



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 220 Carrick St 37921
DISTRICT: Mechanicsville H-1

FILE NO.: 12-C-13-HZ

MEETING DATE: 12/19/2013
APPLICANT: AHEPA National Housing Corporation (Developer)
LEVEL OF WORK: Level III. Construction of new primary building.

PROPERTY DESCRIPTION: Collegiate Gothic (1917)

Two-story seven-bay brick with raised basement. Flat roof with cast-stone trimmed raised parapet. Replacement aluminum clad windows that duplicate original window pane and transom configuration. (Original windows were removed from the building c. 1960.) One-story projecting front entry with parapet roof and duplicated entry on west elevation. Brick foundation. Irregular plan. C

► **DESCRIPTION OF WORK:**

The proposed project includes the Historic Rehabilitation of the existing Moses Center building as an adaptive reuse for elderly housing in an independent living setting. The Moses Center Building will be adapted to include 48 dwelling units. The project also includes an expansion wing to include up to 30 dwelling units of new construction. It is the intent of the developer to retain the original building envelope, completing necessary maintenance and repairs consistent with the Secretary of Interior's Guidelines. The expansion wing will be constructed with an umbilical connector at the east end of the existing Moses Center entrance. The expansion wing will be designed considering certain characteristic elements of the existing building; however, enabling clear distinction between the two buildings. Distinct differentiation may occur via different masonry products sizes and color, as well as building massing.

► **APPLICABLE DESIGN GUIDELINES:**

Mechanicsville Design Guidelines, adopted by the Knoxville City Council on October 10, 1995.

RULES FOR NEW BUILDING CONSTRUCTION

O. Setbacks and Placement on the Lot

1. Maintain the historic façade lines of streetscapes by locating the front walls of new buildings in the same plane as those of adjacent buildings. If existing setbacks vary, a new building's setback shall respect those of adjacent buildings.
2. Do not violate the existing setback pattern by placing new buildings in front of or behind historic buildings on the street.
3. Do not place new buildings at odd angles to the street.
4. Side yard setbacks for new buildings shall be consistent with those of existing historic buildings, so gaps are not left in the streetscape.



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P. Scale and Massing

1. Relate the size and proportions of new structures to the scale of adjacent buildings.
2. Break up uninteresting boxlike forms into smaller varied masses like those found on existing buildings by the use of bays, extended front porches, and roof shapes.
3. New buildings must reinforce the scale of the neighborhood by their height, width, and massing.
4. New buildings must be designed with a mix of wall areas with door and window elements in the façade like those found on existing buildings.
5. Roof shapes must relate to the existing buildings, as must roof coverings.

Q. Height of Foundations and Stories

1. Avoid new construction that varies in height, so that new buildings are equal to the average height of existing buildings.
2. The foundation height of new buildings shall duplicate that of adjacent buildings, or be an average of adjacent building foundation heights.
3. For new buildings with more than one story, beltcourses or other suggestions of divisions between stories that suggest the beginnings of additional stories shall be used.
4. The eave lines of new buildings shall conform to those of adjacent properties.

R. Materials

1. The materials used for new building exteriors shall be consistent with materials already found on buildings on the street.
2. Artificial siding and split face block are not acceptable materials for use on new buildings.

T. Additions

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate proportions.
2. Design new additions so that it is clear what is historic and what is new.



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3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district. Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the form of the historic building.
 4. New additions should not be visible from streets.
 5. Before expanding the size of the historic building with a new addition, try reconfiguring interior space that does not define the historic character of the building in order to accommodate the new space needs.
 6. Do not cause a loss of historic character through a new addition.

COMMENTS:

The application mentions that "Distinct differentiation may occur via different masonry products sizes and color"; however, material specs and samples are not yet submitted. Staff recommends that final approval not be issued until materials are presented. The landscaping plan for the parking area also needs to be provided. Additionally, as of the date of this report, neighborhood input has not been received; however, a neighborhood input meeting is scheduled in the area for Wednesday, December 18th. This input needs to be considered with regard to any input on the proposed building/parking lot and demolition of the gymnasium, but the Historic Zoning Commission's potential approval of the application does not have bearing on the approval of the use.

STAFF FINDINGS:

- 1) The former Moses School Building is a contributing building within the Mechanicsville H-1 and the National Register Historic District.
- 2) The addition will be highly visible from rights-of-way since the school is surrounded on three sides by public streets (see map). The addition will generally block the view of the front of the building from Arthur Street.
- 3) The later gymnasium addition is not visible from any right-of-way and does exhibit any significant architectural features. The view of it is obscured by other structures.
- 3) It is not feasible to locate the proposed addition behind the existing building due to the fact that the rear of the building is located on the rear lot line; therefore, the addition is proposed for the east end of the building.
- 4) Surface parking lots are undesirable in any historic district, especially residential districts. The east-end building addition is proposed for an area currently covered by a paved surface parking lot. The proposed addition and surface parking lot behind it do not appear to encroach into the existing green space in front of the school any



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further than the existing parking lot. The proposed addition will eliminate the existing surface parking lot being adjacent to Arthur Street.

5) The parking lot shown along Arthur Street in the rear east corner of the proposed site plan is existing.

6) It is the intent of the developer to retain the original building envelope and to follow the Secretary of the Interior Standards following National Park Service (NPS) Design Guidelines for Rehabilitation and adaptive reuse.

7) The expansion wing will be constructed with an "umbilical connector" or "hyphen connector" at the east end of the existing building which is a strategy recommended by the NPS for connecting large additions to existing buildings (see attachments included in agenda package). Since the addition is proposed to be connected with a hyphen, it will not cause a loss of historic fabric.

► **STAFF RECOMMENDATION:**

Based on the above findings, staff recommends approval of the addition's architectural concept only, and demolition of the gymnasium structure. Staff's recommendation approval for the Historic District Details of materials, window and door specifications and parking lot treatment are to be presented before final approval. Final approval cannot be recommended until the neighborhood input has been received.



Certificate (File) No: 12-0-13-112

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information

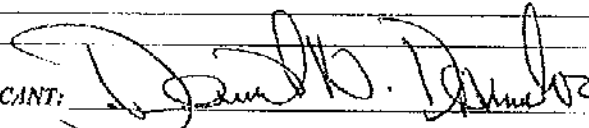
1. **NAME OF APPLICANT:** AHEPA National Housing Corporation
Address: 10706 Sky Prairie St., Fishers, Indiana 46038
Telephone: 317-845-5890 E-mail address: ddamaskos@ahepahousing.org
Relationship to Owner: None

2. **NAME OF OWNER:** Boys and Girls Club of East Tennessee
Address: c/o Henny Weissinger 9721 Cogdill Rd. Suite 301 Knoxville, TN 37932
Telephone: (865) 966-8222 E-mail address: henny@smokymountaincoal.com

3. **LOCATION OF PROPERTY:**
Address: 220 Carrick Street Tax ID/Lot/Parcel No: Tax ID 094KF015
Knoxville, TN 37921

4. **LEVEL OF WORK** (circle Level)
- Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure
 - Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA
 - Level III Construction of a new primary building; subdivision of property
 - Level IV Demolition or relocation of a contributing structure

5. **DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)
See attached.

6. **SIGNATURE OF APPLICANT:**  Date: 12-4-2013

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. Incomplete applications will not be accepted.

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

**HISTORIC ZONING COMMISSION
OWNER-AUTHORIZATION FOR AGENT**

Metropolitan Planning Commission
City/County Building, Suite 403
400 Main Street
Knoxville, TN 37902

Date:

By signing this letter below, I/we, the owner(s) of property located at the address of 220 Careick St. Knoxville, TN 37921, hereby authorize ARTHUR G. Seymour, Jr. to act on my(our) behalf with regard to an application to MPC for a Historic Zoning Commission Certificate of Appropriateness on my (our) property.

Property owner signature(s):

Henny C. Missinger, on behalf of Boy's & Girls Club of E. TN.

Property owner contact information:

Address: 9721 COGDILL Rd Suite 301

City, State, Zip code: KNOXVILLE, TN 37932

Area code and phone number(s): 865-966-8222

E-mail address: henny@SMOKY MOUNTAIN COAL.COM

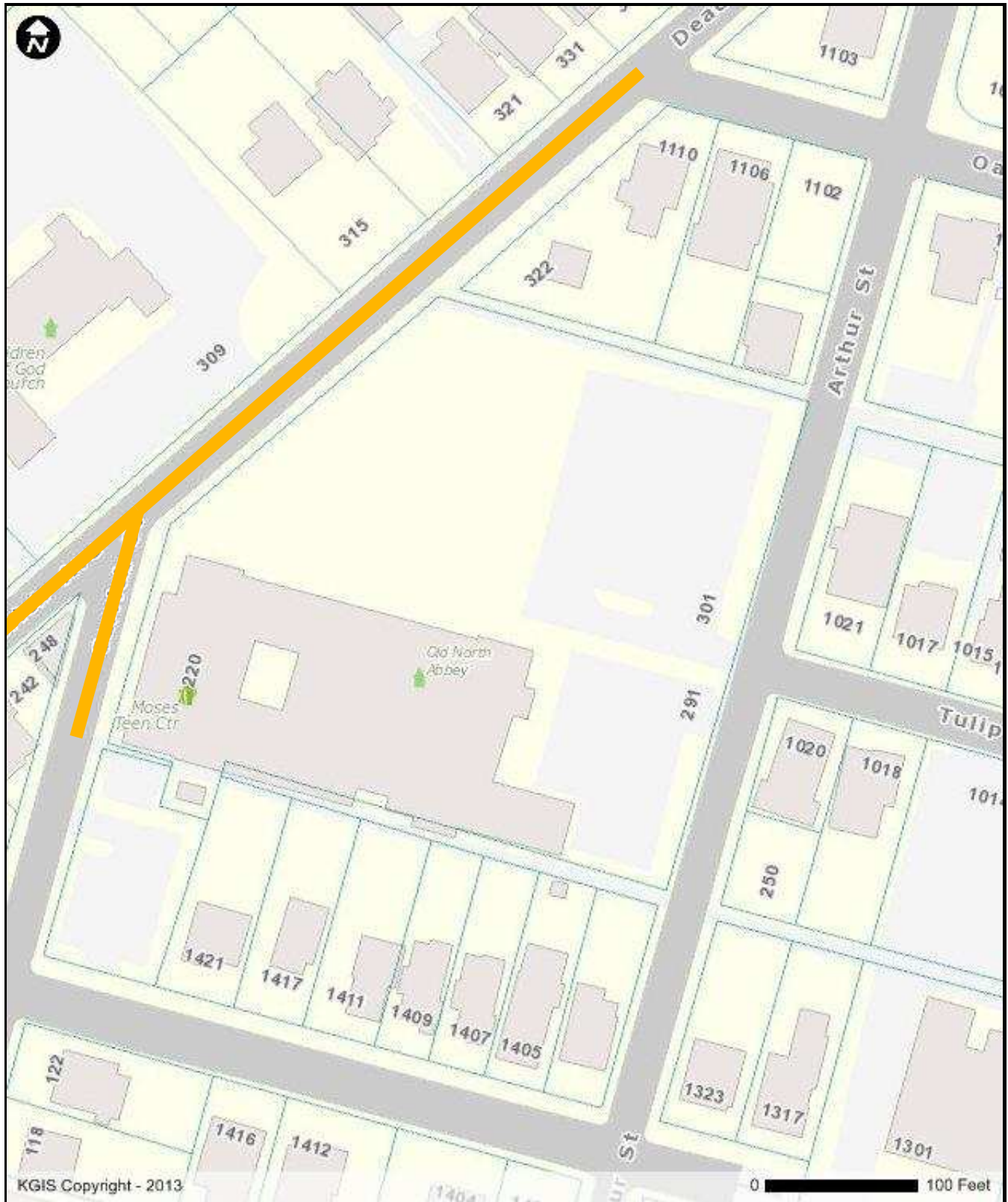
Attachment

5. Description of Work:

The proposed project includes the Historic Rehabilitation of the existing Moses Center building as an adaptive reuse for elderly housing in an independent living setting. The Moses Center Building will be adapted to include 48 dwelling units; project also includes an expansion wing to include up to 30 dwelling units of new construction. It shall be noted that The Moses Center will be designed and reconstructed consistent with the Secretary of the Interior Standards following National Park Service Design Guidelines for Rehabilitation and adaptive reuse. It is the intent of the Develop retain the original building envelope, completing necessary maintenance and repairs consistent with the Secretary's Guidelines.

The expansion wing will be constructed with an umbilical connector at the east end of the existing Moses Center Entrance. The expansion wing will be designed considering certain characteristic elements of the existing building, however enabling clear distinction between the two buildings. Distinct differentiation may occur via different masonry products sizes and color, as well as building massing.

For greater detail please review the appended drawings.



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0 100 Feet

Moses School (former)

220 Carrick Street

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

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Moses School (former)

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Moses School – Front façade



Moses School – Front entrance



Moses Center- Carrick Street entry doors



Moses Center- Carrick Street Facade 1



Moses Center- Carrick Street Facade 2



Moses Center- Courtyard and Gym Facades



Moses Center- Courtyard Facade



Moses Center- South Facade



Moses Center- Gym Roof

THE MOSES CENTER

KNOWVILLE, TN
 BERARDI + ASSOCIATES, INC.
 ARCHITECTS + INTERIOR DESIGNERS + ENGINEERS
 1000 W. MAIN STREET, SUITE 200
 MEMPHIS, TN 38103
 TEL: 901.522.1111
 WWW.BERARDI.COM

DEVELOPMENT SUMMARY	
SITE AREA	120,813 SF (2.77 ACRES)
BUILDING AREA	
EXISTING	25,969 SF
PROPOSED	10,724 SF
TOTAL	36,693 SF
NO. UNITS:	
EXISTING	48
PROPOSED	30
TOTAL	78
PARKING	55
RATIO	.71 SPACES/UNIT



SITE PLAN 1/64" = 1'-0"
 SCHEME 2

SCHEMATIC DESIGN

PROJECT DATE: 11.11.2013
 PROJECT #: 13186
 SHEET DATE: 1.1.15.2015

PRELIMINARY SITE PLAN SCHEME 2

1B

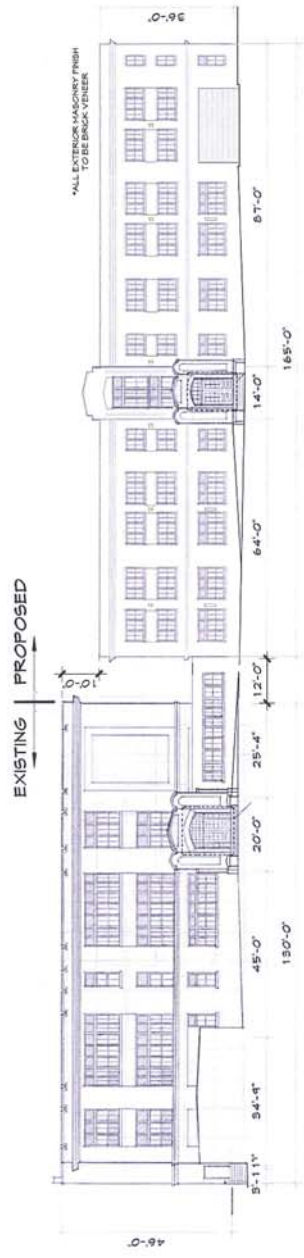


ARCHITECTURE + INTERIOR DESIGN + ENGINEERING
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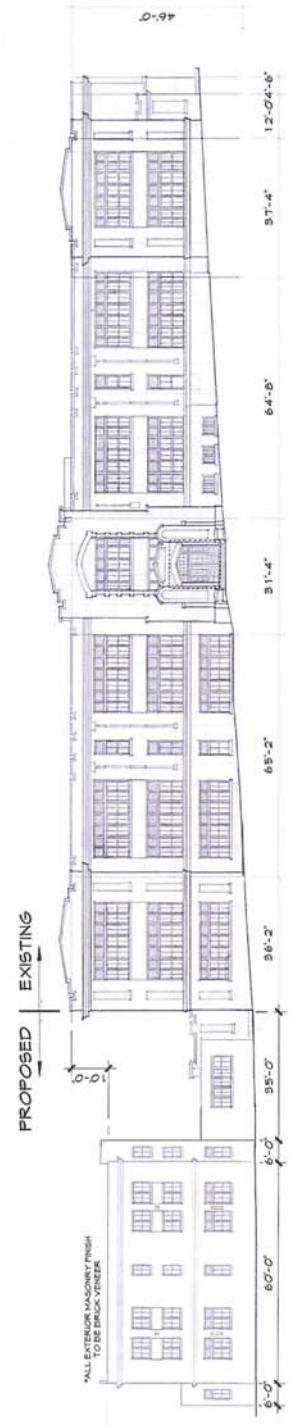
THE MOSES
CENTER

KNOWVILLE, TN

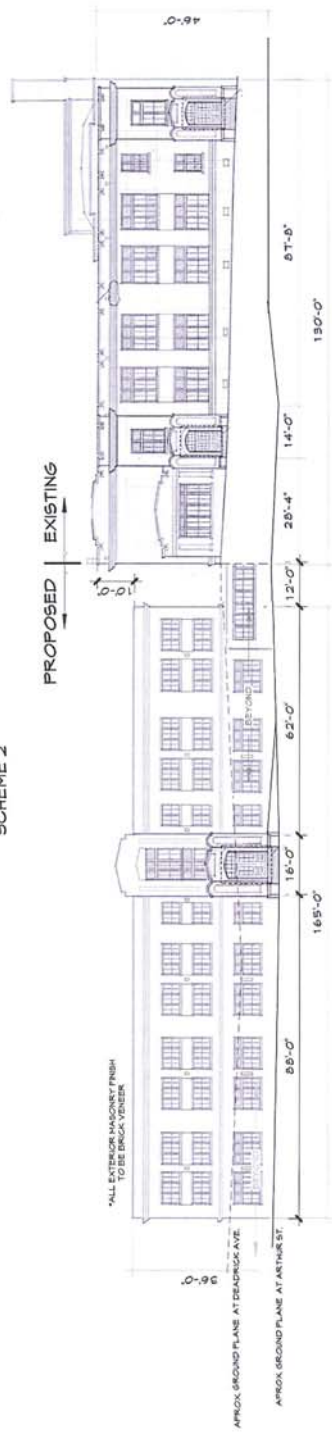
BERARDI + ASSOCIATES, INC.
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EAST ELEVATION 1/32" = 1'-0"
SCHEME 2



NORTH ELEVATION 1/32" = 1'-0"
SCHEME 2



WEST ELEVATION 1/32" = 1'-0"
SCHEME 2

SCHEMATIC
DESIGN

PROJECT DATE 11.11.2013
PROJECT # 13186
SHEET DATE 11.20.2013

PRELIMINARY
ELEVATIONS
SCHEME 2

3B

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architecture + interior design + engineering
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Moses School front looking east



Moses School front looking southeast



Moses School from east front looking west



Moses School from east end looking northeast



Moses School form rear (south side) looking toward location of gym



Church and surface parking lot to north