

National Register of Historic Places Registration Form JUL 10 2015

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register of Historic Places Registration Form. 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

Historic name Gay Street Commercial Historic District Boundary Increase
Other names/site number N/A
Name of related multiple property listing N/A

2. Location

Street & Number: 626 S Gay Street
City or town: Knoxville State: TN County: Knox
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide local

Applicable National Register Criteria: A B C D

[Signature] 7/9/15
Signature of certifying official/Title: Date
State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency/bureau or Tribal Government

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

Signature of Commenting Official: Date

Title: State of Federal agency/bureau or Tribal Government

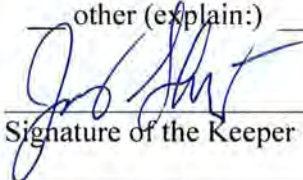
Gay Street Commercial Historic District
 Boundary Increase
 Name of Property

Knox County, Tennessee
 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

8-25-2015

Date of Action

5. Classification

Ownership of Property

- Private
- Public – Local
- Public – State
- Public – Federal

Category of Property

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

Number of contributing resources previously listed in the National Register 31

Gay Street Commercial Historic District
Boundary Increase
Name of Property

Knox County, Tennessee
County and State

6. Function or Use

Historic Functions

COMMERCE/ business

Current Functions

VACANT/NOT IN USE

WORK IN PROGRESS

DOMESTIC/multiple dwelling

COMMERCE/restaurant

COMMERCE/office

COMMERCE/specialty store

7. Description

Architectural Classification

MODERN MOVEMENT: Moderne

Materials:

Principal exterior materials of the property: BRICK; CONCRETE; GLASS

Narrative Description

The KUB Building, located at 629 S Gay Street, is a four story mid-century modern building, with a basement, penthouse and flat roof. The current appearance of the building is the result of a major renovation to a pre-existing structure which took place in 1963. The building has two main façades fronting the street. The front façade of the building faces west on Gay Street and the longer façade on Church street faces south. The building is comprised of a steel and concrete structure with non-structural masonry walls. The KUB Building is clad in green glazed brick and incorporates Mo-Sai method exposed aggregate concrete panels and aluminum windows. The first story on the west facade contains the main entry to the building, with a display window to the left (now covered) and storefront windows to the right (modified). The original 1963 storefront was constructed from black structural glass panels and storefront glass which wrapped the corner of the building below a metal awning from an earlier renovation. The building underwent a renovation in the 1980s at which point the entry, storefront and awning were altered to the current condition. The black glass panels and most of the storefront were replaced with glazed brick and concrete panels to match the rest of the façade and the awning was removed. The awnings' support system is still present. An aluminum door on the

Gay Street Commercial Historic District
Boundary Increase

Knox County, Tennessee

Name of Property

County and State

south elevation provides access to the raised basement and the entry is covered by a steel and concrete awning. Demolition of the KUB Building's interior was initiated by a previous owner to remediate asbestos; remaining elements include a terrazzo floor, a marble entryway, and original staircases with large glazed brick and custom aluminum handrails. The structure of the building is currently visible on the interior. The building is rectangular in plan and the four main floors have a typical layout with minor variations.

At 620 S Gay Street there is a non-contributing three story brick building with concrete in-filled windows at street level, and modern replacement windows on the second and third floors.

Gay Street Commercial Historic District
 Boundary Increase
 Name of Property

Knox County, Tennessee
 County and State

8. Statement of Significance

Applicable National Register Criteria

- 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.
- 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.

Criteria Considerations N/A

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

ARCHITECTURE

COMMERCE

Period of Significance

1939-1963

Significant Dates

1963

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

BAUMANN & BAUMMAN INC.

Gay Street Commercial Historic District
Boundary Increase

Knox County, Tennessee

Name of Property

County and State

Statement of Significance Summary Paragraph

After the Great Depression and World War II, Knoxville began to expand more rapidly outside of the city center and like many other American cities the focus shifted to suburban development. Because of this, few buildings were built in downtown Knoxville during the middle of the 20th century. From the late 1930's to the 1970's only a handful of buildings were built and even fewer mid-century buildings are still standing today. As one of the remaining buildings, the KUB building represents a rare and unique mid-century style. Also, as the original headquarters of the Knoxville Utilities Board it holds an integral part of Knoxville's history as the company had a direct connection to the development of the city over the years.

The KUB Building was designed by Baumann and Baumann and is one of the few distinct representations of Mid-century Modern style in Knoxville. The current building was a result of an extensive remodel of the existing building in 1963, at a time when Gay Street and downtown Knoxville were losing their competitive edge to new construction in the suburbs. The continued presence of KUB, a utility that provided water, electric and gas services to the Knoxville region, is testimony to the importance of downtown Knoxville continued to hold in its region.

Narrative Statement of Significance

KUB was established when the citizens of Knoxville voted for the utilities that supplied water, electric & gas service to be part of a public service run by the city. The City Council voted on August 31, 1938 to purchase the system from the Tennessee Public Service Company for \$5,300,000. After several months as a City of Knoxville department, KUB was officially established as an independent public agency and began operations in March 1939.

The building that KUB moved into was a three story vernacular structure at the corner of S. Gay Street and W. Church Avenue. The building was built ca. 1870 and was known for a number of years as the William Caswell Furniture Company. In 1907, the building at 626 S. Gay Street was purchased by Knoxville Railway & Light Company as their headquarters. By 1931, Knoxville Railway & Light Company would become the Tennessee Public Service Company and later the Knoxville Utilities Board.

From 1939 until 1951, KUB called the three story downtown building home. To reflect KUB's success over its first 13 years in operation, they tore down much of the three story vernacular building and rebuilt the building on the same lot into a red Moderne building. In 1963, KUB continued the trend of progress and they remodeled the building on the inside and created a new facade for the outside, leaving us with the current design of the building. KUB remained in the building until ca. 1999.

Gay Street Commercial Historic District
 Boundary Increase

 Name of Property

Knox County, Tennessee

 County and State

9. Major Bibliographic References

Bibliography

"KGIS Maps." KGIS Maps. Accessed November 13, 2014. <http://www.kgis.org/KGISMaps/Map.htm>.

Knoxville City Directory. Knoxville, Tenn.: City Directory of Knoxville, various years.

"KUB." History. Accessed November 13, 2014.
<http://www.kub.org/wps/portal/Customers/Home/AboutUs/History>.

National Parks Service National Register of Historic Places. Accessed November 13, 2014.
<http://pdfhost.focus.nps.gov/docs/nrhp/text/86002912.PDF>.

Previous documentation on file (NPS):		Primary location of additional data:
preliminary determination of individual listing (36 CFR 67 has been requested)		State Historic Preservation Office
previously listed in the National Register		Other State agency
previously determined eligible by the National Register		Federal agency
designated a National Historic Landmark		Local government
recorded by Historic American Buildings Survey #		University
recorded by Historic American Engineering Record #		Other
recorded by Historic American Landscape Survey #	Name of repository:	
Historic Resources Survey Number (if assigned):		

Gay Street Commercial Historic District
Boundary Increase
Name of Property

Knox County, Tennessee
County and State

10. Geographical Data

Acreeage of Property 0.17 acres **USGS Quadrangle** Knoxville 147 NW

Latitude/Longitude Coordinates

1. Latitude: 35.963706 Longitude: -83.916957

Verbal Boundary Description

The KUB building property is a zero-lot line with attached adjacent buildings and a parking to the North, an alley way to the East, Church Avenue to the South and Gay Street to the West. The boundaries for the district increase would extend the existing boundary to the corner of Gay Street and Church Avenue. (See following Maps)

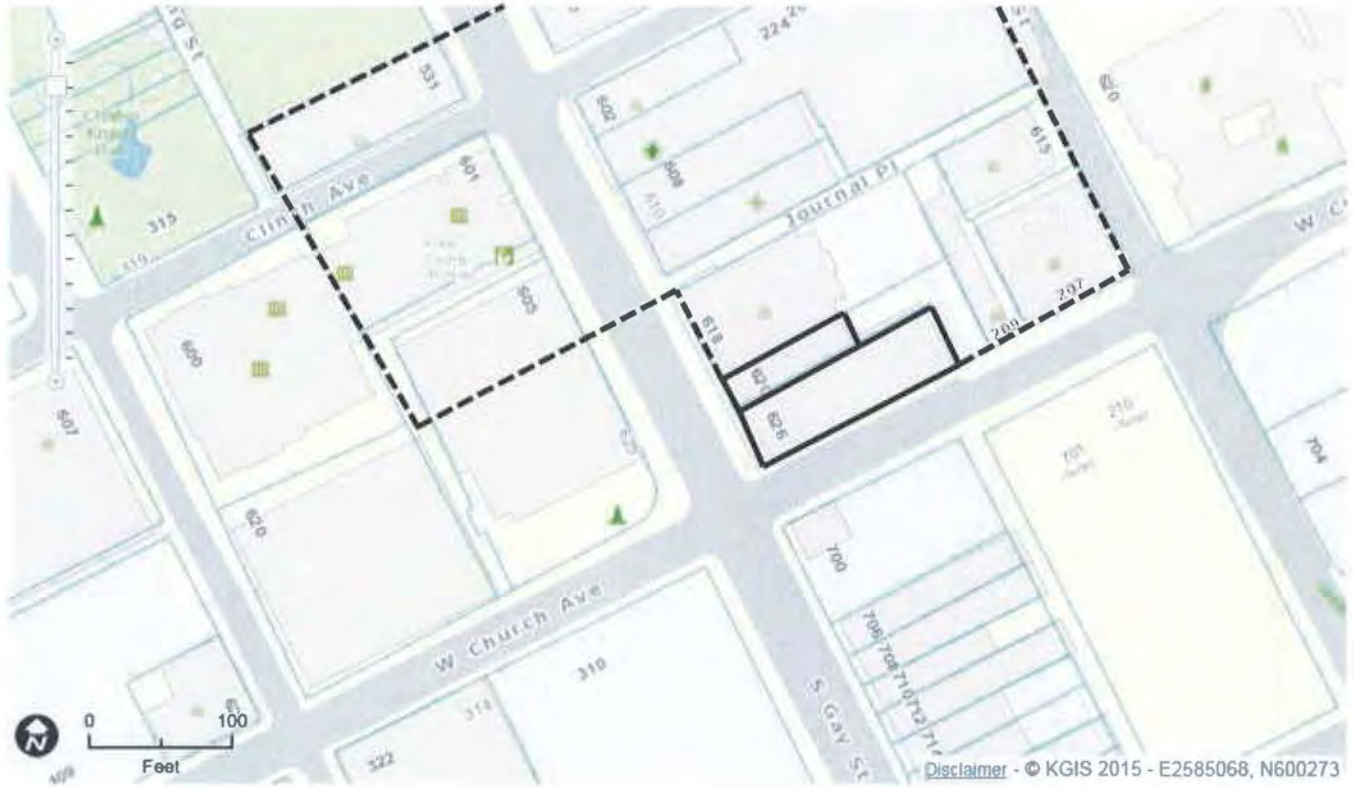
Boundary Justification

The [existing historic] district is irregular in shape and approximately thirteen acres in size. It includes properties along the east side of South Gay Street (from 300 to 618-620 South Gay Street); on the west side of south Gay Street (from 401 to 439 and 525-527 to 607-609 South Gay Street); on the south side of Summit Hill Drive (200-202, 204, and 206 Summit Hill Drive); on the south side of West Church Street (201, 209, and 211 West Church Street); and on the west side of State Street (311-313 and 615 State Street). The district boundaries are drawn to include buildings of compatible style and development which reflect the economic history of downtown Knoxville. (From original NRHP Form for Gay Street Commercial Historic District.)

At the time this original district was nominated in 1986, the KUB building would not have qualified as a contributing structure. The period of significance was set at 1938 in the 1986 nomination and no buildings were built from 1938-1963 that are still standing. The current boundaries include adjacent structures on both Gay Street and Church Street but do not include the KUB Building which is at the corner of Gay Street and Church Ave. The building is one of the few examples of mid-century modern architecture in the city and was the original headquarters of the Knoxville Utilities Board. The KUB building is the only mid-century building with a direct adjacent to the current district that is more than fifty years old. This building and location also reflect the economic history of downtown Knoxville and should be included in the Gay Street Commercial Historic District.

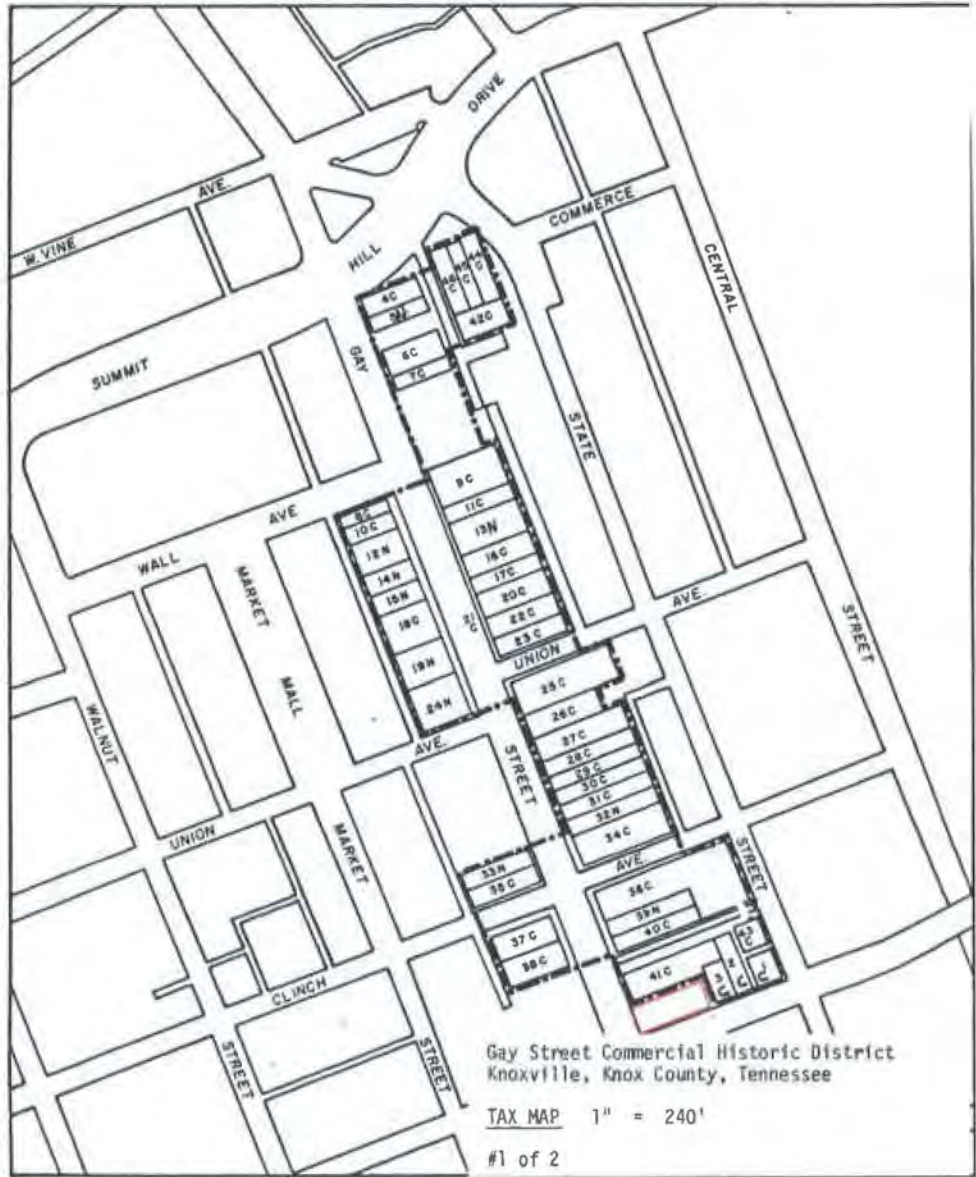
Gay Street Commercial Historic District
Boundary Increase
Name of Property

Knox County, Tennessee
County and State



Gay Street Commercial Historic District
Boundary Increase
Name of Property

Knox County, Tennessee
County and State



GAY STREET COMMERCIAL HISTORIC DISTRICT

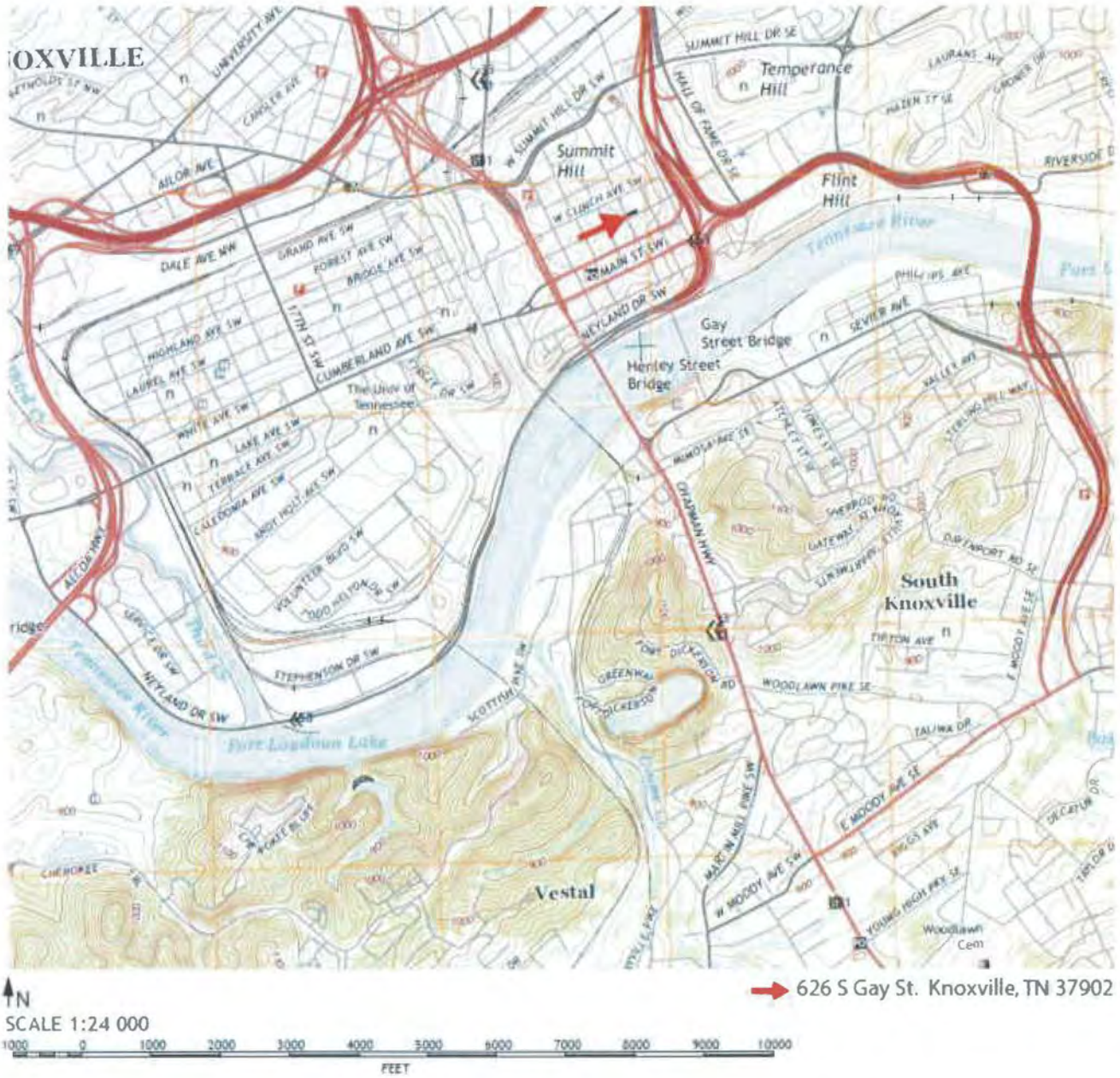
C = contributing
N = non-contributing
V = vacant



<http://pdfhost.focus.nps.gov/docs/nrhp/text/86002912.PDF>

Gay Street Commercial Historic District
Boundary Increase
Name of Property

Knox County, Tennessee
County and State



Gay Street Commercial Historic District
Boundary Increase
Name of Property

Knox County, Tennessee
County and State

11. Form Prepared By

Name Mark Heinz
Organization Dewhirst Properties
Street & Number 123 S Gay St Date November 18, 2014
City or Town Knoxville Telephone 865-971-3137
E-mail mark@dewhirstproperties.com State TN Zip Code 37902

Additional Documentation

- **Maps:** KGIS map
- **Sketch map:** Original 1986 NRHP map of the Gay Street Commercial Historic District
- **Photographs:** Historic Images
- **Additional items:** Architect's renderings & drawings from Baumann & Baumann

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Gay Street Commercial Historic District
Boundary Increase

Knox County, Tennessee

Name of Property

County and State

Photo Log

Name of Property: KUB Building

City or Vicinity: Knoxville

County: Knox

State: TN

Photographer: Mark Heinz

Date Photographed: 8-14-2014

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

- 1 of 41 – Exterior – South Elevation from Church St. Photographer facing northwest.
- 2 of 41 – Exterior – South Elevation from Church St. Photographer facing northwest.
- 3 of 41 – Exterior – South Elevation and basement entrance from Church St. Photographer facing north.
- 4 of 41 – Exterior – South & East Elevations from Church St. Photographer facing northwest.
- 5 of 41 – Exterior – South & East Elevations from Church St. Photographer facing northwest.
- 6 of 41 – Exterior – South & East Elevations from Church St. Photographer facing northwest.
- 7 of 41 – Exterior - East Elevation from Church St. Photographer facing northwest.
- 8 of 41 - Exterior – East Elevation from Parking Lot. Photographer facing southeast.
- 9 of 41 - Exterior – East & North Elevations from Parking Lot. Photographer facing southeast.
- 10 of 41 - Interior – East Stair at Basement Level. Photographer facing west.
- 11 of 41 – Interior – Basement. Photographer facing east.
- 12 of 41 – Interior – Basement. Photographer facing west.
- 13 of 41 – Interior – Basement. Photographer facing west.
- 14 of 41 – Interior – Basement. Photographer facing east.
- 15 of 41 – Interior – West Stair at Basement Level. Photographer facing west.
- 16 of 41 – Exterior – West & South Elevations from Church St. Photographer facing northeast.
- 17 of 41 – Exterior - West & South Elevations from Church St. Photographer facing northeast.
- 18 of 41 – Exterior - West Elevation from Gay St. Photographer facing northeast.

Gay Street Commercial Historic District
Boundary Increase

Knox County, Tennessee

Name of Property

County and State

- 19 of 41 – Exterior - West Elevation from Gay St. Photographer facing east.
- 20 of 41 – Exterior - West Elevation from Gay St. Photographer facing southeast.
- 21 of 41 – Exterior - West Elevation and front entrance from Gay St. Photographer facing east.
- 22 of 41 – Interior – Lobby. Photographer facing west.
- 23 of 41 – Interior – Lobby. Photographer facing west.
- 24 of 41 – Interior – First Floor. Photographer facing east.
- 25 of 41 – Interior – First Floor. Photographer facing west.
- 26 of 41 – Interior – First Floor. Photographer facing west.
- 27 of 41 – Interior – West Stairwell between first and second floors. Photographer facing west.
- 28 of 41 – Interior – Second Floor. Photographer facing east.
- 29 of 41 – Interior – Second Floor. Photographer facing east.
- 30 of 41 – Interior – Second Floor. Photographer facing west.
- 31 of 41 – Interior – Third Floor. Photographer facing west.
- 32 of 41 – Interior – Third Floor. Photographer facing east.
- 33 of 41 – Interior – Third Floor. Photographer facing east.
- 34 of 41 – Interior – Third Floor. Photographer facing east.
- 35 of 41 – Interior – East Stairwell at fourth floor. Photographer facing south.
- 36 of 41 – Interior – Fourth Floor. Photographer facing west.
- 37 of 41 – Interior – Fourth Floor. Photographer facing east.
- 38 of 41 – Interior – Fourth Floor. Photographer facing west.
- 39 of 41 – Interior – Fourth Floor. Photographer facing west.
- 40 of 41 – Interior – Fourth Floor. Photographer facing east.

Gay Street Commercial Historic District
Boundary Increase

Knox County, Tennessee

Name of Property

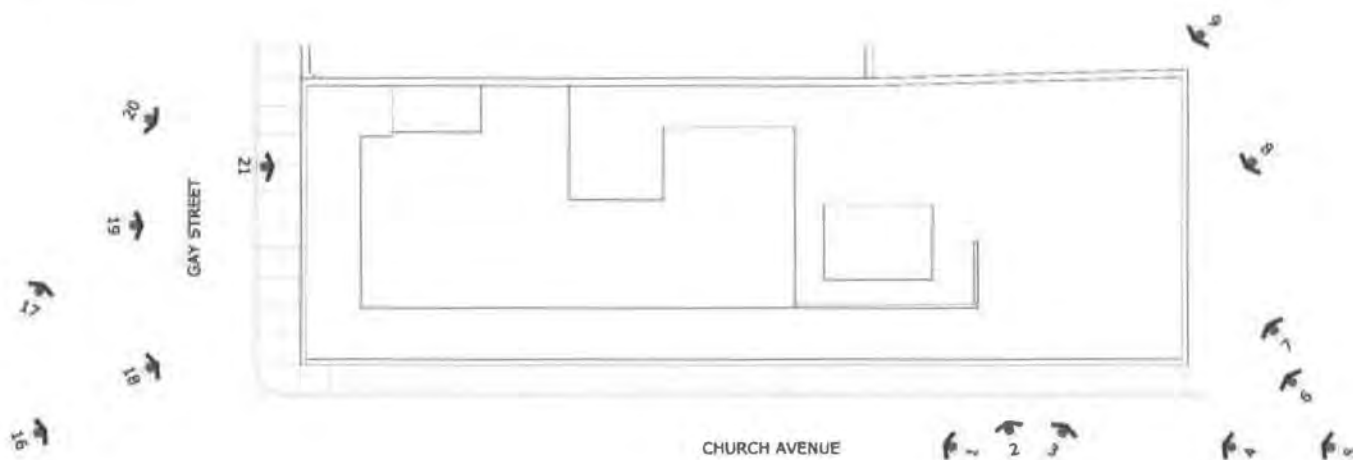
County and State

41 of 41 – Interior – Fourth Floor. Photographer facing east.

Gay Street Commercial Historic District
Boundary Increase
Name of Property

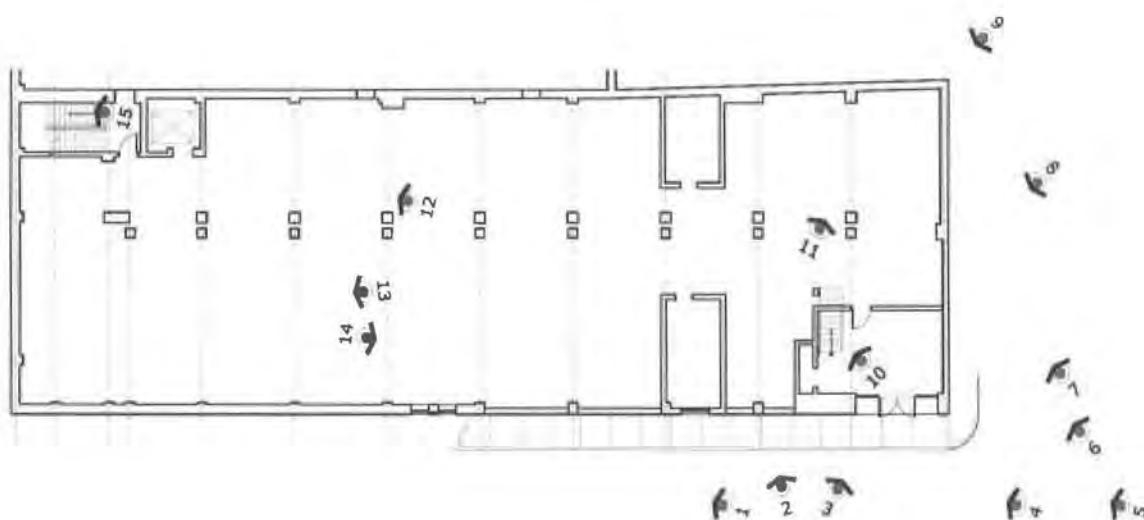
Knox County, Tennessee
County and State

Site Plan



Floor Plans

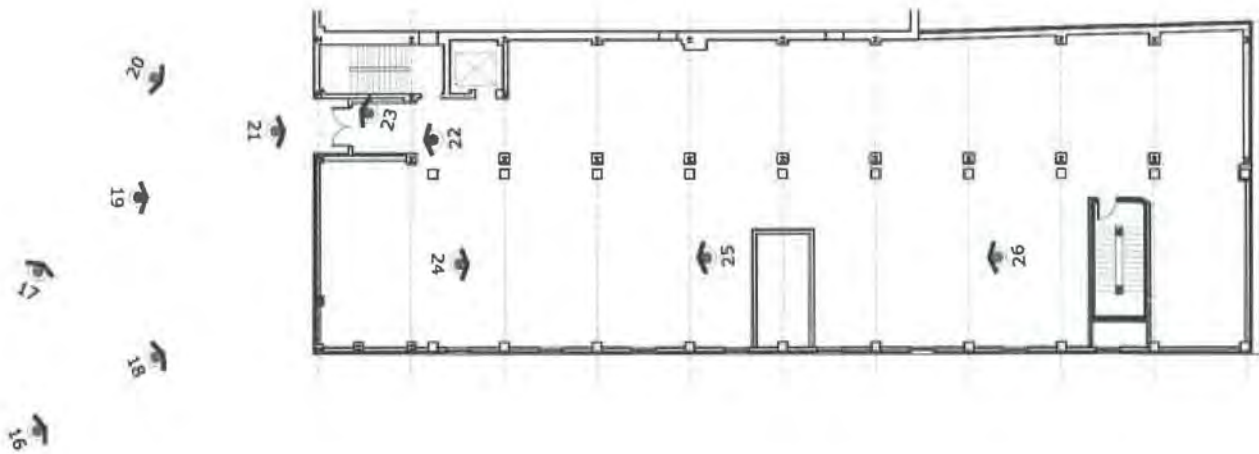
BASEMENT PLAN



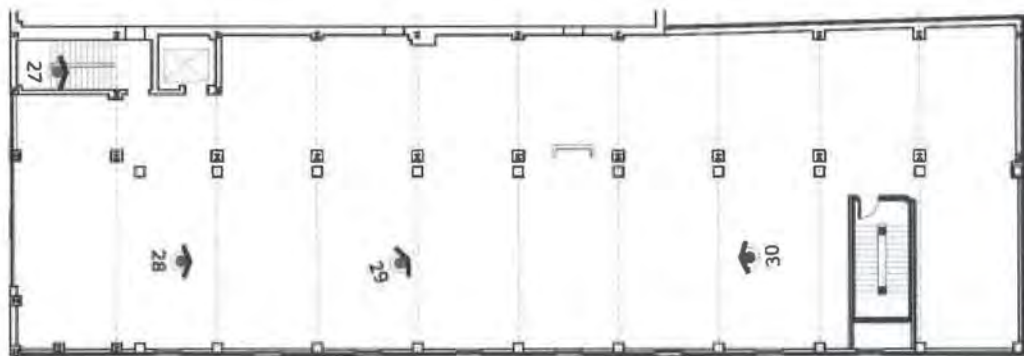
Gay Street Commercial Historic District
Boundary Increase
Name of Property

Knox County, Tennessee
County and State

FIRST FLOOR PLAN



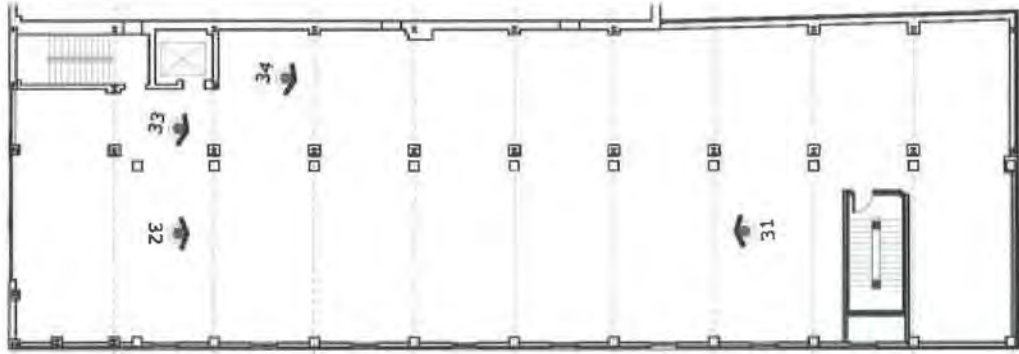
SECOND FLOOR PLAN



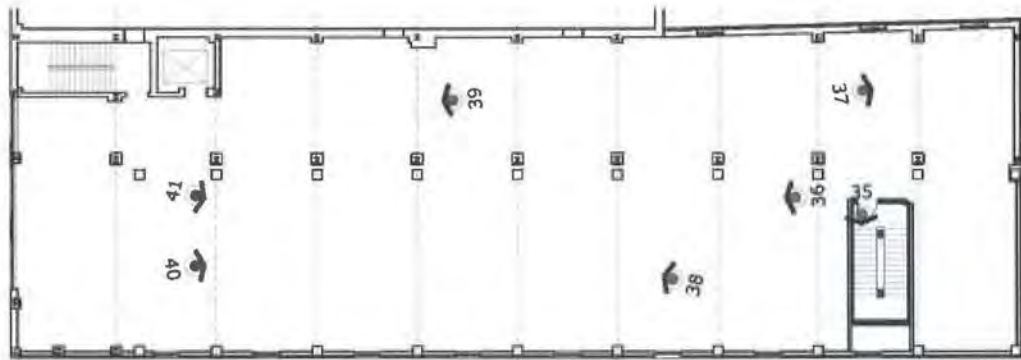
Gay Street Commercial Historic District
Boundary Increase
Name of Property

Knox County, Tennessee
County and State

THIRD FLOOR PLAN



FOURTH FLOOR PLAN



Gay Street Commercial Historic District
Boundary Increase
Name of Property

Knox County, Tennessee
County and State

11/13/2014

KGIS Maps - Print - Letter Portrait

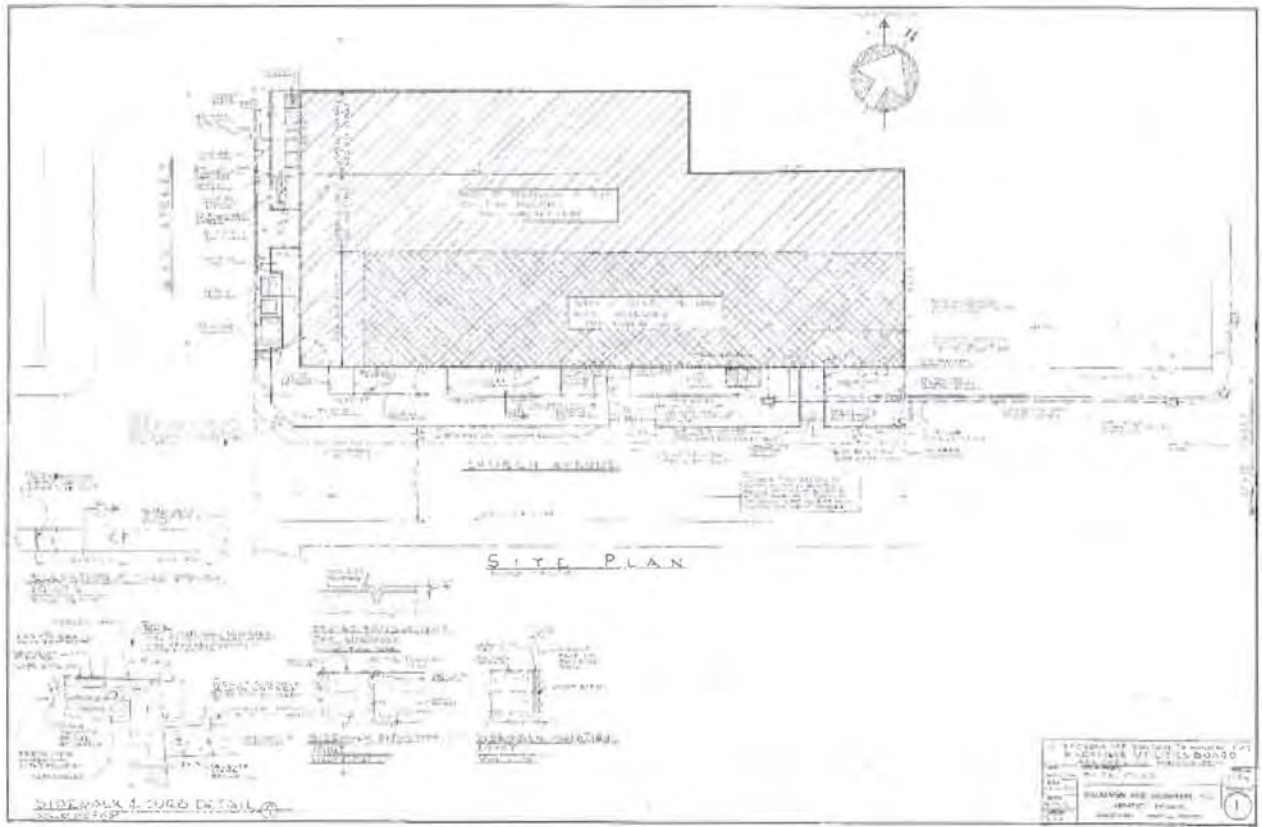


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Figures Page 20

Gay Street Commercial Historic District Additional Documentation
Name of Property Knox County, Tennessee
County and State
Name of multiple listing (if applicable)



United States Department of the Interior
National Park Service

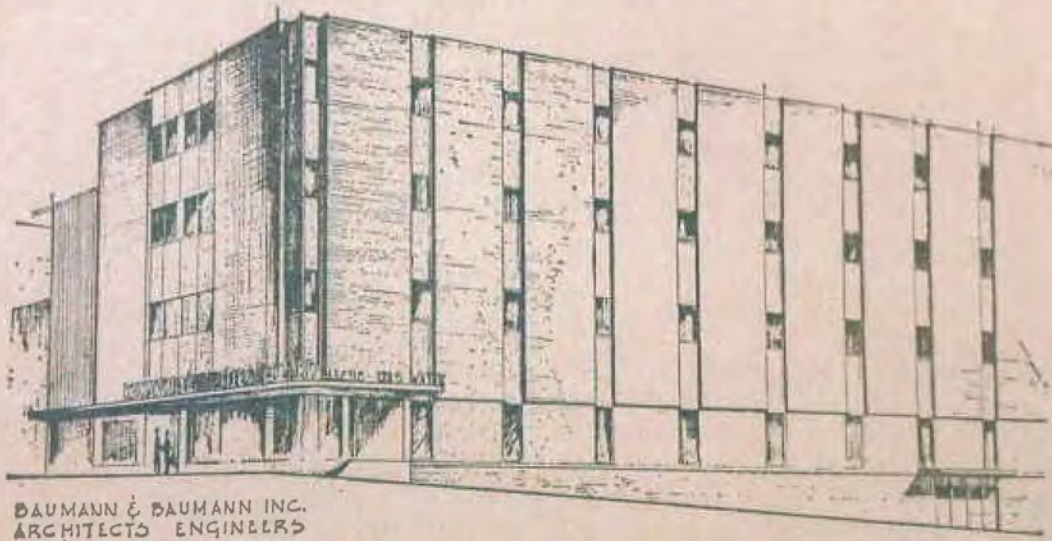
National Register of Historic Places Continuation Sheet

Section number Figures Page 21

Gay Street Commercial Historic District Additional Documentation
Name of Property Knox County, Tennessee
County and State
Name of multiple listing (if applicable)

On 11/11/61
 One day \$70,000 worth of bonds was sold and only \$3000 deposited. Another day, \$370,000 worth was traded.
 Mr. Lilienthal called a press conference at TVA headquarters and warned that if because of speculation the deal between the city and TPS fell through, he would call for an investigation

ated the Knoxville Electric Power and Water Board, which later became Knoxville Utilities Board, an entity separate from City Hall.
 When KUB took over, Max Bartlett, who had been borrowed from Burns & McDonnell to supervise the system, was named general manager. He died in office several years ago and



BAUMANN & BAUMANN INC.
ARCHITECTS ENGINEERS

IN THE WORKS—This is an architect's drawing showing what KUB headquarters will look like after a major overhauling this fall. The Church Ave. side of the building will be razed and replaced by a new building. This section of the building is already being vacated.

1962

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Figures Page 22

Gay Street Commercial Historic District Additional Documentation
Name of Property Knox County, Tennessee
County and State
Name of multiple listing (if applicable)











FirstBank

Faded white text on the brick wall, possibly a name or address, but illegible due to fading.



Yellow pipe with black and white stripes

NO PARKING
ANYTIME

REAR BRICK WALL WITH FADING LETTERS



NO PARKING

ONE WAY
NO PARKING

FOR SALE

1203



























626



626

ONE WAY

626

PRIVATE
PROPERTY







USH





































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Gay Street Commercial Historic District (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: TENNESSEE, Knox

DATE RECEIVED: 7/10/15 DATE OF PENDING LIST: 8/04/15
DATE OF 16TH DAY: 8/19/15 DATE OF 45TH DAY: 8/25/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000542

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8-25-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

Accept BI . KUB building reflects the expanded POS
of original District

RECOM./CRITERIA Accept A+C

REVIEWER J. Galt DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/~~N~~ see attached SLR Y/~~N~~

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.