

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Kern Building/ Jersey Lily Saloon Building

and/or common <sup>OK</sup> Mall Building (preferred)

**2. Location**

street & number <sup>1-5</sup> ~~1, 3, and 5~~ Market Street N/A  not for publication

city, town Knoxville N/A  vicinity of congressional district Second

state Tennessee code 047 county Knox code 093

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	N/A <input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

**4. Owner of Property**

name Mall Building Partnership (Kern Building); Dr. Arthur V. Clancy, Jr. (Jersey Lily Saloon Building)

street & number 203 Letterman Drive 4633 Simona Rd.

city, town Knoxville N/A  vicinity of state Tennessee 37919

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Knox County Courthouse

street & number Main and Gay Street

city, town Knoxville state Tennessee 37902

**6. Representation in Existing Surveys**

title N/A has this property been determined eligible?  yes  no

date N/A N/A  federal  state  county  local

depository for survey records N/A

city, town N/A state N/A

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

The Mall Building, located at the corner of Market Square Mall and on the north side of Union Avenue in downtown Knoxville, is comprised of two side-by-side individual three-story commercial buildings with nearly identical Italianate facade fenestration. Although constructed separately, the two buildings function as one and are known locally as the Mall Building. (Since 1981 the two buildings have been connected functionally by doorways on the second story that are cut into the buildings' dividing wall.) The earliest of the two brick buildings, located on the corner and two storefronts wide, is historically known as the Kern Building. It was built by Peter Kern in 1872 to house his bakery, confectionery, and ice cream parlor. Only one storefront wide, the other building was constructed adjoining the north side of the Kern Building ca. 1880 to house the Jersey Lily Saloon. The surroundings of the buildings, or for purposes of nomination the Mall Building, consist of commercial buildings built primarily between 1890 and the 1930s. Most of these buildings are three or more stories in height, of brick construction, and face the pedestrian mall (created in 1960 and known as the Market Square Mall). Although changes have been made over the years to the interior and the exterior storefronts have been altered extensively, the Mall Building retains enough of its distinctive exterior Italianate detailing that its architectural integrity is retained.

Rectangular in plan (approximately 75' by 122'), the brick Mall Building faces east and is three stories over a basement. (The three story Jersey Lily Saloon Building was built 82 feet deep and received a one-story addition in recent years which extended to the rear of the property.) The nine bay facade of the Mall Building is divided into three glass storefronts which result from 1955 alterations. The large precast concrete umbrella awnings of the storefronts are additions of 1960.

Four-over-four light round-arched windows with decorative metal molds alternate with brick pilasters across the upper two stories of the east and south elevations of the Mall Building. Extending across both elevations is an ornate bracketed and dentilled metal cornice. A decorative metal belt course also extends across both elevations, dividing the second and third story levels.

The southeast corner storefront, ca. 1955, extends approximately six bays down the south elevation of the building. Plywood paneling covers the remainder of the first story on the remainder of this elevation. The north elevation simply has three rectangular double-hung sash windows irregularly arranged above the adjoining one story building's roof line. The somewhat altered rear, or west elevation, of the Kern Building side is now two bays wide on the upper two stories. Paired double-hung sash windows form the southernmost bay. The northern bay includes double-hung windows. A plain small storefront, ca. 1935, is located at the first story of the three-story portion. The rear elevation of the Jersey Lily Saloon side of the Mall Building has boarded-over rectangular windows on the upper two stories; the brick one-story addition conceals the rear first story structural openings.

Since the building has been used for office space and storage on the upper stories, its interior has undergone a number of alterations. However, several original features remain in the Kern Building side. Its interior retains original marble wainscoting, free standing bracketed wood columns, and moldings around windows and doors on the second floor in the large hall that was used as an ice-cream parlor. Interior window trim remains, for the most part, at the east and south walls. A pressed tin ceiling and decorative wood board ceiling remain in storefront rooms of the first story. The interior of the Jersey Lily Saloon side of the Mall Building was used as a grocery store for the past 40 years on the first story and for storage on the upper floors. Only deteriorated plaster walls of the interior remain; all

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original finishes have been removed over the years.

Currently, the Mall Building (both the Kern and Jersey Lily Saloon Buildings) are being rehabilitated for use as a luxury hotel.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** ca. 1872-ca. 1880

**Builder/Architect**

Builder-Peter Kern

Architect- Joseph Francis Baumann,  
Baumann and Baumann

**Statement of Significance (in one paragraph)**

The Mall Building, located in downtown Knoxville, is nominated under National Register criteria B and C. The building is a good example of Italianate commercial architecture and is one of the few surviving commercial buildings representative of the Italianate period in Knoxville. The Mall Building derives further significance from its association with Peter Kern, who as a prominent businessman operated in the building one of only two early bakeries in the city and served as the city's mayor from 1890-1892. Furthermore, the building served as a social center in Knoxville during its uses as a popular ice cream parlor and as a saloon. The Mall Building is comprised of two side-by-side commercial brick buildings with nearly identical Italianate facade fenestration. The Kern Building side of the Mall Building (the two storefronts situated at the street corner) was built in 1872 by Peter Kern to house his bakery, confectionery, and ice cream parlor. The building joining the north side of the Kern Building was added about 1880 to house the Jersey Lily Saloon on the first story and the residence of the saloon keeper, John T. Burke, on the upper stories. (Although constructed separately, the two buildings have been structurally joined since 1981 and continue to function as one building.)

The Mall Building is a good example of the Italianate style in commercial architecture and is one of the few surviving commercial buildings representative of this period in Knoxville. Although some original architectural features have been altered (primarily the storefronts), the Mall Building retains its major Italianate characteristics such as round-arched windows with decorative hood molds and its elaborate bracketed cornice.

The architect of the Mall Building (presumably both buildings), Joseph Francis Bauman, was born at Tellico Plains, Tennessee in 1847. He moved to Knoxville prior to the Civil War and began work as a carpenter and builder in 1869. By 1872, Baumann advertised as an architect and became responsible for the design of several noteworthy buildings in Knoxville such as the Peter Staub Theater, the C.J. McClung Home, the J.D. Cowan Home, the Immaculate Conception Church, and several buildings in the Jackson Avenue Warehouse Historic District (listed April 1973). His brother, A.B. Baumann, joined him in 1882 and they worked until 1913 as Baumann and Baumann.

Peter Kern, builder of the Kern Building, was a German immigrant. He served in the Second Georgia regiment of the Confederate Army during the Civil War, and began his bakery business in 1864 with William Heidal. Kern was a prominent businessman and politician of Knoxville; he served as the only president of the Market Square Street Railroad that constructed the Asylum street car line, was the president of the Knoxville Ice Company and was responsible for developing the ice plant in 1878 to make ice cream sold in the parlor. Kern also served as Mayor of Knoxville from 1890-1892. Kern's bakery was one of the two early Knoxville bakeries. Although the bakery moved from the Kern Building in 1925, the business continues to thrive at another Knoxville location. Swan's, the other early bakery, moved from its original building (which has been demolished) in the 1950s. Since the bakery vacated the building in 1925 it has been used for offices, a dance studio and a beauty school on the upper floors. The first floor has been used by a drug store and various retail stores.

## 9. Major Bibliographical References

1. Branson, H.M. Annual Handbook of Knoxville. 1892
2. Fire Underwriters Map Association, Knoxville, Tenn., Jan. 1885
3. Kephard, W.H. Manufacturers of Knoxville, Tenn. (1901)
4. Knoxville News-Sentinel, June 13, 1954

## 10. Geographical Data

Acreeage of nominated property .21 acres

Quadrangle name Knoxville, Tennessee

Quadrangle scale 1:24000

### UMT References

A	<u>117</u>	<u>23671010</u>	<u>3108137710</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

### Verbal boundary description and justification

The property nominated is a rectangular lot 75.4' by 122.13' bounded on the east by Market Square Mall, on the south by Union Avenue, and the west by an alley.  
See attached map.

### List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	<u>N/A</u>	code
state	<u>N/A</u>	code	county	<u>N/A</u>	code

## 11. Form Prepared By

name/title Eugene E. Burr, AIA, AICP

organization Office of Eugene E. Burr, Architect-Planner date March 23, 1982

street & number 121 W. Jackson Avenue telephone (615) 525-7731

city or town Knoxville state Tennessee 37902

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

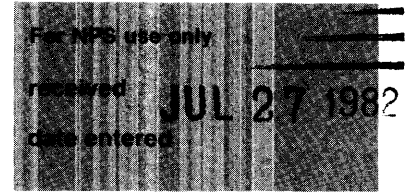
Deputy  
State Historic Preservation Officer signature Herbert L. Hoyer

title Executive Director, Tennessee Historical Commission date 1/23/82

For HCRS use only	
I hereby certify that this property is included in the National Register	Entered in the National Register
<u>Albion Beyer</u>	date <u>8/26/82</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

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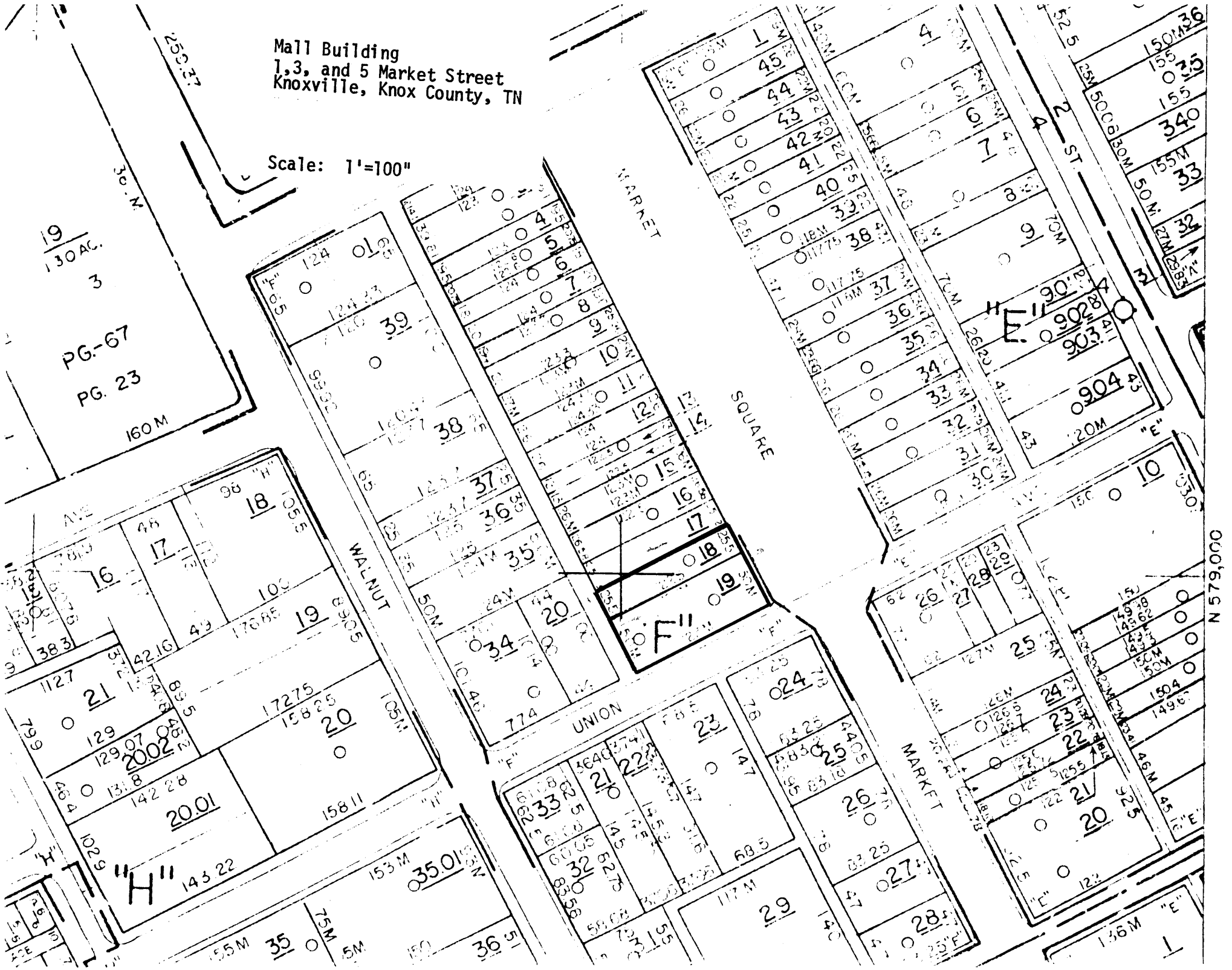
Circumstantial evidence seems to indicate that Peter Kern had the Jersey Lily Saloon Building constructed as well as the earlier Kern Building. However, little information is available concerning how long the saloon occupied the building and who its subsequent owners have been. Since the 1940s a grocery store, White Store, has occupied the building, using the first story as the grocery and the upper stories for storage.

Currently the Mall building is being renovated for use as a luxury hotel, utilizing the Secretary of the Interior's Standards for Rehabilitation.

The Jersey Lily Saloon was named for the internationally celebrated English actress Lily Langtry (1852-1929). Known as the "Jersey Lily" because of her origins from the Isle of Jersey, and the native red lily there (she had red hair and green eyes) Langtry was a "public beauty" and mistress to the Prince of Wales, later King Edward VII. Langtry toured the United States several times in the late 1800s and received much acclaim; recognition included towns named Langtry in her honor and saloons such as the Jersey Lily.

Mall Building  
1, 3, and 5 Market Street  
Knoxville, Knox County, TN

Scale: 1"=100"



19  
1.30 AC.  
3

PG-67  
PG. 23

160M

MARKET

SQUARE

WALNUT

UNION

MARKET

N 579,000

"H"

"F"

"E"

"E"

"E"