



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

PROPERTY ADDRESS: 815 N 4th Ave 37917
DISTRICT: Fourth and Gill H-1

FILE NO.: 11-K-13-HZ

MEETING DATE: 11/21/2013
APPLICANT: Kenn Davin; Michele Mauer (owner)
LEVEL OF WORK: Level II. Construction of addition or outbuilding.

PROPERTY DESCRIPTION: Queen Anne (c. 1880)

Two-story frame with weatherboard wall covering. Asphalt shingle roof covering with front gable, lunette attic vent. Two-over-two replacement windows. Two-story three-quarter front porch with c. 2011 replacement posts and balustrade. Brick foundation. Transom at front entry. Former two-story rear deck-- now removed.

▶ **DESCRIPTION OF WORK:**

Second level of stairwell proposed to be glassed in on the south side. The the two mullions are to be 4-inch-wide steel covered with wood facing attached to window. The existing concrete and metal stair risers are to remain open. Door replacing original window on upper-level south side is proposed to be 3/4 full glass with fiberglass material stained to appear as wood. Add 29-inch high concrete pad stair landing on south side.

▶ **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999. (the guidelines apply in their entirety)

ADDITIONS

1. Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building. Proportion is very important.
2. Design new additions in a manner that makes clear what is historic and what is new.
3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the Historic district. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.
4. Place new additions, such as balconies or solar greenhouses, on non-character-defining elevations, and limit the size and scale in relationship to the historic building.
5. Rather than expanding the size of the historic building by constructing a new addition, try to alter interior spaces that do not define the character of the building to accommodate the new space needs.
6. It is best not to add additional stories. If required for the new use, make sure they are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
7. New work should not appear to be as old as the historic building. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.
8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting.



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The following SECRETARY OF INTERIORS STANDARDS are particularly applicable to this proposal, but the standards apply in their entirety:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

COMMENTS:

A version of the proposed stairwell was approved with conditions at the September 2013 HZC meeting. The work approved is provided in this agenda item. The applicant wishes modify the approved plan. The purpose for the proposed glass wall at the south side of the stairwell is not fully explained by the application.

STAFF FINDINGS:

- 1) No building permit or COA was issued for the initial construction of the south side two-story concrete stairs and landing with brick enclosure, which are all partially constructed.
- 2) Given that the stair risers are proposed to remain open, the stairwell and its lower landing will remain open to the elements.
- 3) The applicant has not yet determined if an exit door is required by fire code at the location of the upper-story window that is being proposed for replacement with a door.
- 4) The newly proposed stairwell has a more open design than the previously submitted stairwell design, with the upper level being unenclosed. However, the addition is still highly visible from the right-of-way.
- 5) The coverage of the brick on the lower level of the recently constructed stairwell with fiber cement board siding will distinguish the stairwell structure from the brick garage. However, the abuttment of the siding to the brick behind and at its transition will require proper detailing in order to keep out moisture and present a finished appearance where the two diverse materials meet at the edge of the garage.
- 6) The brick stairwell enclosure will require a simple unobtrusive design in order to have a distinct and separate appearance from the garage and main house and to not alter or obscure the massing of the south elevation of the house. Due to the obtrusiveness of the steel mullions, the proposed design causes a lessening of historic character.
- 7) The proposed glass wall adds another material element to an addition that will already incorporate the materials of steel, concrete, fiber cement board and brick -- the steel mullions will add obtrusiveness and another vertical element to the facade; therefore, the proposal will add to the complexity and clutter of the previously approved proposal.
- 8) A 32-inch-high concrete pad has been poured for the south side at the base of the stairwell. Any surface 30 " or higher requires a 36" (residential) or 42" (commercial) guard railing according to building code.



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► **STAFF RECOMMENDATION:**

Staff recommends denial of replacement of the upper-story south window that is being proposed as a location for an egress door unless required by the fire code. If determined to be a code requirement, Staff will review the proposed door for this location. Staff recommends approval of a 29-inch-high concrete pad on the south side with the condition that the faces be covered in stucco to match that of the house foundation, and that no guardrail be installed. Staff recommends denial of the glass wall on the upper south side of the stairwell.

Knoxville/Knox County Metropolitan Planning Commission
Knoxville/Knox County Historic Zoning Commission

Certificate (File) No.:

Date Filed:

November 3, 2013

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. NAME OF APPLICANT: Kenn Davin

Address: 815 North Fourth Ave

Telephone: 865-773-4600

Fax: N/A

Relationship to Owner: Owner

2. NAME OF OWNER: Kenn Davin

Address: 1216 Westland Drive

Telephone: 865-773-4600

Fax: N/A

3. LOCATION OF PROPERTY (Address, Lot, and Parcel No.):

Address: 815 North Fourth Ave

Tax ID: 082 PA028/11

4. TYPE OF WORK:

Level: Exterior alteration

5. DESCRIPTION OF WORK:

(See Part 2 of this application for additional information to be submitted 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.)

Open stairwell, Brick wall to be covered by wood siding, Second level to have glass walls Door to match existing doors. Wrought Iron to be reused and painted to match house color. Carriage House. Windows to be replaced and painted to match house

6. SIGNATURE OF APPLICANT:

Kenn Davin
Kenn Davin

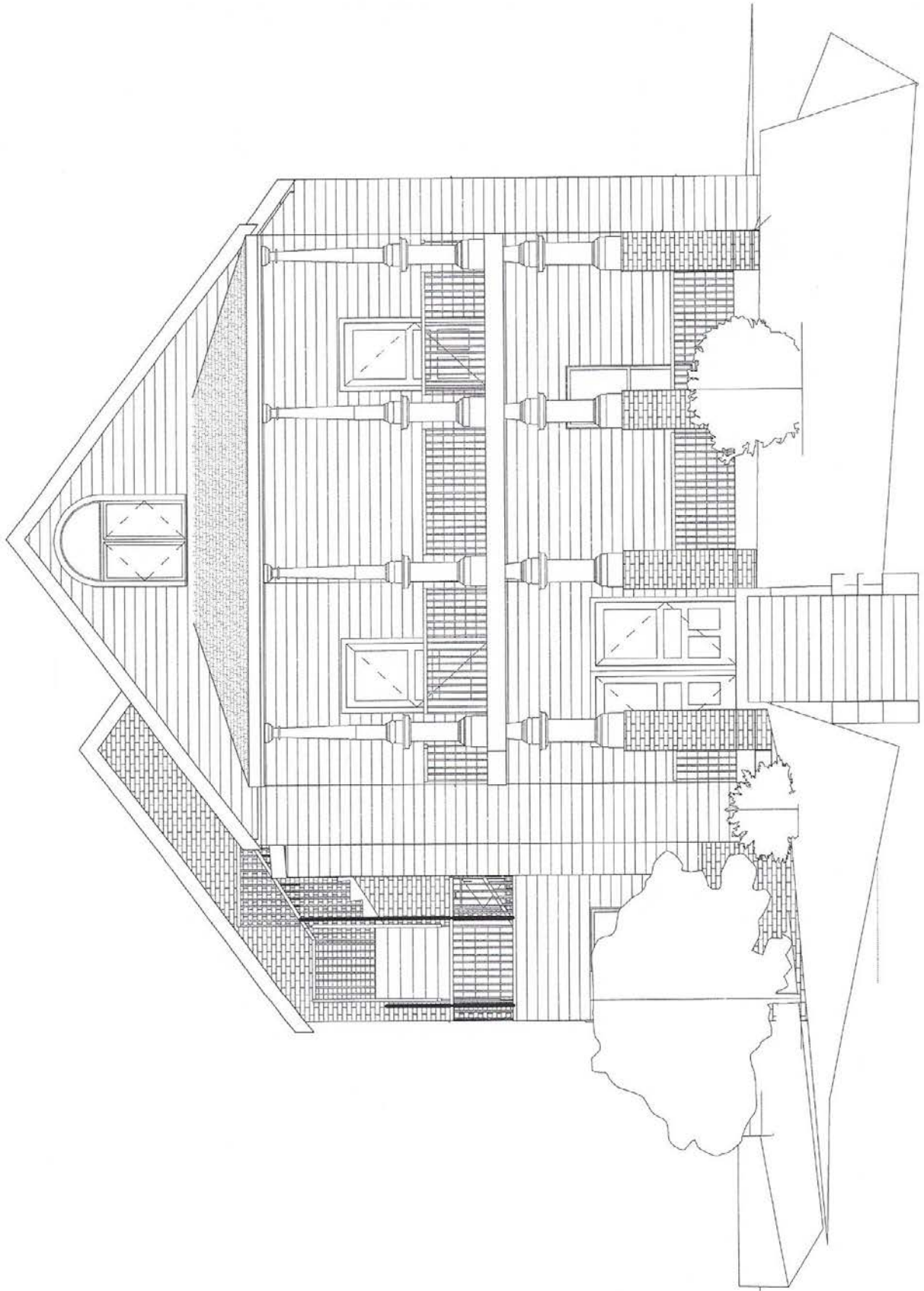
Date: November 3, 2013

Return application to:

Knoxville/Knox County Historic Zoning Commission,
Suite 403, City/County Building, 400 Main Street,
Knoxville, Tennessee 37902.

FOR STAFF USE ONLY

Date Received _____ Approved _____ Disapproved _____
Approved As Modified _____ Date Acted On _____



RE-USE EXISTING WROUGHT IRON RAILINGS

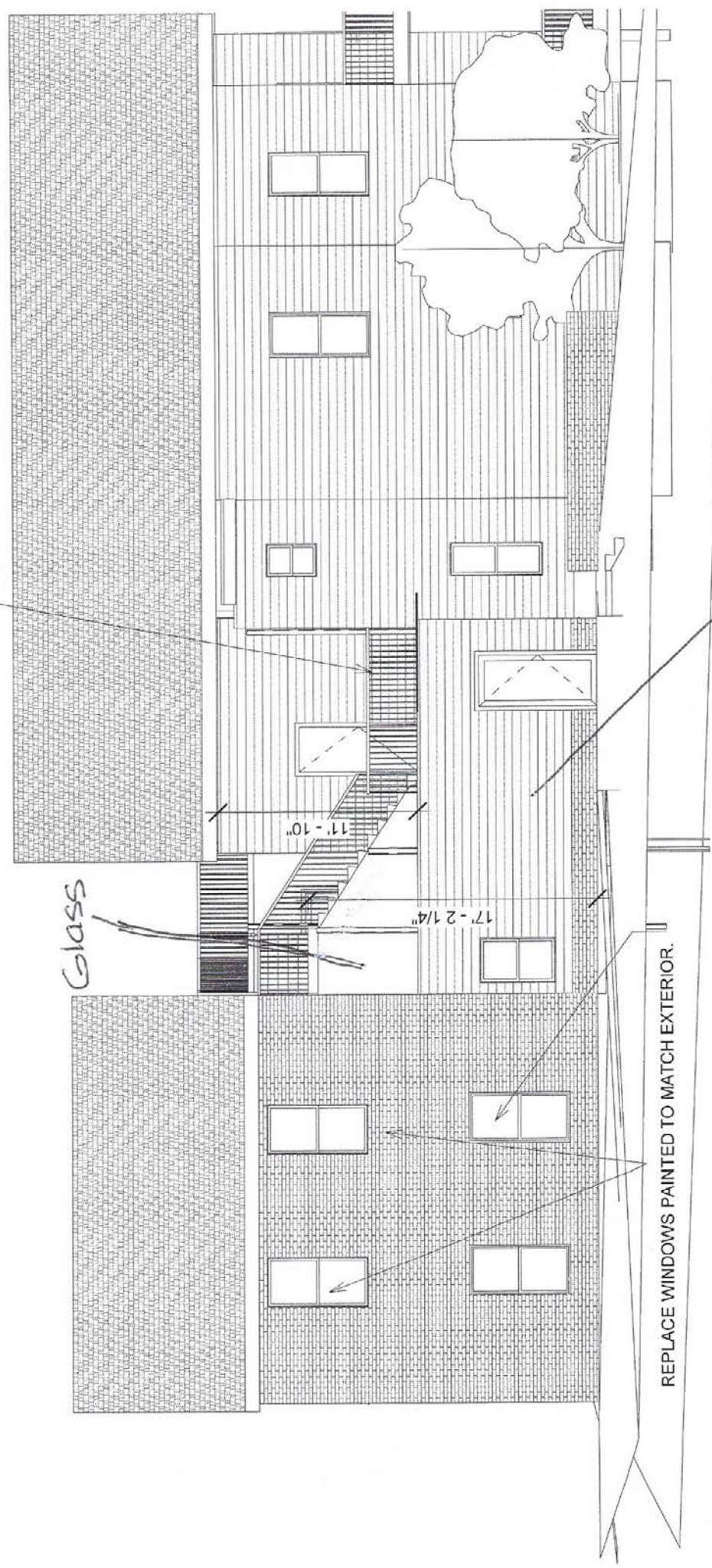
Glass

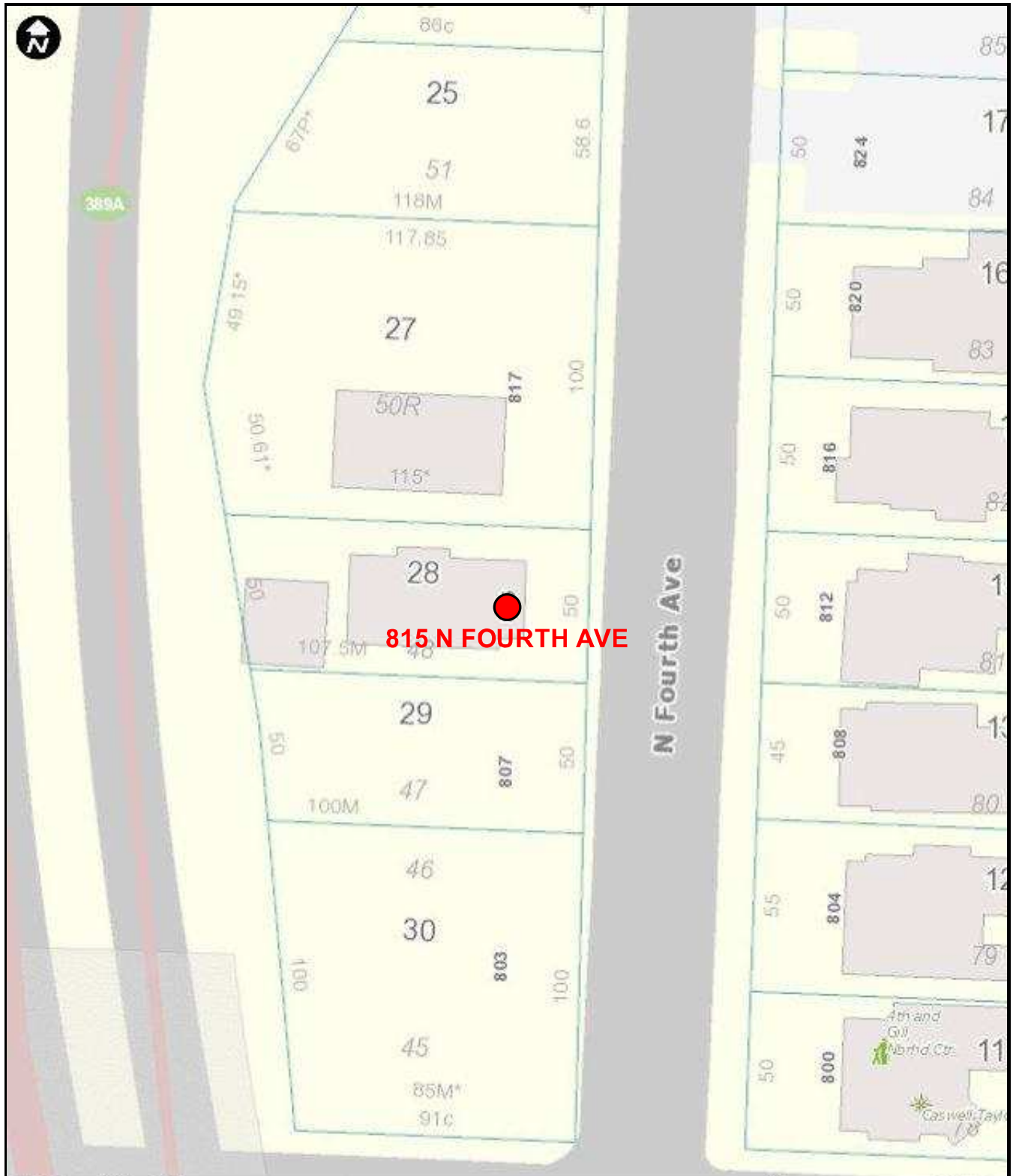
11' - 10"

17' - 2 1/4"

wood siding

REPLACE WINDOWS PAINTED TO MATCH EXTERIOR.





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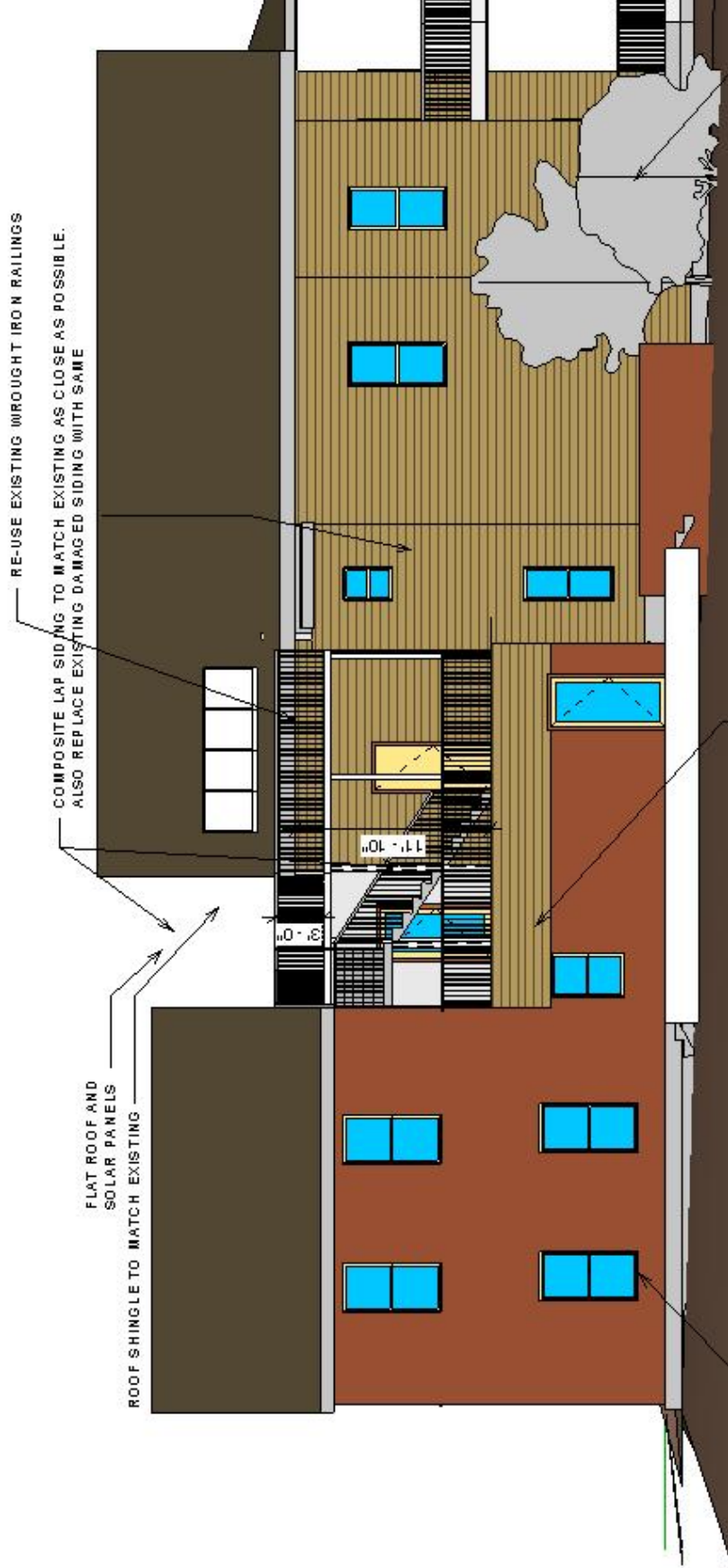
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Historic Zoning Commission item

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815 N. 4th – Side Rendering

815 N. 4th – dimensions of loft level

