



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

PROPERTY ADDRESS: 1015 Gratz Ave 371917

FILE NO.: 7-E-14-HZ

DISTRICT: Fourth and Gill H-1

MEETING DATE: 7/17/2014

APPLICANT: Travis Hunt (owner)

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

PROPERTY DESCRIPTION: Queen Anne cottage (c. 1900)

One-story frame with synthetic wallcovering. Hipped roof with hipped roof front dormer with imbricated shingles and diagonally divided six-paned paired windows. One-over-one double-hung windows.; One-story three-quarters front porch with stuccoed foundation, replacement aluminum columns and balustrade, brick buttresses at front porch steps. Interior offset brick chimney. Brick foundation. Transom and sidelights at front entry. Rectangular plan. (Con)

► **DESCRIPTION OF WORK:**

The following items are presented for after-the-fact review: Replace 3 or 4 one-over-one double-hung wood windows and 6 or 7 later wood one-over-one windows all with one-over-one vinyl windows. Replace porch flooring with parallel, wide board flooring. Replace non-original metal balustrade with 2x2 square pickets overlapping the top and bottom rails, with trim piece across the bottom. Work not yet completed: Replace non-original front door with similar wood half-light door. (no specs on the desired replacement have not been provided.)

► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

WINDOWS: Historic Characteristics

Windows are a very important architectural element of Fourth and Gill's buildings, helping to define each building's character. They are usually wooden and are hung so that both the bottom and the top sash can open (doublehung). Two-over-two or one-over-one sashes are common . . .

Transoms and sidelights, . . . are often found at the entries. They were a way of admitting extra light into the entry halls. Windows are often a prime target of rehabilitation projects. In order to judge the necessity of replacing windows, a careful survey should be made of the windows and their condition. This survey should include a consideration of their value in the overall architectural design of the building.

RECOMMENDATIONS:

1. Vinyl and aluminum replacement windows should not be used.
 2. Original windows should be reused. It will be much less expensive and much better historically to retain the original windows.
 3. Storm windows are often considered when a homeowner wants to increase the heating and cooling efficiency of a building. Interior storm windows that cannot be seen from the street might be a better alternative. If exterior storm windows are used, the windows can be wood, or color clad metal to match the building's trim. Exterior storm windows and security windows should not be used if they damage or obscure the original windows and frames.
 4. If replacement windows are necessary, they should be the same overall size as the originals, with the same pane
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division, and the same muntin style and exterior depth, width and profile.

PORCHES:

The individual design elements of the neighborhood porches -turned wood columns, elaborate railings and balusters, heavy wood posts or columns, wood ceilings and floors, gingerbread trim - reinforce the style of the houses. These individual details should be repaired and preserved, or replicated if good documentation of the original porch exists. Properly proportioned porches are important to new buildings constructed in Fourth and Gill, helping new construction blend better with the neighborhood.

RECOMMENDATIONS:

1. Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the original size and design. Reconstruction of the documented original porch is also appropriate.

COMMENTS:

Applicant relays that windows were tested and indicated lead-based paint, and that windows were deteriorated and non-operable.

STAFF FINDINGS:

- 1) The original windows were wood one-over-one double-hung windows with rope-and-pulley system.
- 2) The original windows on the front and sides as well as some non-original windows in the rear were replaced with vinyl one-over-one double-hung windows. The vinyl windows are covered with white metal storm windows to match the window trim.
- 3) A stop-work order was placed on the property by City Building Inspections. After the stop-work was posted, the contractor disposed of the removed original as well as non-original windows.
- 5) The newly laid parallel-laid wide-board porch is not appropriate for the period of the house. Tongue-and-groove flooring laid perpendicular to the house façade is appropriate for the era and style of the house.
- 6) The removed balustrade was not original, and was metal according to the National Register inventory.
- 7) The newly installed balustrade is constructed with balusters overlapping the top and bottom rails. The balusters are covered by a horizontal trim piece on the bottom.
- 8) The existing wood half-light door, transom and sidelights are not deteriorated and appropriate for the style to the house.

► **STAFF RECOMMENDATION:**

Based on the design guidelines, staff recommends denial of the vinyl window installation, wide board porch, and overlapping balusters on the wood balustrade. The front door replacement cannot be approved until evidence is submitted that the existing wood half-light door is not original, and until a new door specification is provided.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Date Filed: 6/30/2014

File Number: 7-E-14-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 7/17/2014

APPLICANT INFORMATION

Name: Travis Hunt
Address: 1015 Gratz Ave Knoxville, TN 371917
Phone: 304-573-1560 Email: Travis.hunt@knoxschools.org
Relationship to Owner: owner

OWNER INFORMATION

Name: Travis Hunt
Address: 1015 Gratz Ave Knoxville, TN 371917
Phone: 304-573-1560 Email: Travis.hunt@knoxschools.org

LOCATION OF PROPERTY

Address: 1015 Gratz Ave 371917
District: Fourth and Gill H-1


LEVEL OF WORK

Level II. Major repair or replacement of materials or architectural elements

DESCRIPTION OF WORK

Replace non-original front door with similar wood half-light door. Replace 3 or 4 rope- and- pulley 1/1 double-hung wood windows and 6 or 7 later wood 1/1 windows all with 1/1 vinyl windows. Windows were tested and indicated lead-based paint. Windows were deteriorated and non-operable.

SIGNATURE OF APPLICANT



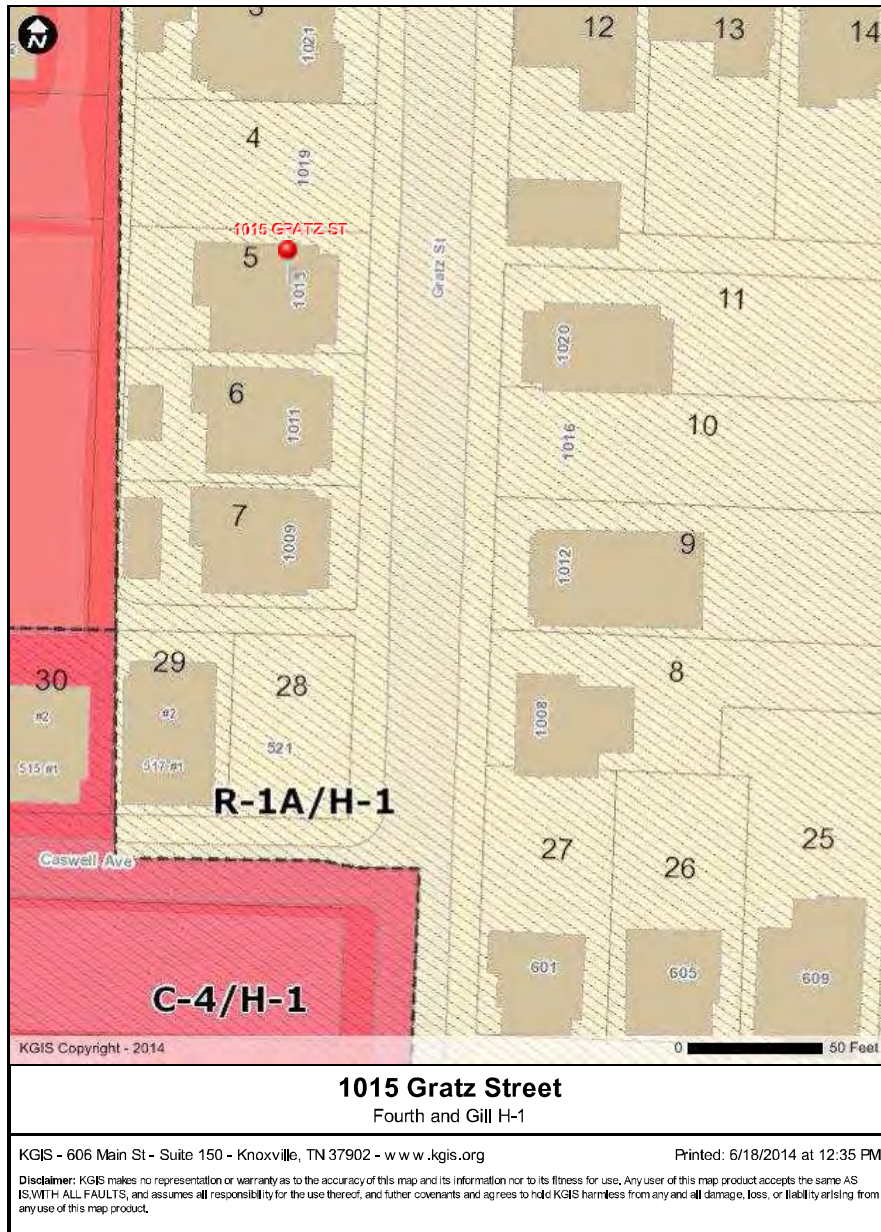
Date:

6-30-14

Return application to:

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

See Part 2 for submittal information requirements. Incomplete submittals will not be accepted.



1015 Gratz Street
Fourth and Gill H-1

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

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1015 Gratz St. – Front and north side



1015 Gratz St. – Front and south side



1015 Gratz St. – Existing front door and sidelights



1015 Gratz St. – Vinyl replacement window on front with storm window



1015 Gratz St. – 1009, 1011, 1015 Gratz streetscape



1915 Gratz St. – 1009 replacement front door



1015 Gratz St. – 1009 Gratz Street replacement windows