



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

**PROPERTY ADDRESS:** 1717 White Ave 37917  
**DISTRICT:** Ft. Sanders NC-1

**FILE NO.:** 8-A-14-HZ

**MEETING DATE:** 8/21/2014  
**APPLICANT:** Jame (Rick) Gentry Cushman and Wakefield (realtor)  
**LEVEL OF WORK:** Level IV. Demolition or relocation of contributing structure

**PROPERTY DESCRIPTION:** Craftsman (1910)  
Two-story frame with brick veneer wall covering. Pyramidal hip roof with asphalt shingle covering. Enclosed and extended shed roof front porch and added enclosed entry on east elevation. Three-over-one paired double-hung windows on second level. Projecting bay on east side. Brick foundation. Rectangular basic plan. (contributing)

▶ **DESCRIPTION OF WORK:**  
Demolition of contributing, though altered residential structure most recently utilized for a restaurant/bar.

▶ **APPLICABLE DESIGN GUIDELINES:**  
Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.  
. . . the Historic Zoning Commission shall take the following into account in making their determination about whether or not a building may be demolished.

1. **PHYSICAL CONDITION:**  
The HZC may allow demolition if a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.

2. **ARCHITECTURAL INTEGRITY:**  
The HZC may allow demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably re-established.

**COMMENTS:**  
The applicant has looked into the possibility of incorporating the structure into the redevelopment of the lot as



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recommended by Knox Heritage, but has not found it to be feasible. The applicant has also looked into relocating the house to 2022 Forest Avenue in Fort Sanders. It was not determined if the house would fit under utility lines and the cost of removing the lines for the house relocation.

**STAFF FINDINGS:**

- 1) The house is listed as a contributing structure within the Fort Sanders National Register Historic District and the Fort Sanders NC-1 Overlay.
- 2) Property owners may demolish structures in the NC-1 District that the Knoxville Historic Zoning Commission (HZC) finds to be non-contributing to the district. A report, dated July/August 2000, establishes the location of non-contributing structures at the time that the NC-1 district was under consideration (September 2000).
- 3) The house was listed by the surveyors as contributing even though the front porch had been enclosed with glass panels; therefore, the alteration was not considered to have eliminated the contributing characteristics of style, shape, and form.
- 4) The exterior perimeter foundation framing wall is in good condition according to the submitted Engineer's report dated 9-14-13.
- 5) The wood floor framing of the house is structurally unsafe and must be replaced in its entirety according to the submitted Engineer's report dated 9-14-13.
- 6) A masonry wall that bears on a continuous concrete footing must be built under the front wall according to the submitted Engineer's report dated 9-14-13.
- 7) Staff believes that with the removal of the enclosure on the front, the essential form and integrity of the house could be re-established.

► **STAFF RECOMMENDATION:**

Given that there is a reasonable remedy for the structural unsoundness of the wood floor framing, staff recommends denial of the demolition request.

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

Certificate (File) No.: 8-A-14-HZ

Date Filed: 7.16.14

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: JAMES GENTRY, CUSHMAN & WAKEFIELD

Address: 6005 LONAS DRIVE SUITE 220  
KNOXVILLE, TN 37909

Telephone: 865-805-9730

Fax: 865-450-8953

Relationship to Owner: REAL ESTATE AGENT FOR PROPERTY

2. NAME OF OWNER: EDWARD WHITAKER III

Address: 238 GALWAY ROAD  
BRISTOL TN 37620-3036

Telephone: 423-646-6460

Fax:

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

Address: 1717 WHITE AVENUE  
KNOXVILLE TN 37916

Tax ID: 094NJ016

4. TYPE OF WORK:

Level: DEMOLITION

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.)

6. SIGNATURE OF APPLICANT: X. Edward Whitaker III

Date: 7-8-14

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 \_\_\_\_\_



## PROJECT REPORT

September

**SUBJECT:** 1717 White Avenue, Knoxville, Tennessee 37916

**REQUESTED BY:** Mr. Rick Gentry

**DATE OF SITE VISIT:** Wednesday September 4, 2013

**MEC PROJECT No:** 13061

### INTRODUCTION:

This report has been based solely on visual observations at the site. No destructive or material testing has been performed. In the event that any additional information becomes available, we reserve the right to revise the opinion contained within.

This report has been prepared for the exclusive use of Mr. Rick Gentry. Third parties must not rely on this report without consulting with the author at Mallia Engineering Company, Inc.

The scope of this investigation was to determine the structural soundness of the foundation system of the subject.

### OBSERVATION:

The subject is a two story residential type structure that has been remodeled into a restaurant. The foundation walls are composed of solid brick, the main level and upper level walls are composed of conventional wood framing and brick veneer. The floors are composed of solid wood joists.

We inspected the crawl space to gain an opinion on the structural soundness of the foundation and found that the brick foundation walls are in good shape, we did not find any significant sign of settlement or stress. However, we found that the floor framing that constitute the main level is in a poor state. Most of the floor joists are supported by makeshift wood stud walls and wood beams supported by wood posts. All of these supports are rooted or in the process of rotting and covered in mold. Numerous modifications and alterations have been done to the floor framing, most of these alterations have been done in a poor manner leaving a framing system that is not entirely safe or capable to support the intended occupancy load. Sometime in the past the crawl space has been excavated to create a walking space, presumably to be used as a mechanical room. In the process, the foundation wall of the front brick wall has been removed and replaced with a series of wood beams supported by posts and stud walls. All of these supports rest directly on the earth, hence subject to deterioration; there is no evidence of brick cracking on the front brick wall, however the support condition is not structurally acceptable.

CONCLUSIONS AND RECOMMENDATIONS:

- The exterior perimeter foundation wall of the subject are in good condition.
- The floor framing of the main level is structurally unsafe and must be re-placed in its entirety.
- A masonry wall that bears on a continuous concrete footing must be built under the entire length of the front wall in order to support it.

  
Maurice Mallia, PE



Date: 9.14.2013



Typical post used to support the main level floor framing.



Posts and studs used to support the main level floor framing.



Rim joist is wet, indicating water penetration from outside. Joists connection is being lost.



New joists replaced original joists. New joists connection failed.



Triple beam framing into girder that supports the front brick façade. Wall not adequate to support load.



### 1717 White Avenue

Fort Sanders Neighborhood Conservation District (NC-1)

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - [www.kgis.org](http://www.kgis.org)

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1717 WHITE AVE.  
KNOXVILLE, TN

FRONT EXPOSURE  
FACING SOUTH



1717 WHITE AVE.  
KNOXVILLE, TN

REAR OF HOUSE  
NORTH EXPOSURE



1717 WHITE AVE.  
KNOXVILLE, TN

RIGHT SIDE OF HOUSE  
EAST EXPOSURE



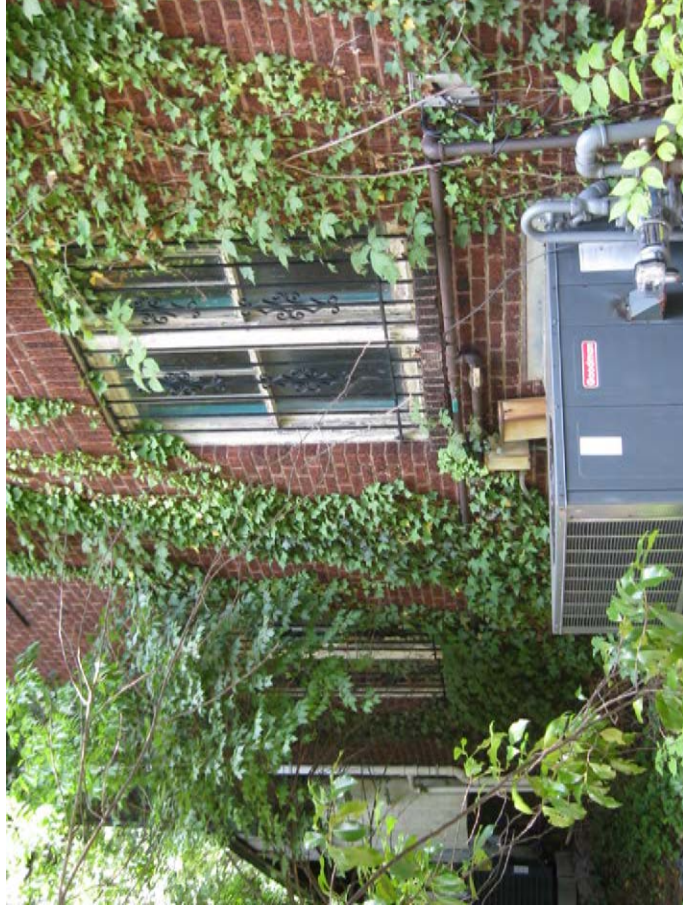
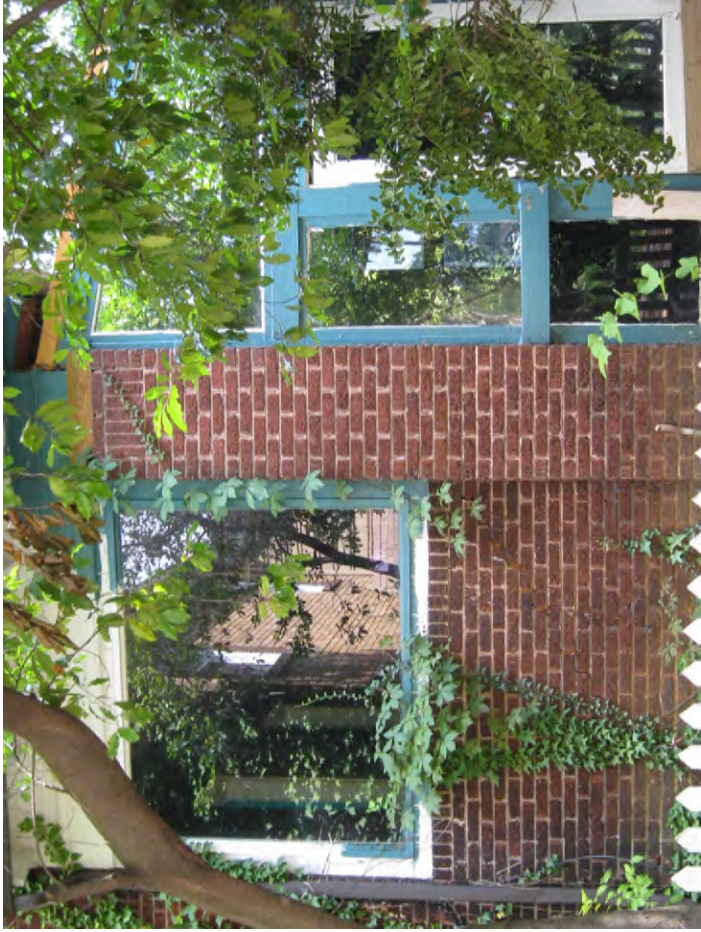
1717 WHITE AVE.  
KNOXVILLE, TN

LEFT SIDE OF HOUSE  
WEST EXPOSURE



1717 WHITE AVE.  
KNOXVILLE, TN

LEFT SIDE OF HOUSE  
WEST EXPOSURE



1750 White Ave, Knoxville, Tennessee  
Address is approximate



1717 White Avenue - Front and East facades