



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

**PROPERTY ADDRESS:** 1601 Western Ave  
**DISTRICT:** Mechanicsville H-1

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

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**MEETING DATE:** 8/21/2014

**APPLICANT:** John Sanders, AIA Sanders Pace Architects (Architect)

**LEVEL OF WORK:** Level II. Major repair or replacement of materials or architectural elements

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**PROPERTY DESCRIPTION:** Commercial Vernacular Flat Iron Building (1901)

Known as the Prince Building, this two-story brick commercial building with segmentally arched 1/1 double-hung windows and brick corbelling, has the characteristic triangular shape called "flat-iron."

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► **DESCRIPTION OF WORK:**

LEVEL I

Repair doors and exterior trim in-kind  
Repoint masonry according to Sec of Int Preservation Brief #9  
Repair cornice and wall caps

LEVEL II

Replace original deteriorated 1/1 double-hung wood windows with aluminum clad wood windows to be similar to original profile

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► **APPLICABLE DESIGN GUIDELINES:**

Mechanicsville Design Guidelines, adopted by the Knoxville City Council on September 20, 2011.

B. Rules for Windows

1. Original windows must be reused if possible. It is much less expensive and much better historically to retain the original windows. It is inappropriate to replace them with new windows that differ in size, material, or pane division.
2. If replacement windows are necessary, they must be the same overall size as the originals with the same pane division and the same muntin depth, width, and profile. They must be the same materials as the original windows, which are generally wood.

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**COMMENTS:**

**STAFF FINDINGS:**

- 1) The windows are highly deteriorated to the point of splintering beyond epoxy infusion.



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2) The brick building is one of the few commercial structures in the Mechanicsville District.

3) Although the Mechanicsville Design Guidelines recommend wood windows for the residential structures, in this case, since the building is a brick commercial structure, metal clad wood windows that are similar in profile to the original, are appropriate.

► **STAFF RECOMMENDATION:**

Based on the findings above, staff recommends approval.

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

*Architect: John Sanders  
Ph. 300-7448*

Please print all information

1. NAME OF APPLICANT: Hatcher-Hill Properties, LLC.  
Address: 311 South Weisgarber Road  
Telephone: 865-719-7538 E-mail address: Tim@hatcherhill.com  
Relationship to Owner: Owner

2. NAME OF OWNER: Same AS Above  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

3. LOCATION OF PROPERTY:  
Address: 1601 Western Avenue Tax ID/Lot/Parcel No: \_\_\_\_\_

**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.)

Replace/Repair Windows, Repair doors and exterior wood trim.  
Tuck point masonry, Add signage, exterior painting, exterior lighting,  
Repair cornice & wall caps.

6. SIGNATURE OF APPLICANT: *Tim Hill* Date: 8/4/2014

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.**

<b>FOR STAFF USE ONLY</b>			
Date Received _____	Approved _____	Disapproved _____	Approved As Modified _____
Date Acted On _____			



**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 1601 Western Ave., hereby authorize John Sanders AND/OR Tim Hill 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):**

Tim Hill - Hatcher-Hill Properties, LLC.

**Property owner contact information:** Hatcher-Hill Properties

Address: 311 South Weisgarber Rd.

City, State, Zip code: Knoxville TN. 37919

Area code and phone number(s): 865-719-7538

E-mail address: Tim@hatcherhill.com



**1601 Western Avenue**  
 Old Mechanicsville Historic District (H-1)

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

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**EXISTING WOOD WINDOWS - TYPICAL CONDITIONS**

EXISTING WOOD HAS  
DETERIORATED TO EXTENT  
REPAIR IS NOT FEASIBLE.



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DETERIORATED TO EXTENT  
REPAIR IS NOT FEASIBLE.



SANDERS PACE ARCHITECTURE T 865 329 0316 F 865 546 2348 514 W JACKSON AVE KNOXVILLE, TENNESSEE 37902



SOUTH ELEVATION



NORTH ELEVATION

SANDERS PACE ARCHITECTURE T 865 329 0316 F 865 546 2348 514 W JACKSON AVE KNOXVILLE, TENNESSEE 37902



WEST ELEVATION



EAST ELEVATION





1601 Western Avenue (Prince Building) Old Mechanicsville H-1

1601 WESTERN AVENUE  
 PROPOSED FACADE FOR  
 1601 WESTERN AVENUE  
 KNOXVILLE, TENNESSEE 37921  
 SPA PROJECT #: 1404



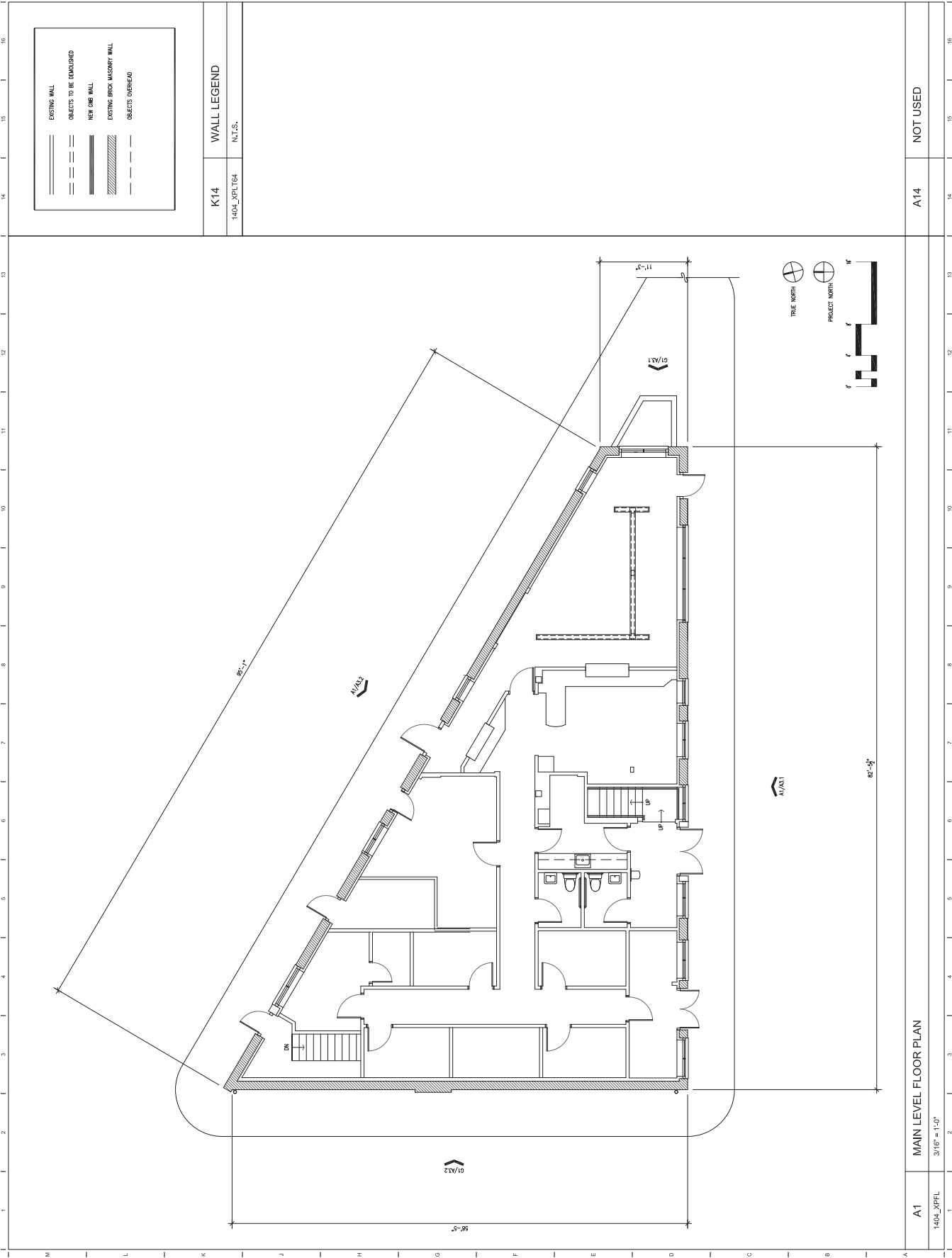
OWNER:  
**HATCHER-HILL PROPERTIES, LLC**  
 514 W. JACKSON AVE.  
 KNOXVILLE, TENNESSEE 37919  
 T 865.719.7538  
 F 865.249.8132  
 OWNERS REPRESENTATIVE: TIM HILL

ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
 514 W. JACKSON AVE. SUITE 102  
 KNOXVILLE, TENNESSEE 37902  
 T 865.329.0316  
 F 865.349.2546

PROPOSED FACADE 15 JANUARY 2014

MAIN LEVEL FLOOR PLAN

**A1.1**  
 1404\_A11.rvt  
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WALL LEGEND	
	EXISTING WALL
	OBJECTS TO BE DEMOLISHED
	NEW ONE WALL
	EXISTING BRICK MASONRY WALL
	OBJECTS OVERHEAD

WALL LEGEND	
K14	1404_XPLT64
	N.T.S.

A14	NOT USED
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A1 MAIN LEVEL FLOOR PLAN  
 1404\_XFPL 3/16" = 1'-0"

1601 WESTERN AVENUE  
 PROPOSED FACADE FOR  
 1601 WESTERN AVENUE  
 KNOXVILLE, TENNESSEE 37921  
 SPA PROJECT #: 1404



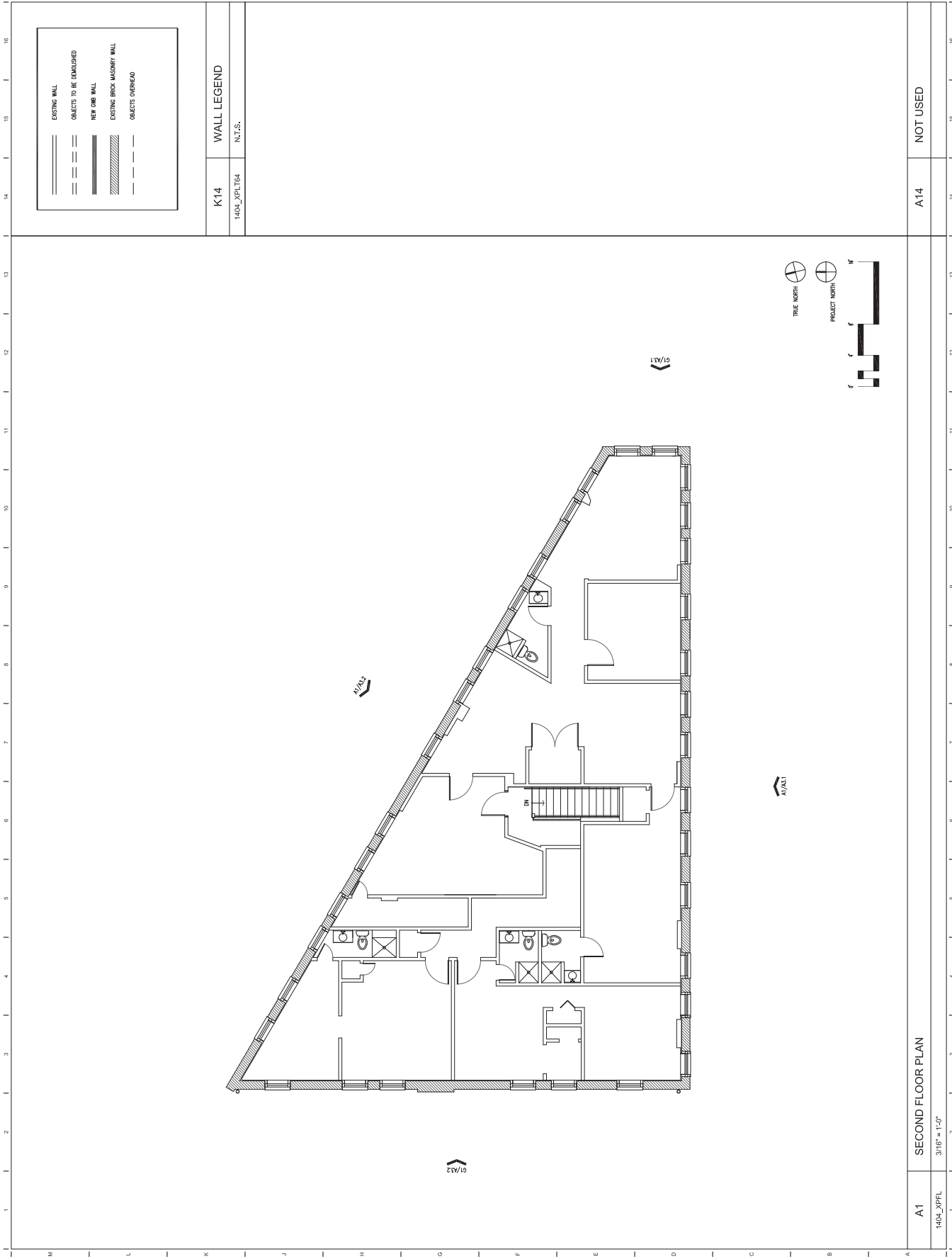
OWNER:  
**HATCHER-HILL PROPERTIES, LLC**  
 314 S. WELLSBARGER  
 KNOXVILLE, TENNESSEE 37919  
 T 865.719.7538  
 F 865.248.8132  
 OWNERS REPRESENTATIVE: TIM HILL

ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
 514 W. JACKSON AVE. SUITE 102  
 KNOXVILLE, TENNESSEE 37902  
 T 865.329.0316  
 F 865.348.2346

PROPOSED FACADE 15 JANUARY 2014

SECOND FLOOR PLAN

**A1.2**  
 1404\_A12.dwg  
 © 2014 SANDERS PACE ARCHITECTURE



EXISTING WALL	---
OBJECTS TO BE DEMOLISHED	---
NEW ONE WALL	---
EXISTING BRICK MASONRY WALL	---
OBJECTS OVERHEAD	---

**WALL LEGEND**

K14  
 1404\_XPLT64

N.T.S.

NOT USED

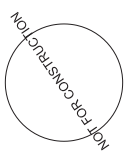
A14

A1 SECOND FLOOR PLAN

1404\_XFPL 3/16" = 1'-0"



1601 WESTERN AVENUE  
 PROPOSED FACADE FOR  
 1601 WESTERN AVENUE  
 KNOXVILLE, TENNESSEE 37921  
 SPA PROJECT #: 1404



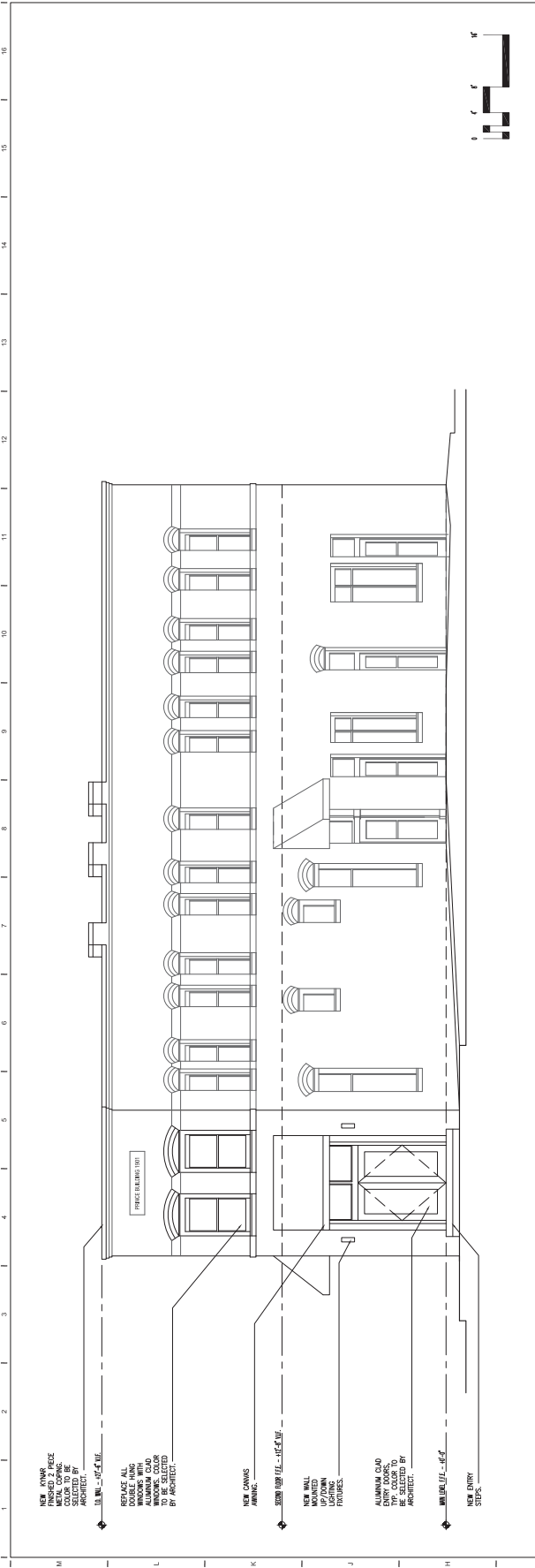
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 314 S. WELSGARBERS  
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 T 865.719.7538  
 F 865.249.8132  
 OWNERS REPRESENTATIVE: TIM HILL  
 tim.hill@hatcher-hill.com

ARCHITECT:  
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 KNOXVILLE, TENNESSEE 37902  
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PROPOSED FACADE 15 JANUARY 2014

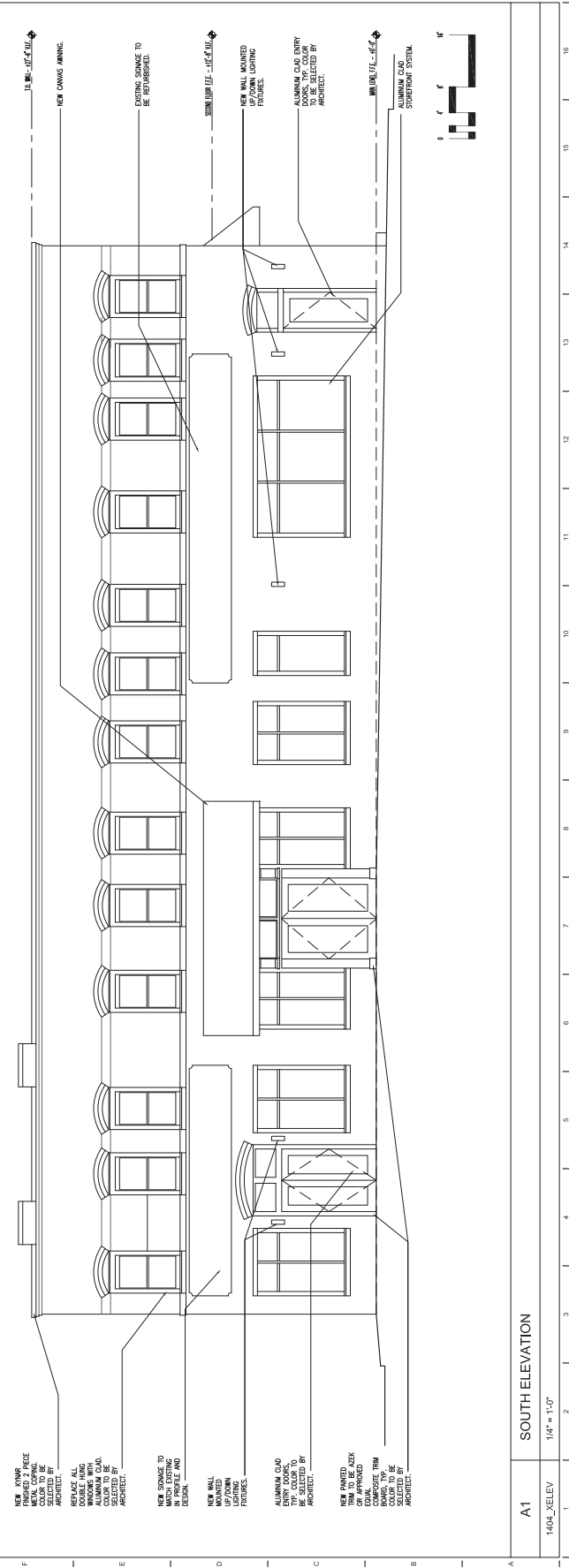
BUILDING ELEVATIONS

**A3.1**  
 HPA\_A31.dwg  
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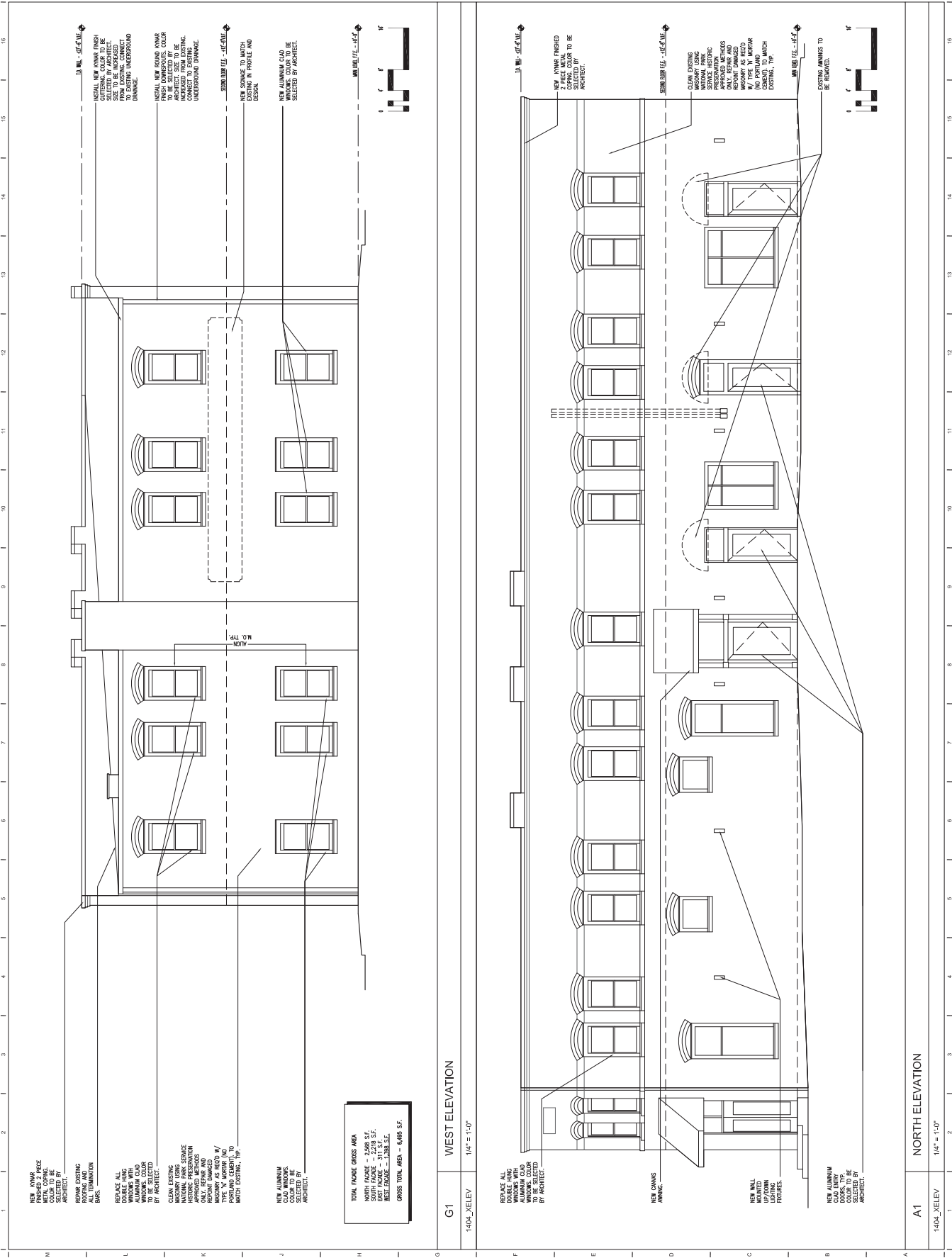
**G1 EAST ELEVATION**  
 1/4" = 1'-0"

G1  
 1404\_XELEV

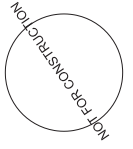


**A1 SOUTH ELEVATION**  
 1/4" = 1'-0"

A1  
 1404\_XELEV



1601 WESTERN AVENUE  
 PROPOSED FACADE FOR  
 1601 WESTERN AVENUE  
 KNOXVILLE, TENNESSEE 37921  
 SPA PROJECT #: 1404



OWNER:  
**HATCHER-HILL PROPERTIES, LLC**  
 101 S. WELLSBARGER  
 KNOXVILLE, TENNESSEE 37919  
 T 865.719.7538  
 F 865.248.8132  
 OWNERS REPRESENTATIVE: TIM HILL  
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 T 865.329.0316  
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PROPOSED FACADE 15 JANUARY 2014

BUILDING ELEVATIONS

**A3.2**  
 HP\_A3.2.dwg  
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TOTAL FACADE GROSS AREA  
 WEST FACADE - 2,278 S.F.  
 SOUTH FACADE - 2,278 S.F.  
 EAST FACADE - 311 S.F.  
 REAR FACADE - 1,086 S.F.  
 GROSS TOTAL AREA - 6,953 S.F.

G1 WEST ELEVATION  
 1/4" = 1'-0"

A1 NORTH ELEVATION  
 1/4" = 1'-0"



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