

# Building with a Long History Gets a Facelift and New Business

The building that stands at 826–28 N. Broadway has a fabulous new look, new apartments and a new business. Built in 1889 by Col. Pleasant (Pleas) Roberts, the building began as a livery, sale and feed stable — the first three-story livery stable in North Knoxville. Although Roberts died in 1896, the building continued as a livery stable until 1917, when it became a furniture storage business. By that time, its address had changed to 986 N. Broadway. In the recent past, the building, now at 826 N. Broadway, was used as a halfway house for about 30 parolees. It has been renovated into apartments in the back of the building with a large co-working space under development in the front half. Meanwhile, 828 N. Broadway progressed through a succession of businesses and opened several months ago as Partial Coffee & Wine.

Gillbillies love a good coffee-house and some of us are delighted to frequent a wine bar amid the multitude of breweries in the vicinity. We stopped by to chat with the new owner, Shay Gregory, to see what his plans are for the business.

Shay worked as Shop Manager of HoneyBee Coffee for five years and directed its wholesale program. He also served as ad hoc technician for espresso machines. Not long ago, he was brainstorming with friend, Juliana Terra, owner of the building, about what would be a good fit for the 828 space. The



**ABOVE** Shay Gregory, owner, Partial Coffee & Wine Bar

**LEFT** 826–28 North Broadway building

lights went on in his head about making it into a business of his own. He had missed the connection with customers that comes with being in the front of the house. He envisioned having a coffee bar by day and a wine bar by evening. The wine bar is set to open in January 2024.

Shay likes to change things up and has rotating offerings of coffees and soon, of wines. As part of the wine bar kickoff in January, he plans to host Maja Roy of Wine Forté, an independent Knoxville-based wine

education and event company, who is heavy into natural wines. The wine bar will highlight wines from Eastern Europe along with classics. There will be light food fare, such as traditional cheese boards, tiny grilled cheeses, and vegan options. We can't wait! In the meantime, get a coffee.

**HOURS:** Coffee Bar, 7:30–2 pm; Wine Bar, 4:30–10 pm

## OTHER BUSINESSES IN THE 'HOOD SINCE OUR SUMMER ISSUE



**FROM LEFT TO RIGHT** Melanie Lafoy, owner and chef, Potluck Café, 1328 N. Broadway. Eat in brunch all day, Take and Bake casseroles, 9–3, Thursday–Monday

Elizabeth Grant, owner, Artisan Woodworking and Design Gallery, 810 Tyson. Open Tuesday–Thursday, weekends thru holidays

# President's Report

It's been rewarding to see so much turnout from neighbors at our Fourth & Gill sponsored events this fall. I saw new faces at the Fall Porch Hop, Fall Cleanup Day, and the Halloween Party. All these events are pulled together to help us get to know our neighbors and have a stronger sense of community. Our November Neighborhood Meeting and Potluck was another attempt to bring us together and hear what's on people's minds.

Parks and Beautification Committee has reached out to the City about replacing some dead trees and planting a few new ones in our Fourth & Gill Park and on the embankment facing the park. The city is working to help on this project. Speaking of the embankment, kudos to the Woolly Bears for nurturing a beautiful fall meadow on the embankment! It's really a joy to walk along the park and the 4th Avenue greenway and see it.

The Board has been working with the Birdhouse Neighborhood Center (BNC) to formulate and sign a Memorandum of Understanding (MOU) that helps clarify

operations and responsibilities between the BNC and the Fourth & Gill Neighborhood Organization. A big thanks to our newest Board member, Chris Ivey, whose legal background has helped us immensely with crafting this document.

It's hard to believe that we're already moving into a new election cycle for our Neighborhood Board. We created a 3yr term for Board members so that we're able to maintain stability between election cycles and not have half the board rolling off at the same time. This year we will have 3 Board positions up for election. The Board will be soliciting nominations between December and January, with elections in February so please consider running for a position. It's incredibly rewarding to work on issues that directly impact our neighborhood. You also get to work with a great group of people. If you want to know a little bit more about what's involved being on the Board, please don't hesitate to reach out to me or one of our other Board members (listed elsewhere in the newsletter).



## CLOCKWISE, FROM ABOVE

Too cute for words Halloween kids, including 8 and under costume winner, Willow Waugh (on right)

New merch, just in time for holiday gifts! Fourth & Gill historical home notecards, \$20 per box. To order, visit the swag store at [www.fourthandgill.org](http://www.fourthandgill.org)

Fall Porch Hop

Neighbors at the Halloween Party



# Meet Your Neighbor, Jim Campbell



You may not know Jim Campbell though he's lived at the corner of Gratz and Caswell for over 30 years. He's soft-spoken and has a soft spot for animals, especially cats, who need a good home. He currently is down to two cats — 15-year-old Thunder, originally his mom's, and 8-year-old Ziggy, whose owner died three years ago — and one bunny named Casper Joe.

Jim is an avid antique collector, tinker, restorer, and sculptor. And this doesn't cover his day job. He has a degree in Art from UT and began many of his avocations in his early 20s. He restored his 1905 home in 1989, stripping intricate woodworking to its original state throughout the house. The house told him that it only wanted old things, nothing new, so Jim furnished the rooms with antiques, including hundreds of vacuum tube

radios, several organs and a whole lot of Tiffany and antique lamps.

## How did you get started?

I first started my restoration journey with lamps. My grandfather worked on lamps so I inherited parts from him. I moved on to radios in my 40s but remember way back when my father and I used to visit a radio shop in Gatlinburg, where I grew up, and the owner gave me old radios that no one wanted. I fell in love with the deeper, richer sounds and the glow that vacuum tubes have. The components need to be replaced to prevent the transformers from burning up and it's hard to find them. In the early 60s, radio makers switched from tubes to solid state transistors, which I think, have an inferior sound. So back in 2002, I drove to Iowa and bought a barn full of radios, tubes and parts

and brought them back home in a U-Haul. They've lasted me through the years and there'll probably be some left over when I'm gone. My latest restoration was building a voltage-bucking KUB 122V radio. Voltage bucking reduces the voltage from 122V to 110V-115V, which is what old houses used. The radios in my house are assigned my own frequency so I can stream any kind of music I choose with a low-power AM transmitter throughout the house. I also love classic organ music and have restored most of the organs in the house.

## Tell me about your sculptures. I remember seeing a few of them in the tiny art galleries a few years ago.

My Art degree focused on Sculpture. I'm fascinated with three dimensional forms and am currently making miniature figurines out of 18 gage wire, aluminum foil and polymer clay. Since my partner died, I've spent hours creating these figurines and sculpting their faces with tiny instruments to achieve a range of emotions. It's tedious work but I've become almost obsessed with it. Maybe it's a part of my grieving process, I don't know, but I've created about 600 of these figurines with no signs of slowing down.

Thanks, Jim, for letting us get to know you a little better!



## GOOD INFO TO KNOW

- 1 Always call 911 if a crime is being committed (this is the case no matter who is involved). If you feel someone needs help or intervention, 311 is the community support number. Social workers and police work together to help in these situations.
- 2 To stay up to date on what's going on with neighbors and in the neighborhood, join the Fourth and Gill listserv. To be added, contact Jen Mowrer at [jen@mowrerpower.com](mailto:jen@mowrerpower.com) or go to [www.fourthandgill.org](http://www.fourthandgill.org), top of homepage, [click here to get neighborhood updates](#).
- 3 If you're new to the neighborhood, we'd like to welcome you with a gift. To let us know, please contact Nina Reineri at [ninareineri@gmail.com](mailto:ninareineri@gmail.com).

**CLOCKWISE, FROM ABOVE** Jim and his Siamese, Ziggy

Cornish organ, restored 2017

1930 'motorized tuning' General Electric radio, restored 2005, 2010, 2017

Grouping of miniature clay figurines hand sculpted by Jim



# Historic Overlay Advice

By Sean Martin, Open Door Architecture and Resident

When using exterior wood, set yourself up for success!

The Fourth & Gill Neighborhood Design Guidelines (applicable to the exterior of our homes) generally require the use of wood for the repair or replacement of siding, exterior trim, porch floors, etc. Here are some tips for long-term success when working with wood.

## SIDING:

Small amounts of wind-driven rain will eventually make it behind your siding and can lead to rot. To prevent deterioration, prime the back of each siding board and the cut ends before installation. If you are siding an entire wall, consider creating a small (1/4" or so) drainage gap behind the siding, which will allow the back of the boards to dry instead of rot. The cheapest way to accomplish this is to install vertical strips of FoamSeal Sill Gasket every 16" before attaching the siding. (FoamSeal is a 3" wide roll of foam

that is used in new construction; it's available at Home Depot for about \$8 for a 50' long roll.)

## TONGUE & GROOVE PORCH FLOORING AND 2X TRIM BOARDS (window casing, corner boards, etc):

Consider using wood that is Kiln Dried After Treatment (KDAT). KDAT wood can be painted immediately and is less prone to warping and splitting than standard pressure treated wood.

## SPECIALTY:

For small tricky areas (front door threshold, dormer window sills, etc), consider an extremely hard wood such as Mahogany, Sapele, or Ipe.

## SOURCES:

There are more options and better selection at local lumber yards. Consider these: Witt Building Materials, U.S. Architectural Millwork, Christmas Lumber Company, and Builders First Source.



Black Atticus and Rhea Sunshine perform at the BNC

# Birdhouse Neighborhood Center 2023 Recap

The Birdhouse Neighborhood Center is a resource for the Fourth & Gill Neighborhood, offering many public events, including ones just for residents, and a low-cost gathering space for your next party, meeting, or shower. Get in touch with us for more information ([birdhouse.knoxville@gmail.com](mailto:birdhouse.knoxville@gmail.com)) or learn more on our website at [www.fourthandgill.org/birdhouse-neighborhood-center](http://www.fourthandgill.org/birdhouse-neighborhood-center).

26 events have been held for neighbors at the Birdhouse in the past year, including many holiday gatherings, a history presentation, city presentations, homelessness, middle housing, and children's free-play discussions, Woolly Bears events and meetings, yoga, UT football watch parties, a summer

party with live music, and the Fourth & Gill School Supply Drive.

46 events have been hosted by neighbors at the Birdhouse in the past year, including a poetry thesis defense, local group meetings, baby showers, flow arts jams, kid and adult birthday parties, and band practices.

2 neighbors rent office space upstairs at the Birdhouse.

## BNC UPCOMING EVENTS

- ❁ Saturday, December 9, 7:30 pm–9:00 pm: Jazz Night with Wendel Werner
- ❁ Sunday, December 10, afternoon/evening: Cookie Exchange and Neighborhood Holiday Gathering

## 4 & G UPCOMING EVENTS

- Jan 27 Campfire, Cocoa and Cocktails
- 30 FGNO Board Nominations Due
- Feb 12 Annual Meeting/ Vote on Board Candidates

- April 6 Neighborhood Cleanup
- 7-13 Dogwood Arts Walking Trail
- 28 FGNO Tour of Homes & Gardens

## 2023 FGNO BOARD OF DIRECTORS

Gabrielle Boudreau  
Chris Griffin  
Dan Howett  
Chris Ivey  
Celia Lawren

Lacy Mellon  
Jen Mowrer  
Grace Novinger  
Melynda Whetsel