Place. 1999

4 Ibid.


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and by 1895 had a population of 3,200. Due to this popularity, the town of North Knoxville was annexed into the City of Knoxville in 1897.

**Commerce & Community Planning and Development**

Due to the early growth of the town of North Knoxville, it most liking was the catalyst of the early development of Emory Place. It was thought that with it being situated far enough from the center of the city it would be a convenience to those in North Knoxville. The most monumental feature on the district was Central Market, a short two block long divided street that was home to a one-story market building of frame construction located in the middle of the street with over 30 stalls that was built in 1890. The “City Scales” where located at the west end and a fire hall, was located at the east end.

It is not known why the area was named Central Market. It is suggested that it was named after Central Street, but the urban section of the street, including the part that intersected with Central Market, was known as Crozier Street at the time. The street was only known as Central Street once it crossed N. Broadway. Central Market may have wanted to identify themselves with Central Street, then one of the main routes rural farmers took when traveling south into Knoxville.

The Central Market house opened with about a dozen tenants, but it always had several vacancies, and listed fewer merchants each year. By 1895, there was only one merchant conducting business in the market house. It seems the market house did not prosper, but commercial development around the market house did, with the establishment of an assortment of commercial enterprises, to include, Swan Bakery (#24), The Wallawalla Gum Manufacturing Company (#26, #27, & #29), W.F. Green & Company (#28)) and Whittle and Spence Trunk Company (#31). Along N. Central Street and N. Broadway, additional commercial businesses began to establish themselves to include, produce and grocery stores, livers, hardware stores, drug stores, saloons, laundries, and a meat market. The market house was last listed in the 1905 Knoxville City Directory, as the Knoxville Mattress Factory.

In April 1905, the City of Knoxville torn down the market house and turned the space occupied by the market house into a public park, as the market house was not patronized and public parks were in need. The park name was changed to Emory Park and named in honor of an individual strongly associated with North Knoxville, Reverend Isaac Emory. Emory was a well-known citizen and religious figure in Knoxville and died in the New Market Train Wreck on September 24, 1904. Emory Park would be renamed Emory Place in the mid-1950s.

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9 Ibid.  
10 1905 Knoxville City Directory  
12 Ibid.
The beginning of the twentieth century brought additional commercial development and the beginning of residence development surrounding Emory Place. Local newspapers reported on the ‘fad’ of apartments homes or flats sweeping through Knoxville with row houses and multi-family dwellings being constructed throughout the city, including in the Emory Place neighborhood. Notable was E.E. McMillan’s 1905 construction of the McMillan Flats, a set of rowhouses along W. Fifth Avenue (#38, #39, #40, #41, & 42) and N. Central Street (#15, #16, & #17). A local newspaper described the McMillan Flats as “among the most modern flats…. equipped with all of the modern conveniences.” Between 1915 and 1920, the addition of two apartment buildings, The Sterchi (#45) and The Lucerne (#44), solidified the area as not only a desirable commercial hub, but also an attractive residential area.

Increased popularity in the development of the district, led to the construction of Knoxville High School located on E. Fifth Avenue (#35). Constructed in several phases, the main portion of the building was completed in 1910 and designed by local architect Albert Baumann, Sr. of the Knoxville architectural firm, Baumann Brothers. The school initially served an enrollment of 646 students with a curriculum that included sewing, cooking, manual training and business classes, as well as academic subjects, covering grades eight through eleven. It served as Knoxville’s only central high school for many years. By the early 1920s enrollment was over 2,000 students and reached its peak of about 2,300 students by the beginning of World War II. To accommodate the growing enrollment the building was expanded in 1914 and again in 1920, with both additions being designed by Albert Baumann, Sr. Knoxville High was known for many years as a sports powerhouse, the school won 12 football state championships, 6 Southern championships and national championships in 1930 and 1937. A World War I monument (#37) was erected in 1921 and stands in the front lawn. The doughboy statue was erected shortly after World War I to recognize the 117th Infantry Division soldiers, which included a number of Knoxville High graduates. The dedication was on May 22, 1922 and attended by over 7,000 people. In 1948, the schools accreditation was threatened due to inadequate space for the students and teachers. In response the City of Knoxville closed the school in 1951 and built three new city high schools; Fulton High, West High, & East High and made improvements to South High and Austin High. The school rang its final bell on May 31, 1951 at 3:30pm.

Emory Place Historic District is also home to two churches, St. John’s Lutheran Church (#1) built in 1913 and First Christian Church (#46) built in 1914. These churches were established to serve the growing population of the area.

The intersection of N. Broadway and N. Central Street continued to develop during the first 25 years of the 20th-century. These buildings provided homes to a variety of businesses including a bakery, grocery store, transfer and storage, furniture, pharmacies, dry cleaners, cafes, hardware, and motor services. Arguably the most modern part of town during this time, some of Knoxville’s first gas stations and automobile dealerships were located in the area. The intersection of W. Fifth Avenue and N. Gay Street was home to a gas station, automobile dealership and repair shop.

13 “Knoxville is Far in Advance of Cities of More than Twice its Size in This Respect,” The Journal and Tribune, May 30, 1907.
15 National Register Listed 04/04/1985
The Broadway Viaduct was opened in June 1927. Spanning across the Southern Railway train tracts, the viaduct connected North Knoxville with the main downtown business district and relieved the pressure of traffic congestion on the Gay Street Viaduct that was built in 1910. One year after the opening in the summer of 1928, businesses in the N. Broadway and N. Central Street corridor were reporting an increase in business. The most prominent business that reaped the benefits of this was, the Sanitary Laundry and Dry Cleaning Company (#11), who reported that their “carry” patronage, from persons who stop to leave and get their laundry, had increased fifty percent in the year after the completion of the viaduct.

Throughout the 1930s and into the mid-1940s, the area continued to prosper as a hub of commercial activity. 1955 symbolized the decline of the area when Emory Park was abolished and renamed Emory Place, and the 50-year old trees that surrounded it were cut down to make way for parking. Businesses still remained in the corridor throughout the 1960s and 1970s, but many closed and relocated to the more popular suburban sprawl of West Knoxville. By the early 1980s, many of the buildings were rundown, but that didn’t stop a few people from purchasing buildings, renovating them and placing businesses and offices in them. The City of Knoxville returned some of the paved areas at Emory Place, to its original park-like space in 1989.

During the beginning of the 21st century, the area saw an influx of popularity that grew from individuals wanting to move back into the surrounding neighborhoods of Old North Knoxville and Fourth & Gill. This renewed interest influenced a desire to bring back commercial businesses to the corridor and improve existing buildings. In 2007 the City of Knoxville adopted the Broadway-Central-Emory Place Small Area Plan. This plan provided guidance for development and redevelopment and included a number of recommendations. Some recommendations included creating a more pedestrian friendly street, encouraging mixed-used development, enhancing stability in the surrounding neighborhood, and improving the aesthetic character of the corridor with façade improvement grants and incentives for redevelopment.

**Transportation**

Emory Place was not just the home of the Central Market and commercial businesses, but it was important in Knoxville’s transportation development. The corner of N. Broadway and Tyson Street was the location of southern terminus of the Fountain Head Railway Company’s steam powered, “Dummy Line”, the first streetcar line established in Knoxville and the surrounding area. The 5.25 mile track that ran from Central Market to Fountain Head (Today, Fountain City). The first track was laid in early 1890 and five months later the line was open for business in May of 1890. At its height, 10,000 fares a day were collected from those commuting to work at the businesses, railroads and factories located in downtown and in nearby North Knoxville. By 1891, the Fountain Head Railway Company owned three engines, seven passenger cars and four freight cars. The trains ran on regular schedules from 5am until 8pm and there were 23 stops between Emory Place and Fountain Head. A round trip took one hour at 35 miles per hour.

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19 Old North Knoxville Historic District was listed 5/14/1992 and the Fourth & Gill Historic District was listed 4/29/1985.
20 [https://www.knoxtntoday.com/aboard-dummy-line/](https://www.knoxtntoday.com/aboard-dummy-line/)
By 1892, the electric streetcar was introduced to Knoxville, and expanded at a rapid rate in all directions from central Knoxville. The steam powered “Dummy Line” ran until 1905 when it was replaced by electric streetcars, Emory Place being a stop along the popular Broadway Line. In 1947, the streetcar system was disbanded and ended an important mode of transportation for Knoxville residents.

**Architecture**

The Emory Place Historic District is home to a number of eclectic building types and styles that represents the district’s trends in commercial and residential design from 1890 until 1940. These buildings reflect the early commercial development of the district and the continued popularity of the area with the addition of religious, residential and education buildings. In addition to one-story to five-story commercial buildings of the early 20th-century, Emory Place has an impressive collection of late 19th-century Victorian and Richardsonian Romanesque style commercial buildings popular in Knoxville during the establishment of the district in 1890. Emory Place is also unique because the district not only represents commercial styles popular during the time, but also has some good examples of religious architectural styles popular during this time. The district is home to two churches, St. John’s Lutheran Church (#1) built in the late Gothic Revival style and First Christian Church (#46) built in the Neoclassical style. Residential styles include two apartment house, The Lucerne (#44) and The Sterchi (#45) built in the Neoclassical style and rowhouses built along N. Central Street (#15, #16 & #17) built in the Colonial Revival and Richardsonian Romanesque style and on W. Fifth Avenue (#38 - #42) built in the Colonial Revival style. Knoxville High School (#35) is one of the best examples of a Neoclassical with Beaux Arts style educational building in Knoxville.

**Architects**

Little is known about the architects and builders responsible for the design of many of the buildings in the Emory Place Historic District. Few records exist that can identify these individuals, but researchers have identified some of the architects, including the Baumann Brothers, Charles I. Barber, and R.F. Graf.

**Baumann Brothers**

The Baumann Brothers are credited with designing Knoxville High School (#35) in 1910. Joseph F. Baumann (1844 – 1920) initially worked in the carpentry trade, but began working as an architect in 1872 and designed many commercial and residential buildings during the time. Joseph Baumann's younger brother, Albert B. Baumann, Sr. (1861 – 1942) joined Joseph's firm as a draftsman in 1882, and upon his promotion to full partner in 1887, the firm began operating under the name, “Baumann Brothers”. This firm's early works included several large warehouses within the Jackson Avenue Warehouse District and Extension Historic District21 and elaborate houses, such as Westwood 22. Over the next 26 years, Baumann Brothers

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22 National Register Listed 11/8/1985
became the premier Victorian architects in Knoxville, designing many domestic, commercial, religious, educational and municipal buildings in the Knoxville and the surrounding East Tennessee region.

Joseph Baumann left the firm in 1913, and retired from the profession in 1916. Albert continued as the firm's sole principal for several years. During this time he was commissioned to design the expansion of Knoxville High School in 1914 and again in 1920. In 1922, Albert B. Baumann, Jr (1897 – 1952) joined his father's firm, which then began operating until the name, “Baumann & Baumann”. The father and son team continued to design many commercial buildings in Knoxville, many of them listed on the National Register of Historic Places. KBJM, the successor to the Baumann firm, is currently based in Mt. Juliet, Tennessee.  

Charles I. Barber

Charles I. Barber is credited with designing First Christian Church (#46) in 1914. Charles Barber (1887 – 1962) was active primarily in Knoxville, Tennessee during the first half of the twentieth century. He was the cofounder of the architectural firm, Barber & McMurry. Charles Barber was the son of well-known mail-order architect George Franklin Barber. Barber studied architecture at the University of Pennsylvania and studied under Paul Cret. He graduated with a Certificate of Proficiency in Architecture in 1911, and returned to Knoxville. In 1913, he formed a short-lived partnership with the architect, Dean Parmelee to design First Christian Church. In 1915, along with his cousin, David West Barber and Benjamin McMurry (1885 -1969), founded the architectural firm Barber & McMurry. The firm’s early design focus was on houses for affluent Knoxvillians. During the 1920s Barber and McMurry designed some of Knoxville’s most notable public and religious buildings. During the 1930s, Barber began to design a number of public buildings and houses for various federal entities that began to operate in East Tennessee. Barber worked on the TVA’s Norris project and became the chief architect of the project in 1934. Also during this time, Barber designed a number of schools in Knoxville and the surrounding counties. At his height he was considered the leading practitioner of the Beaux-Arts style in the South. Several of his buildings have been listed on the National Register of Historic Place, both individually and as contributing properties in historic districts. Some of his most notable works include, Candoro Marble Works and Showroom, The General Building in Downtown Knoxville, and Church Street United Methodist Church, a co-design with John Russell Pope. During the 1920s and 1930s Barber contributing many designs for the University of Tennessee campus. Barber died in 1962 and in 1976 he work was the subject of an exhibition at Knoxville’s Dulin Art Gallery. The firm, which currently operates under the name BarberMcMurry, has since transitioned to large-scale development projects.

R.F. Graf

R.F. Graf is credited with designing St. John’s Lutheran Church in 1913. Richard Franklin Graf (1863 -1940) was an architect active primarily in Knoxville, Tennessee in the early twentieth century. Graf was born in Nashville and relocated to Knoxville around 1884, and worked a variety of jobs. In 1887, he cofounded a contracting firm, Vinson and Graf, which operated in Knoxville until 1891. After working as a supervisor for

23 https://en.wikipedia.org/wiki/Baumann_family_(architects)
24 Listed on the National Register 12/4/1996 and 7/22/2005
25 Listed on the National Register 3/8/1988
26 Listed on the National Register 3/10/2009
the Knoxville Cabinet and Mantel Company then he joined the firm of noted residential and mail-order architect George Barber in 1894. He was promoted to associate in 1901 and was still working with Barber in 1907, when they teamed up to design Mechanic’s National Bank on Gay Street in Downtown Knoxville. Soon after, Graf formed an architectural firm of R.F. Graf and Sons, with his two some, John R. Graf and Herbert Graf, and designed residential homes and the Bandstand and the Liberal Arts Building for the 1910 Appalachian Exposition. Graf designed the Sterchi Brothers Furniture Store (NR 11/18/1985 in Southern Terminal and Warehouse District) Building in 1921 and the 1924 Journal Arcade Building (NR 11/4/1986 in Gay Street Historic District).28

Preservation of Emory Place Historic District

Along with the Gay Street Historic District (NR 11/4/1986, expanded and updated 8/25/2015) and Market Square Historic District (NR 12/20/1984), the Emory Place Historic District is one of the best preserved commercial historic districts in Knoxville. While the Knoxville community deserves credit for valuing and preserving their historic resources through good stewardship practices, the district’s high integrity is also partially due to federal preservation incentives, beginning with incentives created by the 1976 Tax Reform Act and subsequently codified into a federal income tax credit known as the Historic Tax Credit (HTC). The HTC is equal to a percentage of the certified expenses undertaken to rehabilitate a National Register-listed building for a new income-producing purpose. The HTC often provides crucial funding for preservation projects and has been credited with saving numerous historic properties across the United States, as well as contributing revenue to the economy and creating jobs.

Arguably the district’s most notable Tax Credit project was the conversion of Knoxville High School into senior apartments. Completed in 2018, the $17 million project created eighty apartment units and won multiple awards including the Knox County Mayor Award in 2017 from Knox Heritage and an Architecture and Design Award in the category of Renovation & Repositioning from Senior Housing News in 2018.29 In 2020, the Urban Land Institute highlighted the project in an article devoted to notable senior housing projects.30

Other HTC projects include residential rental projects. In 2002 the McMillan Flats at 101 and 103 West Fifth Avenue were rehabilitated for rental housing. The buildings had been subdivided into apartments, and the project restored their original floor plans and repaired or replaced important architectural details in-kind while returning the buildings to their original appearance following with the Secretary of Interior Standards.

Emory Place Historic District (Boundary Increase & Additional Documentation) | Knox, Tennessee
---|---
Name of Property | County and State

for Rehabilitation. Similar projects at the neighboring McMillan Flats at 107 and 109 West Fifth Avenue followed in 2015 and 2016.\(^3\)

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\(^3\) Historic Tax Credit Files, on file at the Tennessee Historical Commission in the Emory Place Historic District National Register File.
9. Major Bibliographic References

**Bibliography**


Bennett, Ann K. “Emory Place Historic District.” National Register of Historic Places, United States Department of the Interior, National Park Services, November 10, 1994


“Rogers to Build Laundry on Broad.” The Knoxville News-Sentinel, September 16, 1925.


“Sanitary Laundry to Move to North Broadway.” The Knoxville News-Sentinel, March 1, 1926.


Emory Place Historic District (Boundary Increase & Additional Documentation)  
Knox, Tennessee

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**Historic Resources Survey Number (if assigned):**
Emory Place Historic District (Boundary Increase & Additional Documentation)  

Knox, Tennessee  
Name of Property  
County and State  

10. Geographical Data

Acreage of Property  18  
USGS Quadrangle  Knoxville 147-NW

Latitude/Longitude Coordinates
Datum if other than WGS84: N/A

1994 Nomination Coordinates

NOTE: Cannot find in my copy of the nomination.

Revised Coordinates

A. Latitude: 35.973583  Longitude: -83.923849
B. Latitude: 35.974382  Longitude: -83.923817
C. Latitude: 35.975042  Longitude: -83.923774
D. Latitude: 35.975624  Longitude: -83.923742
E. Latitude: 35.975954,  Longitude: -83.923570
F. Latitude: 35.975728  Longitude: -83.923302
G. Latitude: 35.975164  Longitude: -83.922776
H. Latitude: 35.973966  Longitude: -83.921521
I. Latitude: 35.974322  Longitude: -83.920674
J. Latitude: 35.975138  Longitude: -83.921532
K. Latitude: 35.973644  Longitude: -83.921274
L. Latitude: 35.973123  Longitude: -83.922100
M. Latitude: 35.972594  Longitude: -83.923109
N. Latitude: 35.973401  Longitude: -83.923141
O. Latitude: 35.974174  Longitude: -83.923034

Verbal Boundary Description

The Emory Place Historic District is comprised of approximately 18 acres and begins at the intersection of N. Broadway and N. Central Street and extends south along N. Broadway to Emory Place. The boundary extends slightly to the west onto N. Gay Street and then to the northeast along W. Fifth Avenue, crossing over onto E. Fifth Avenue before turning northwest onto Lamar Street and then southwest onto E. Fourth Avenue. The boundary then continues northwest along N. Central Street until you return to the intersection of N. Central Street and N. Broadway.

Boundary Justification

The boundaries of the Emory Place Historic District include all properties listed in the 1994 nomination. The Boundary Expansion includes buildings along N. Broadway and N. Central Street. The boundaries follow the
Emory Place Historic District (Boundary Increase & Additional Documentation)  
Knox, Tennessee

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County and State

rear property lines of each parcel within the district. The district reflects the original historic alignment of streets and a comprehensive collection of unique commercial, residential, religious and educational buildings. In the 1994 nomination the St. John’s Lutheran Church Addition (#2) and 604 N. Gay Street (#50) were left out of the boundary. Adjustments to the 1994 boundaries were made to create a more cohesive boundary
Emory Place Historic District (Boundary Increase & Additional Documentation)  
Knox, Tennessee

Name of Property

County and State

U.S.G.S. Topographic Map
Emory Place Historic District (Boundary Increase & Additional Documentation)  
Knox, Tennessee  
Name of Property  
County and State

Boundary Map with Photos Keyed
Emory Place Historic District (Boundary Increase & Additional Documentation) Knox, Tennessee
Name of Property County and State

11. Form Prepared By

Name Hollie Cook – Director of Education and Technical Services
Organization Knox Heritage, Inc.
Street & Number P.O. Box 1242 Date
City or Town Knoxville Telephone (865) 523-8008
E-mail hcook@knoxheritage.org State TN Zip Code 37901

Additional Documentation

Submit the following items with the completed form:

• **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

• **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.

• **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints)

• **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. should be included on a Continuation Sheet following the photographic log and sketch maps)
Emory Place Historic District (Boundary 
Increase & Additional Documentation)  
Knox, Tennessee

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### Photo Log

Name of Property: Emory Place Historic District (Boundary Increase & Additional Documentation)  
City or Vicinity: Knoxville  
County: Knox  
State: Tennessee  
Photographer: Hollie Cook  
Date Photographed: February & July 2021

Description of Photograph(s) and number, include description of view indicating direction of photographer:

1 of 36.  St John’s Lutheran Church, 544 N. Broadway (#1), Photographer facing south.

2 of 36.  St John’s Lutheran Church Addition, 544 N. Broadway (#1), Photographer facing southwest.

3 of 36.  23 and 25 Emory Place (#33 and #34), Photographer facing north.

4 of 36.  601 and 605 N. Broadway, (#4 and #6), Photographer facing northwest.

5 of 36.  604, 608 and 618 N. Broadway (#5, #7 and #9), Photographer facing northeast.

6 of 36.  601, 605 and 615 N. Broadway (#4, #6 and #8), Photographer facing southwest.

7 of 36.  604, 608 and 618 N. Broadway (#5, #7 and #9), Photographer facing south.

8 of 36.  619, 612-623-625 and 629 N. Broadway (#10, #11 and #12), Photographer facing northwest.

9 of 36.  643 N. Broadway (#13), Photographer facing northwest.

10 of 36.  643 N. Broadway (#13) and 803 N. Central Street (#25), Photographer facing south.

11 of 36.  700 N. Broadway (#14), Photographer facing northeast.

12 of 36.  630 - 705 N. Broadway/627 – 717 N. Central Street (#22), Photographer facing south.

13 of 36.  Swan Bakery, 710-712 N. Central Street (#24), Photographer facing northeast.


15 of 36.  630 - 705 N. Broadway/627 – 717 N. Central Street (#22) and 625 N. Central Street (#21) 
Photographer facing west.

16 of 36.  710-712 N. Central Street (#24) and 706 N. Central Street (#23), Photographer facing northeast.
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<td>101-103 E. Fourth Avenue (#47), Photographer facing northeast.</td>
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<td>22 of 36</td>
<td>Knoxville High School Heating Plant, 101 E. Fifth Avenue (#36), Photographer facing northwest.</td>
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<td>23 of 36</td>
<td>Knoxville High School, 101 E. Fifth Avenue (#35), Photographer facing west.</td>
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<td>24 of 36</td>
<td>Knoxville High School, 101 E. Fifth Avenue (#35), Photographer facing northwest.</td>
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<td>507-509, 513 and 517-519 N. Central Street (#15, #16 and #17), Photographer facing west.</td>
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<td>27 of 36</td>
<td>119 W. Fifth Avenue (#43) and 605 King Street (#50), Photographer facing northwest.</td>
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<td>The Lucerne, 201 W. Fifth Avenue (#44) and The Sterchi, 209 W. Fifth Avenue (#45), Photographer facing northwest.</td>
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<td>29 of 36</td>
<td>First Christian Church, 211 W. Fifth Avenue (#46), Photographer facing northwest.</td>
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<td>6 – 12 Emory Place (#28), Photographer facing southeast.</td>
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36 of 36.
Emory Place Historic District (Boundary Increase & Additional Documentation)

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Known Architects and their Buildings in Emory Place Historic District

Barber, Charles I.
- First Christian Church, 211 West Fifth Avenue (#45)

Baumann, Albert, Sr.
- Knoxville High School, 101 East Fifth Avenue (#34)

Graf, Richard F.
- St. John’s Lutheran Church, 544 N. Broadway (#1)

M.E. Parmlee & Son
- 209 West Fifth Avenue (#44) Original Building

Ryno & Brackney
- 604 King Street (#48)
Property Owner:

(This information will not be submitted to the National Park Service, but will remain on file at the Tennessee Historical Commission)

Name  Multiple
Street & Number
Telephone
City or Town  State/Zip
EMORY PLACE HISTORIC DISTRICT (BOUNDARY INCREASE & ADDITIONAL DOCUMENTATION)
KNOXVILLE, KNOX COUNTY, TENNESSEE
EMORY PLACE HISTORIC DISTRICT (BOUNDARY INCREASE & ADDITIONAL DOCUMENTATION)
KNOXVILLE, KNOX COUNTY, TENNESSEE
EMORY PLACE HISTORIC DISTRICT (BOUNDARY INCREASE & ADDITIONAL DOCUMENTATION)
KNOXVILLE, KNOX COUNTY, TENNESSEE
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KNOXVILLE, KNOX COUNTY, TENNESSEE
EMORY PLACE HISTORIC DISTRICT (BOUNDARY INCREASE & ADDITIONAL DOCUMENTATION)
KNOXVILLE, KNOX COUNTY, TENNESSEE

DRAFT
EMORY PLACE HISTORIC DISTRICT (BOUNDARY INCREASE & ADDITIONAL DOCUMENTATION)
KNOXVILLE, KNOX COUNTY, TENNESSEE
EMORY PLACE HISTORIC DISTRICT (BOUNDARY INCREASE & ADDITIONAL DOCUMENTATION)
KNOXVILLE, KNOX COUNTY, TENNESSEE
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